



Meeting Agenda

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Michelle Sadlier
360.753.8031

Wednesday, May 31, 2017

6:30 PM

City Council Chambers

1. CALL TO ORDER

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- 3.A** [17-0595](#) Approval of April 26, 2017 Olympia Heritage Commission Meeting Minutes

Attachments: [Draft OHC Meeting Minutes 4 26 2017](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Advisory Committee or Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

5. ANNOUNCEMENTS

6. BUSINESS ITEMS

- 6.A** [17-0591](#) PUBLIC HEARING & DETERMINATION: Nomination of Historical Downtown Square/Thorp Motors (222 Capitol Way N) for Listing on the Olympia Heritage Register (#17-0319)

Attachments: [1 - Application](#)
[2 - Additional Research](#)
[3 - OMC 18.12.080 Heritage Register Criteria to Designate](#)
[4 - HRC Meeting Minutes 3 27 2017](#)

Estimated 45 minutes

- 6.B** [17-0594](#) Draft Plaque Text: Avalon Store Building & Christensen Radio Repair Shop

Estimated 30 minutes

7. REPORTS**7.A Downtown Committee***Estimated 5 minutes***7.B Heritage Review Committee***Estimated 5 minutes***7.C Outreach Committee***Estimated 5 minutes***7.D Policy & Ordinance Committee***Estimated 5 minutes***7.E Preservation Award Committee***Estimated 5 minutes***7.F Survey & Inventory Committee***Estimated 5 minutes***7.G Staff***Estimated 5 minutes***8. OTHER TOPICS****9. ADJOURNMENT****UPCOMING MEETINGS:****Next OHC Meeting:****Wednesday, June 28, 2017 @ 6:30 p.m. in Room 207, Olympia City Hall****NO JULY MEETING!****Accommodations**

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Heritage Commission

Approval of April 26, 2017 Olympia Heritage Commission Meeting Minutes

Agenda Date: 5/31/2017
Agenda Item Number: 3.A
File Number: 17-0595

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of April 26, 2017 Olympia Heritage Commission Meeting Minutes

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Meeting Minutes - Draft

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Michelle Sadlier
360.753.8031

Wednesday, April 26, 2017

6:30 PM

Room 207

1. CALL TO ORDER

Chair Davies called the meeting to order at 6:34 p.m.

1.A ROLL CALL

Present: 9 - Chair Holly Davies, Vice Chair Dwayne Harkness, Commissioner Tamara Hayes, Commissioner Benjamin Helle, Commissioner Kat Kelly, Commissioner Garner Miller, Commissioner Sheila Swalling, Commissioner Stephen Austin and Commissioner Suzanna Pratt

Excused: 2 - Commissioner Rachel Newmann and Commissioner Nicholas Vann

OTHERS PRESENT

City of Olympia Historic Preservation Officer, Michelle Sadlier
Office Specialist/Minutes Recorder, Stacey Rodell
Arts Commission Liaison, Marygrace Jennings

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

- 3.A [17-0449](#) Approval of March 22, 2017 Olympia Heritage Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. ANNOUNCEMENTS

Ms. Jennings announced the consultants for the Arts Commission-supported Gateways project will be at the Harbor House this Saturday to speak to the public about the project.

Ms. Jennings stated there will some digging work being done by Capitol Lake for the stormwater drainage system for the 1063 Building downtown (11th & Capitol Way). The local tribes have been notified.

Commissioner Helle announced the WA State Archives month theme may be "Strange Washington".

6. BUSINESS ITEMS

6.A [17-0450](#) Introduction to Cultural Resource Management

Ms. Sadlier provided a brief overview of regulations that address the protection of cultural resources, including Section 106 of the National Historic Preservation Act and the State Environmental Policy Act (SEPA). She noted that for all, the key questions are:

1. What resources do you have in the project area that may be of tribal interest, prehistoric or historic archaeology, or buildings and structures that are 45/50 years old or older?
2. What kinds of impacts might your project have on these resources?
3. How are you going to avoid those impacts or mitigate against unavoidable impacts to known resources?
4. How are you going to avoid impacts to resources discovered during construction?

Commissioner Kelly addressed the technical side of cultural resource management. Some of the points discussed included:

1. Methods of conducting archaeological surveys and testing &
2. Examples of cultural artifacts and features

The information was received.

6.B [17-0451](#) Update on Preservation Month: Olympia Oysters - This Place Matters

This business item was discussed during business item 7.C.

6.C [17-0452](#) Election of Heritage Commission Officers

Ms. Sadlier reviewed the roles of the Chair and Vice Chair. Commissioner Kelly expressed interest in the Chair position. Commissioner Austin expressed his interest in the Vice Chair position.

Commissioner Hayes moved, seconded by Commissioner Swalling to appointment Commission Kelly as Chair of the Olympia Heritage Commission. The motion passed unanimously.

Commissioner Miller moved, seconded by Commissioner Kelly to appointment Commission Austin as Vice Chair of the Olympia Heritage Commission. The motion passed unanimously.

7. REPORTS

7.A Downtown Committee - None**7.B Heritage Review Committee**

Commissioner Miller and Vice-Chair Harkness reported on a proposed project located in the Ward Building that the Committee approved with conditions.

