

Background summary

- Built ca. 1896 based on the Thurston County Assessor property record card, as a two-story side-gable building with a stepped parapet false front at the east facade overlooking Columbia Street SW.
- Ca. 1896 to 1918, operated as a hay, grain, and feed store with a grocery in the southeast corner.
- Ca. 1919, third story added, storefronts along 4th Avenue W, and the east facade along Columbia Street SW changed to generally their current configuration with stucco cladding and a metal canopy along 4th Avenue W.
- Ca. 1919 to present, mixed use (residential and commercial) building with businesses along 4th Avenue W, an entrance and direct walk-up stairway to the residential levels off 4th Avenue W.



Ca. 1914 view of the east facade showing the original building configuration with the grocery in the southeast corner. Courtesy: Washington State Historical Society, Catalog ID no. 2010.149.26.1.



1937 view of the southeast corner showing the building following the ca. 1919 remodel. Courtesy: Washington State Historical Society, Catalog ID no. C1950.1301.22.14.



Photo 1. Exterior, 2019, southeast corner.



Photo 2. After, 2021, southeast corner.



Photo 3. Exterior, 2019, east facade.



Photo 4. After, 2021, east facade.



Photo 5. Exterior, 2019, northeast corner.



Photo 6. After, 2021, northeast corner.



Photo 7. Exterior, 2019, northwest corner looking south along the alley.



Photo 8. After, 2021, northwest corner.



Photo 9. After, 2021, north facade.



Photo 10. Exterior, 2019, southwest corner, looking east along 4th Avenue W.



Photo 11. After, 2021, alley facade, (upper) first story alley facade wood windows and (lower) upper story typical alley facade window..



Photo 12. After, 2021, southwest corner, looking east along 4th Avenue W.



Photo 13. Exterior, 2019, southwest corner,



Photo 14. After, 2021, southwest corner.



Photo 15. Storefront, 210-1/2 4th Ave W, 2019, vacant.



Photo 16. After, storefront, 210-1/2 4th Ave W, 2020, tenant improvements completed for barber shop, looking north.



Photo 17. After, 2021, Storefront, 210-1/2 4th Ave W.



Photo 18. Storefront, 210 4th Ave W, 2019, vacant.



Photo 19. After, 2021, storefront, 210 4th Ave W, 2019, vacant.



Photo 20. After, storefront, 210 4th Ave W, 2020, looking south.



Photo 21. After, storefront, 210 4th Ave W, 2020, looking north.



Photo 22. Storefront, 208 4th Ave W, 2019, ice cream shop.



Photo 23. After, 2021, storefront 208 4th Ave W.



Photo 24. Storefront, 202 4th Ave W, 2019, dress shop.



Photo 25. After, 2021, storefront, 202 4th Ave W, 2019, dress shop.



Photo 26. Storefront, 206 4th Ave W, 2019, hair salon.



Photo 27. After, 2021, storefront, 206 4th Ave W.



Photo 28. Storefront, 206 4th Ave W, 2020, looking north.



Photo 29. After, 2021, storefront 206 4th Ave W.



Photo 30. Storefront, 200 4th Ave W, 2019, restaurant, looking east along their storefront.



Photo 31. After, 2021, 200 4th Ave W looking east.



Photo 