7.C Outreach Committee

Commissioner Helle reported on a recent Committee meeting about Historic Preservation Month and the chosen theme of Olympia Oysters. They discussed possible activities for the month-long celebration. They also discussed planning for 2018 Historic Preservation Month.

7.D Policy & Ordinance Committee - None**7.E Preservation Award Committee**

The Committee will start planning in June for Preservation Awards.

7.F Survey & Inventory Committee

The Committee will be meeting soon to discuss the Downtown inventory survey.

7.G Staff

Ms. Sadlier reported that she will now have a formal inspection role for projects that have conditions from the Heritage Review Committee to ensure the conditions have been appropriately addressed before the applicant receives a Certificate of Occupancy.

8. OTHER TOPICS - None**9. ADJOURNMENT**

The meeting adjourned at 8:51 p.m.

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Heritage Commission

PUBLIC HEARING & DETERMINATION: Nomination of Historical Downtown Square/Thorp Motors (222 Capitol Way N) for Listing on the Olympia Heritage Register (#17- 0319)

Agenda Date: 5/31/2017
Agenda Item Number: 6.A
File Number: 17-0591

Type: public hearing Version: 1 Status: In Committee

Title

PUBLIC HEARING & DETERMINATION: Nomination of Historical Downtown Square/Thorp Motors (222 Capitol Way N) for Listing on the Olympia Heritage Register (#17-0319)

Recommended Action

Move to list Thorp Motors of 222 Capitol Way N on the Olympia Heritage Register under the following criterion/criteria: [specify].

Report

Issue:

Whether the submitted application, other supporting materials, and Heritage Review Committee recommendation indicate that the property meets the requirements of OMC 18.12.080 for listing on the Olympia Heritage Register

Staff Contact:

Michelle Sadlier, Historic Preservation Officer, Community Planning & Development, 360.753.8031

Presenter(s):

Michelle Sadlier, Historic Preservation Officer

Invited: Gray & Joy Graham, Property Owners & Applicants

Background and Analysis:

The City of Olympia has received an application to place 222 Capitol Way North on the Olympia Heritage Register (Attachment 1). The applicants are Gray and Joy Graham, the owners of the building. Additional historical research conducted by the City's Historic Preservation Officer is provided in Attachment 2.

The standards for review of proposals for listing on the Register are provided under OMC 18.12.080 (Attachment 3). The Heritage Review Committee conducted the preliminary on-site review of the property's overall condition (whether it is well maintained) and integrity (whether it retains its

physical, historical character or has changed significantly) at an open public meeting on March 27, 2017.

The Committee determined that the property meets the condition requirement and exceeds the integrity requirement because it possesses integrity of location, design, and setting, and recommended the application for review by the full Heritage Commission (Attachment 4).

Tonight the Heritage Commission will hold a public hearing on the application. Based on public testimony and the information provided in this meeting packet, the Commission will make a determination on whether to list the property on the Register using the criteria in OMC 18.12.080 to make this decision.

Staff Analysis of the Proposal

Following a review of the application, documentation, and relevant municipal code, City staff suggests that the property appears to meet:

1. The general requirement that the building have significant character, interest or value as part of the development, heritage or cultural characteristics of the city, as determined by the other requirements below;
2. The age eligibility requirement of being at least fifty (50) years old, since all documentation indicates that the building was constructed in 1946-1947 (making it 70-71 years old);
3. The integrity requirement since, as recommended by the Heritage Review Committee on March 27, 2017, it meets three (3) elements of integrity rather than just the two (2) required by code. These are integrity of location, design, and setting.
4. The condition requirement since, as noted during the March 27, 2017 Heritage Review Committee meeting, the property has been recently rehabilitated and is in excellent condition.
5. The category requirement , since historical documentation indicates that the property may satisfy at a minimum the following categories, as outlined in OMC 18.12.080:

A. Is significantly or substantially a part of or connected with events that have made a significant contribution of the broad patterns of state and local history as:

- The site of some of the earliest buildings in Olympia after its initial plat in 1850, which were known to have provided lodging, general merchandise and civic meeting space. First meetings of note are the Washington Territorial government (1854) and Masons Olympia Lodge No. 1 (1852).
- The home of Frank K. Thorp Motors, part of the auto services industry that developed along Highway 99 in Downtown Olympia.

B. Embodies the distinctive architectural characteristics of the Art Moderne style, including the concrete construction with smooth surface and simple, reed detailing, the large, horizontal expanses of unornamented fenestration openings, and the prominent, curved corner.

Staff Recommendation

As a result of the above analysis, staff recommends that the Heritage Commission approve the proposed designation under the criteria category or categories that members believe best reflect(s) the property's significance as outlined in this meeting packet.

Attachments:

1. Application
2. Additional Historical Research & Photos
3. OMC 18.12.080
4. Heritage Review Committee Meeting Minutes

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Olympia Heritage Register Application

Property Identification and Legal Description:

Historical Property Name (if determined): Historical Downtown Square LLC

Street Address: 222 Capitol Way North

City / State / Zip Code: Olympia, WA 98501

Tax Number / Parcel Number: 7850 1200 100

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

Name: Gray + Joy Graham

Street Address: 871 Pear Ct NE, Olympia, WA 98506

City / State / Zip Code: _____

Phone Number: 360-951-5000 Email Address: graylee.graham@gmail.com

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

Name: N.A.

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.

Updated: July 16, 2015

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.

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:

222 Capitol Way North, Oly, WA 98501

Owner(s) (all owners must sign):

Printed Name: Gray L. Graham

Signature: [Signature]

Printed Name: Joy L. Graham

Signature: [Signature]

Printed Name: _____

Signature: _____

Date: November 1, 2016

Statement of Historical Significance for 222 Capitol Way North "Historical Downtown Square"

The site on which Historical Downtown Square was built was the site where Governor Isaac I. Stevens convened the first Territorial Legislature of Washington on February 28th, 1854.

On December 11, 1852, this site was also the original meeting place of Olympia Lodge No. 1 F.&A.M.

As well, the Pacific House, which was directly to the south of the site, was established by Rebecca Howard, the first African American to open a business in Washington. Currently, a mural to memorialize Ms. Howard and the Pacific House, as it might have appeared in 1874, is painted on the south wall of our building.

Immediately after World War 2, the current building was constructed as the Packard Automobile Dealership. In the early sixties it became a Volkswagen Dealership and then in the late Sixties it became a Dodge Dealership. In the 1980s the car dealerships moved out of downtown to the Auto Mall.

The building was remodeled into offices, and was the offices of a number of financial enterprises until 2015, when the last financial company left.

In 2005, Andre LeRest started a French Bakery and Cafe, the Bread Peddler, which gradually expanded to include the south one-third of the building.

Starting in 2015, and completed in November of 2016, the interior of the building was converted into 222 Market, an Artisan Food Hall.

Although the interior of the building has been repurposed on several occasions, the original exterior has remained largely intact.

Historical Downtown Square (222 Capitol Way N)
Register Application Photos

Olympia Avenue (North) Elevation:



Capitol Way (West) Elevation:



Alley (South) Elevation):



Pavement Plaques:



Historical Photo:



Additional Research on Historical Downtown Square 222 Capitol Way N

- This building is currently not listed on a heritage register.
- The site has two historical markers for being the location of first Masonic meeting place of Olympia Lodge No. 1 (1852), and the first Washington Territorial meeting (1854).
- 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
- The Thurston County Assessor lists the construction date for the property as 1947.
- *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 (2nd Ave)

- 1890 = Advertisement for **Young's Hotel** (does not contain an address)
- 1906 = New England Hotel @ 202 Main St
- 1915-16 = New England Hotel @ Main, corner of 2nd
= 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)

1855 U.S. Coast Survey Map



Figure 2: Map Image Courtesy of Washington State Archives

1884 Sanborn Fire Insurance Map

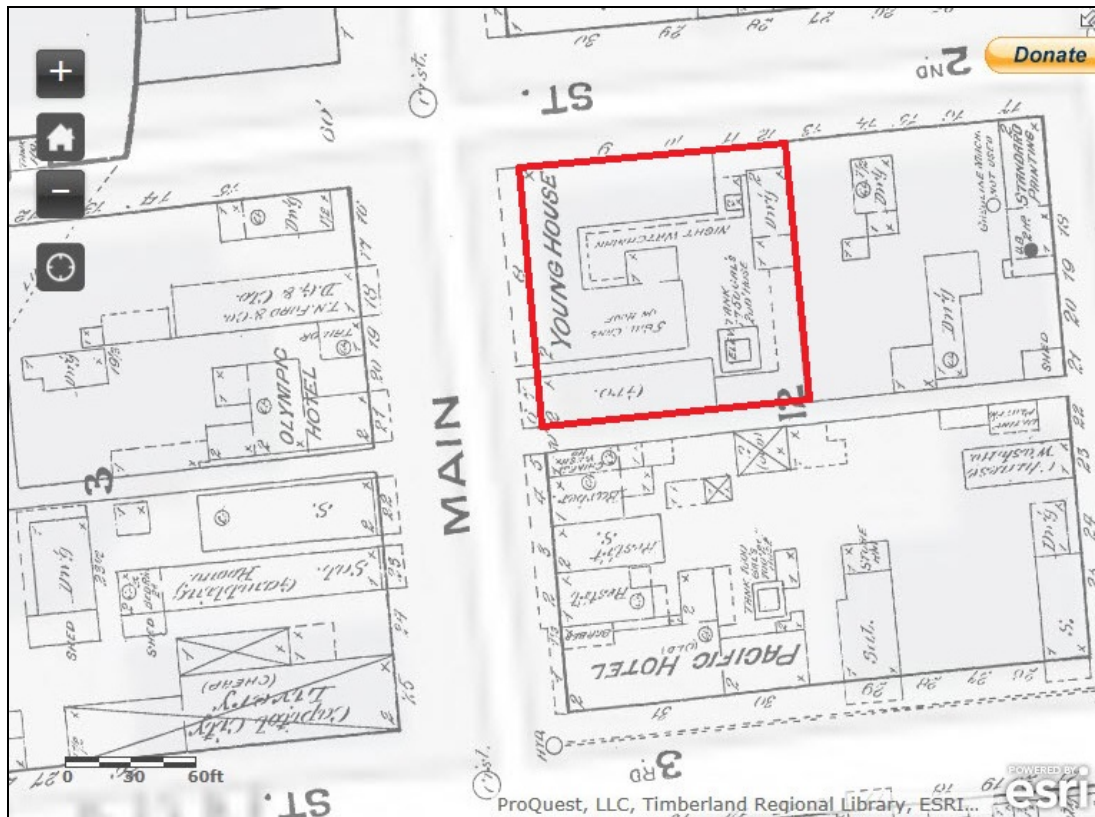


Figure 3: Digital Map Courtesy of Olympia Historical Society & Bigelow House Museum

1908 Sanborn Fire Insurance Map

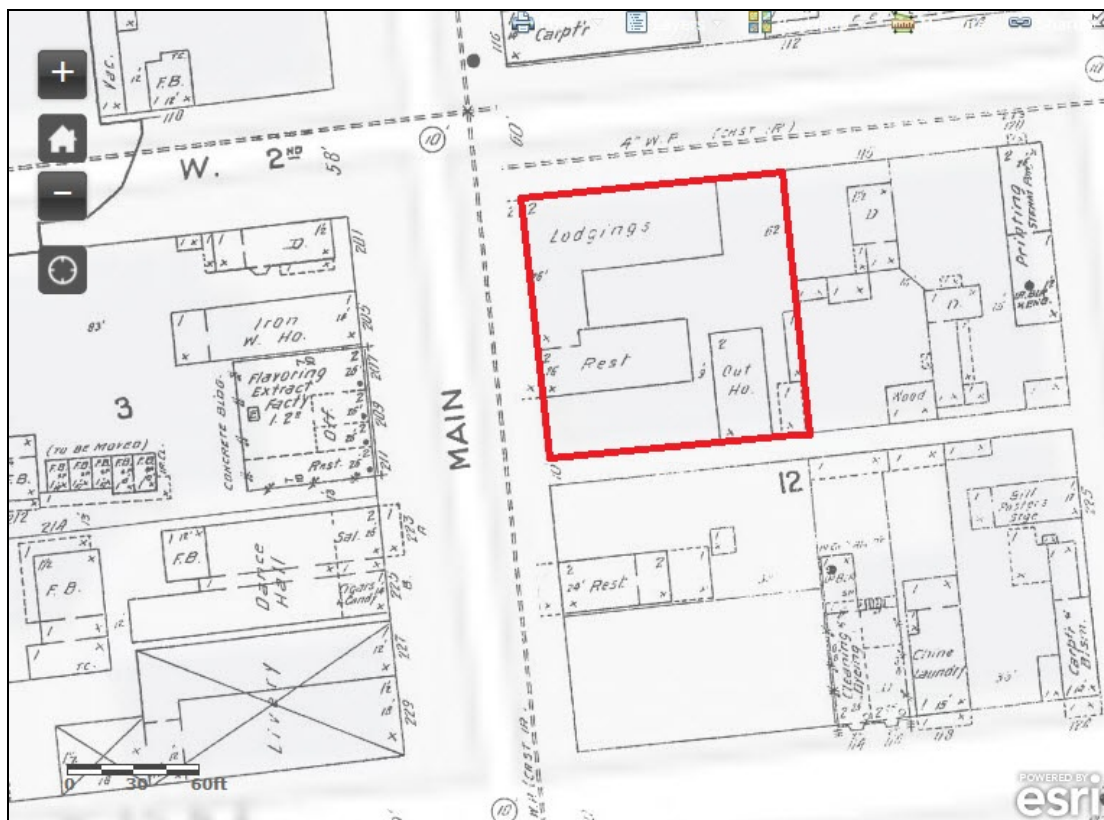


Figure 4: Digital Map Courtesy of Olympia Historical Society & Bigelow House Museum

1924 Sanborn Fire Insurance Map

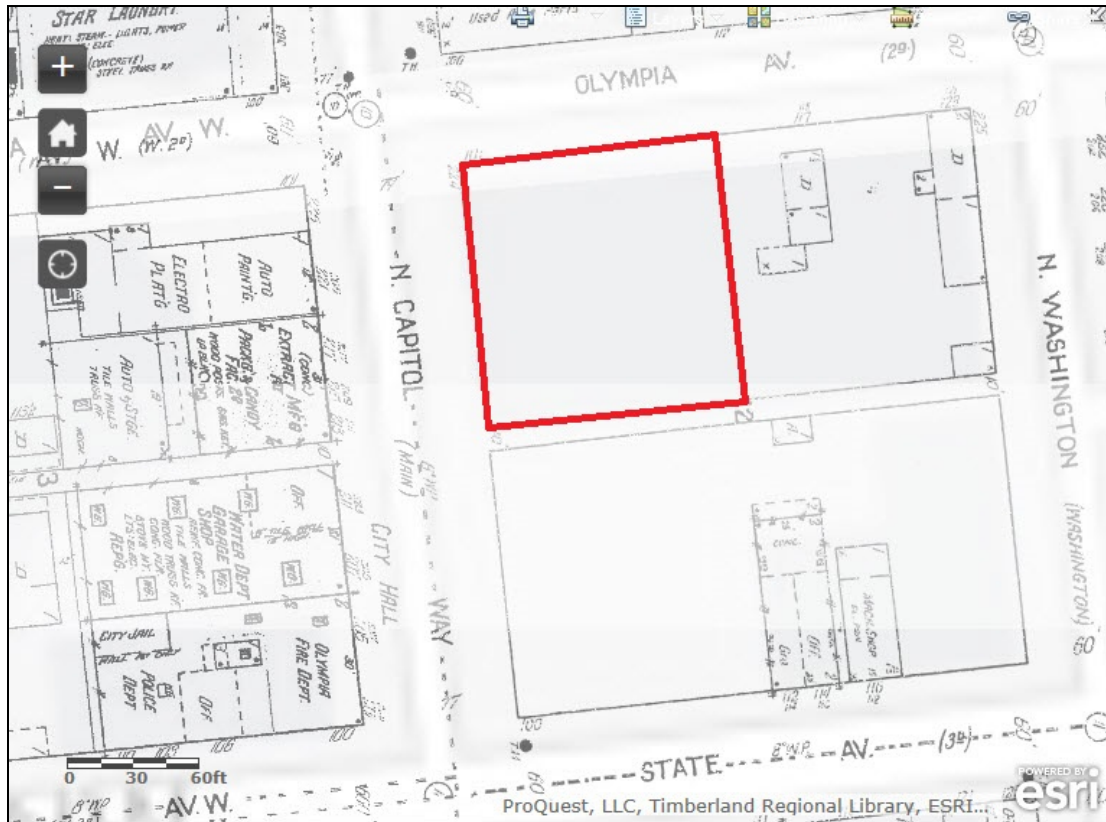


Figure 5: Figure 2: Digital Map Courtesy of Olympia Historical Society & Bigelow House Museum

1951 Sanborn Fire Insurance Map Update

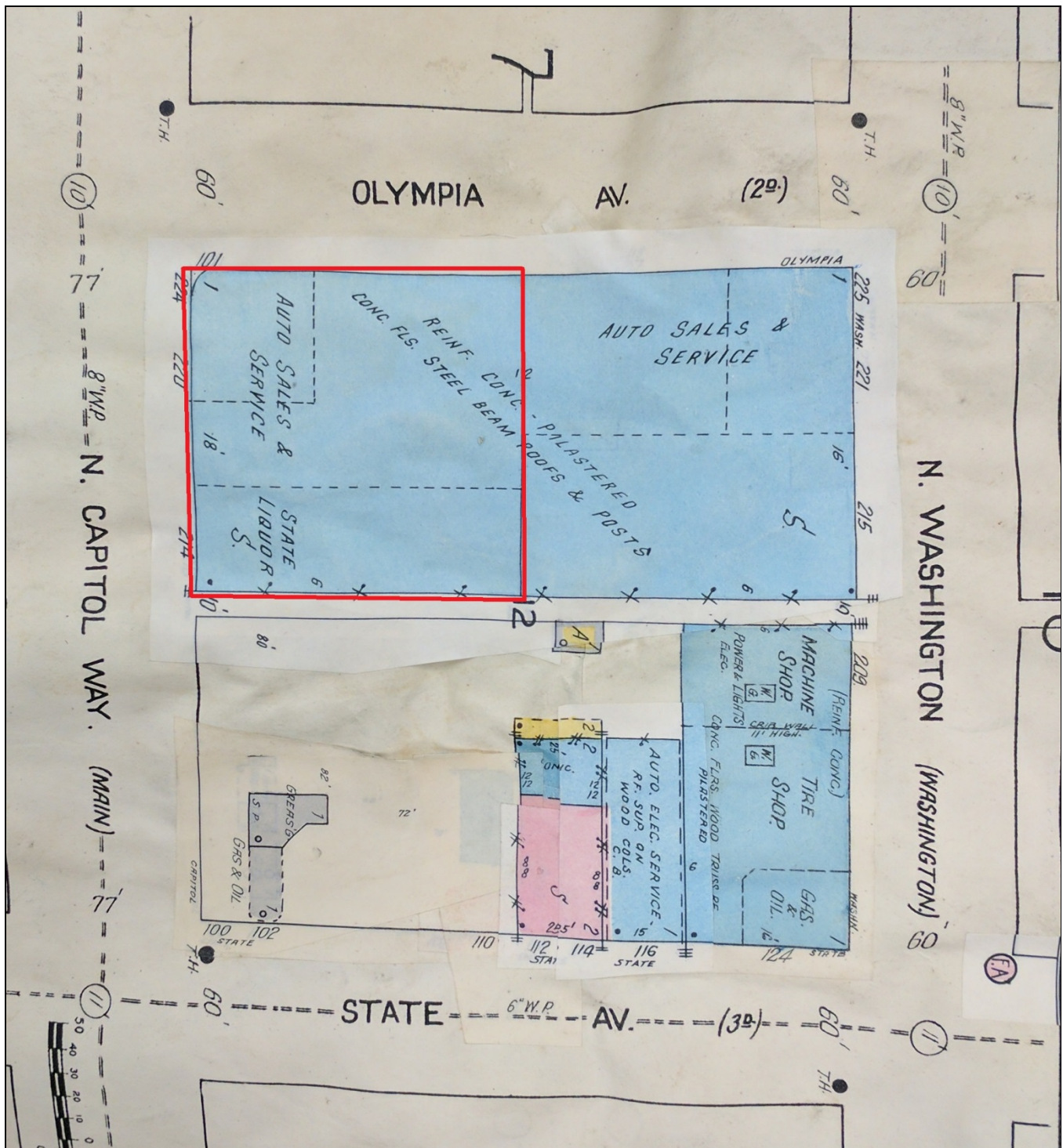


Figure 6: Atlas Image Courtesy of City of Olympia

Other Historical Images



Figure 7: Looking South on Lower Main Street, Olympia, 1902. Photo courtesy of the Washington State Historical Society (Asahel Curtis Collection)



Figure 8: Gold Bar Restaurant about 1900, photograph by W.A. Van Epps, courtesy of Washington State Historical Society. Note features of lodging house on left as seen on Figure 7.



Figure 9: ca. 1955 Photograph, Courtesy of the Washington State Archive (Parish Collection)



Figure 10: ca. 1955 Photograph, Courtesy of the Washington State Archive (Parish Collection)

OLYMPIA CITY DIRECTORY. 70

YOUNG'S+HOTEL,

OLYMPIA, - - - WASH.

POPULAR in every sense of the word.

YOUNG'S HOTEL

Is known as a home from home for guests.

YOUNG'S HOTEL

Is patronized by all visitors to Olympia who study comfort.

YOUNG'S HOTEL

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

Conducted on the European Plan.


CHARGES VERY MODERATE.

FREE COACH

From All Boats and Trains on arrival

E. T. YOUNG, Proprietor.

Figure 11: Ad from 1890 Polk Directory



Brewington
Motors
Volkswagen

*Sales
and
Service*

PHONES:
Fleetwood
7-3976
and
Fleetwood
7-7201

222 N.
Capitol Way

Figure 12: 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) OAHP 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

Architect:

Builder:

Engineer:

Commerce

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:

Historic Property *First Legislative Meeting*
Inventory Report for *214 North Capitol Way Olympia, Thurston, 98501*

LOCATION SECTION

Historic Name: First Legislative Meeting
Common Name: Site Marker (#34-680)
Property Address: 214 North Capitol Way Olympia, Thurston, 98501
Comments: OLYMPIA

Field Site No.: 711
OAHP No.:

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

UTM Reference

Zone: 10 **Spatial Type:** Point **Acquisition Code:** TopoZone.com
Sequence: 0 **Easting:** 507580 **Northing:** 52101100

Tax No./Parcel No. **Plat/Block/Lot**
City of Right of Way adjacent to Lot 1 & 2 Blk 2 Sylvester

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

IDENTIFICATION SECTION

Field Recorder: Shanna Stevenson **Date Recorded:** 10/16/1985 **Survey Name:** OLYMPIA

Owner's Name: City of Olympia **Owner Address:** 8th & Plum **City/State/Zip:** Olympia, WA 98501

Classification: Site **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: Recreation and Culture - Monument/Marker

Current Use: Recreation and Culture - Monument/Marker

Plan: Unknown **No. of Stories:**

Structural System: Unknown

Changes to plan: Unknown

Changes to original cladding: Unknown

Changes to windows: Unknown

Changes to interior: Unknown

Changes to other:

Other (specify):

Cladding

Style

Roof Material

Foundation

Form/Type

Roof Type

Historic Property *First Legislative Meeting*
Inventory Report for *214 North Capitol Way Olympia, Thurston, 98501*

NARRATIVE SECTION

Study Unit

Other

Date Of Construction: 1912

Architect:

Builder:

Engineer:

Politics/Government/Law

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**

This bronze plaque marks the site of the first legislative meeting site in Washington, later known as the Gold Bar Restaurant. Originally a part of Oregon Territory, the Washington Territory was created March 2, 1853 by President Millard Fillmore, just as he was leaving office. His successor President Franklin Pierce appointed Isaac Stevens to be the first Territorial Governor or Washington who arrived in Olympia in November, 1853. Stevens first set about setting up a territorial government and called an election of a legislative assembly. The day after his arrival Stevens announced that the first legislature was to meet in February, 1854. Stevens selected Olympia as the legislative meeting site because the impetus for a separate territory had come from the area. Olympia was also the largest settlement on Puget Sound, boasted the only newspaper in the Territory and the Puget Sound customs house. Upon hearing of the call for the legislature, thus making Olympia the temporary capital, Edmund Sylvester, who had founded and platted the town, added a second story to his building at the site. The building was the location of John Goldsbury Parker Jr. and Henry V. Colter express office and general store, originally only one story. Sylvester added a second story to the 28' x 64' structure and added an outside stairway to the upper floor. Here the 27 members of the first legislative body of Washington met to formulate the initial government of the Territory. The legislature moved to the Masonic Temple for the following session in 1855 when Olympia was named the permanent Territorial Capital. The building was later known as the Gold Bar Restaurant and fell into disrepair. Razed in 1911, the site was marked in 1912 by the Washington State Historical Society. Wood from the building was used to build two models of the structure which served as the first Capitol Building. One is on display at the State Capitol Museum and the other at the Office of the Superintendent of Public Instruction.

**Description of
Physical
Appearance**

The inscription reads. "On this lot stood the building where Gov. Isaac I. Stevens, the first Territorial Governor convened the first Territorial Legislature of Washington February 28th 1854. Marked by the Washington State Historical Society and Friends on the 59th anniversary of Governor Stevens Arrival in Olympia. November 25th 1912.

**Major
Bibliographic
References**

Nicandri, David and Valley, Derek, Olympia Wins: Washington's Capital Controversies, State Capitol Museum, 1980.
 Stevenson, Shanna, Lacey, Olympia and Tumwater: A Pictorial History. Donning 1985.

PHOTOS



View of general

taken 10/16/1985

Photography Neg. No. (Roll No./Frame No.):
25-25A

Comments:

Historic Property *First Masonic Meeting*
Inventory Report for *100 Block East Olympia Street Olympia, Thurston, 98501*

LOCATION SECTION

Historic Name: First Masonic Meeting
Common Name: Site Marker (#34-681)
Property Address: 100 Block East Olympia Street Olympia, Thurston, 98501
Comments: OLYMPIA

Field Site No.: 819
OAHP No.:

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:** 5210130

Tax No./Parcel No. **Plat/Block/Lot**
City Right of Way Adjacent to Blk 2 Sylvester

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

IDENTIFICATION SECTION

Field Recorder: Shanna Stevenson **Date Recorded:** 10/16/1985 **Survey Name:** OLYMPIA

Owner's Name: **Owner Address:** **City/State/Zip:**
City of Olympia 8th & Plum Olympia, WA 98501

Classification: Object **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: Recreation and Culture - Museum
Current Use: Recreation and Culture - Monument/Marker

Plan: Unknown **No. of Stories:**

Structural System: Unknown

Changes to plan: Unknown

Changes to original cladding: Unknown

Changes to windows: Unknown

Changes to interior: Unknown

Changes to other:

Other (specify):

Cladding

Style

Roof Material

Foundation

Form/Type

Roof Type

Historic Property *First Masonic Meeting***Inventory Report for** *100 Block East Olympia Street Olympia, Thurston, 98501***NARRATIVE SECTION****Study Unit****Other****Date Of Construction:** 1852Social Movements/Organizations**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 Masons were an influential group in early Olympia and Washington life. this marker is at the site of the first meeting place of that group in Olympia. the Olympia Lodge No 1., F. & A.M. is the oldest organization in Washington having the distinction of being formed in 1852 and was the first assemblage of Masons north of the Columbia River and west of the Rocky Mountains. An Oregon Territorial group had formed in 1848. A group of Olympia and petitioned the Grand Lodge of Oregon for a dispensation for Olympia Lodge. The seven men are among the most prominent in early Olympia area history--Thornton F. McElroy; M. T. Simmons, leader of the first party to permanently settle on Puget Sound at Tumwater; N. Delin, Smith Hays, and Ira Ward, all early day lumber mill operators; and A. K. Skidmore. Other first members were F. A. Clark and C. H. Hale. The dispensation for their charter was given on November 25, 1852--at this time Olympia was still a part of Oregon Territory. The charter was granted on June 13, 1853 to Olympia Lodge No. 5. (Later changed to Lodge No. 1 when Washington became a Territory.) The first meetings were held in a two-story building on Second Street on the south side, the same block where the first legislature met. This was a temporary site and plans were immediately made to build a permanent hall. This building was financed by T. F. McElroy, M. T. Simmons, Edmund Sylvester (who donated lots from his plat of Olympia for the structure) and C. Etheridge who built the hall. Built in 1853, the Hall was used for many uses including a Legislative Meeting Site and school and was located at the southeast corner of Capitol Way and 8th. This original structure was razed in 1911 and a new one built which was also torn down in the 1960s. The marker reads, "Original meeting place, Olympia Lodge No. 1 F. & A. M. Dec. 11, 1852. Laid by the M. W. Grand Lodge of Washington Dec. 10, A. L. 5927, Robert A Wilson, Grand Master. "

**Description of
Physical
Appearance****Major
Bibliographic
References**

Blankenship, George E., comp. History of Olympia Lodge No. 1, F. & A.M., Olympia, Washington, 1852-1935. n.p., n.d.

"A Brief History of Olympia Lodge No. 1 F. & A.M., Olympia, Washington, 1852-1952." n.d., n.p.

PHOTOS**View of** general**taken** 10/16/1985**Photography Neg. No. (Roll No./Frame No.):**
25-26A**Comments:**

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18.12.080 Heritage Register - Criteria to Designate Property Revised 6/16

Any building, structure, object, site or district may be designated for inclusion in the City Heritage Register if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, state or nation; is at least fifty (50) years old, or is of lesser age and has exceptional importance; possesses at least two (2) elements of integrity of location, design, setting, materials, workmanship; is well-maintained; and if it falls into **at least one (1) of the following categories:**

- A. Is significantly or substantially a part of or connected with events that have made a significant contribution to the broad patterns of national, state or local history.
- B. Embodies the distinctive architectural characteristics of a type, period, style or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- C. Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- D. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- E. Is significantly or substantially a part of or connected with the lives of persons significant in national, state or local history.
- F. Has yielded or may be likely to yield archaeological information important in pre-history or history.
- G. Is a religious property deriving primary significance from architectural or artistic distinction or historical importance.
- H. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
- I. Is a birthplace or grave of a historical figure of outstanding importance.
- J. Is a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or cultural patterns.
- K. Is a reconstructed building that has been executed in a historically accurate manner on the original site.
- L. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

(Ord. 7011 §1, 2016; Ord. 6491 §8, 2007).

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Meeting Minutes

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Michelle Sadlier
360.753.8031

Monday, March 27, 2017

12:00 PM

On Location

Heritage Review Committee Meeting

1. CALL TO ORDER

The meeting was called to order at 12:15 p.m.

1.A ROLL CALL

Others Present:

Gray and Joy Graham, Property Owners & Applicants
Michelle Sadlier, City of Olympia Historic Preservation Officer
Mark Rentfrow, City of Olympia Downtown Liaison

Present: 4 - Chair Holly Davies, Vice Chair Dwayne Harkness, Commissioner Garner Miller and Commissioner Sheila Swalling

Excused: 1 - Commissioner Nicholas Vann

2. BUSINESS ITEMS

2.A [17-0319](#) Olympia Heritage Register Preliminary Application Review: Historical Downtown Square/Thorp Motors - 222 Capitol Way N

The applicants provided a tour of the building to the Heritage Review Committee. The overall excellent condition and retention of many character-defining features were discussed.

The Committee considered the question over integrity of design at length due to the alteration of a number of original openings. Committee members concluded that the retention of the following character-defining design features were significant to reflect integrity of design:

- Overall Streamline Moderne design,
- Concrete construction and finish, and
- Pronounced, curved corner, which serves as a distinctive feature.

Committee members noted that while some openings had been altered, they were consistent with the design of original openings. Also noted was that the canopies could be removed and altered windows could be restored using historical photographic evidence.

Ms. Sadlier noted that the Heritage Review Committee's recommendation would be forwarded to the Heritage Commission at a public hearing, tentatively scheduled for late May.

Chair Davies moved, seconded by Commissioner Swalling, to recommend the application to designate 222 Capitol Way N on the Olympia Heritage Register for review by the Heritage Commission because the property meets condition requirements and possesses integrity of location, design, and setting.

The motion was approved unanimously.

3. ADJOURNMENT

The meeting was adjourned at 1:05 p.m.



Heritage Commission

Draft Plaque Text: Avalon Store Building & Christensen Radio Repair Shop

Agenda Date: 5/31/2017
Agenda Item Number: 6.B
File Number: 17-0594

Type: discussion **Version:** 1 **Status:** In Committee

Title

Draft Plaque Text: Avalon Store Building & Christensen Radio Repair Shop

Recommended Action

Discussion only. No action requested.

Report

Issue:

Discussion of draft text options for newly listed commercial buildings in Downtown Olympia: Avalon Store Building & Christensen Radio Repair Shop

Staff Contact:

Michelle Sadlier, Historic Preservation Officer, Community Planning & Development, 360.753.8031

Background and Analysis:

The Christensen Radio Repair Shop (address) and Avalon Store Building (address) were approved by the Heritage Commission for listing on the Olympia Heritage Register on November 30, 2016.

Ms. Sadlier has worked with both applicants to draft text for the bronze plaques that will be manufactured and posted to commemorate the buildings' listing on the Register. The Commission will provide input on two options provided for each building.

Circular bronze plaques for the Register follow a standard format as follows:

Historical Name of Building

(Determined by Heritage Commission based on evidence provided at application determination)

Date of Construction

(Determined by Heritage Commission based on evidence provided at application determination)

Text which summarizes the building's significance

(Space limited to about 50 words at most, though fewer can increase the readability; Significance determined by Heritage Commission based on evidence provided at application determination; Text

drafted by staff with applicant and Commission input)

The original application for the Register and historical details on each property can be found in the [meeting packet <https://olympia.legistar.com/MeetingDetail.aspx?ID=438329&GUID=AD5EF377-7FC3-4E61-B8E0-306F12F86CD1&Options=info&Search=>](https://olympia.legistar.com/MeetingDetail.aspx?ID=438329&GUID=AD5EF377-7FC3-4E61-B8E0-306F12F86CD1&Options=info&Search=>) for the November 30, 2016 meeting. Additional materials will be provided by staff and applicants at tonight's meeting.

Christensen Radio Repair

Christensen Radio Repair Shop

1949

Text Draft 1 *(initial draft by staff):*

This simple building is an example of utilitarian, mid-century, commercial design and thought to be one of the first new buildings constructed Downtown after Olympia's first major recorded earthquake. For nearly two decades, it served as the repair shop for the successful radio store in next-door Avalon Store Building.

Word Count: 49

Text Draft 2 *(including additional input from applicant):*

This mid-century, commercial building is potentially one of the first new buildings constructed Downtown after Olympia's first major recorded earthquake. For decades, it was the repair shop for Christensen Radio, which served the community out of the Avalon Store Building. It contains hallmarks of its use and period: large storefront windows, inset doorway, and canopy hardware.

Word Count: 56

Avalon Store Building

Avalon Store Building

1928

Text Draft 1 *(initial draft by staff):*

This commercial building formed part of the Avalon Theater development, designed by Northwest architect Franklin Cox Stanton. It was the home of two long-time Olympia businesses: C.R. Harris Paint Headquarters and Christensen Radio Shop. It is the last remnant of the original theater complex, once a Downtown entertainment hub.

Word Count: 49

Text Draft 2 (*applicant's suggested text*):

This building formed part of the Avalon Theater complex, designed by Northwest architect Franklin Cox Stanton.

Word Count: 16

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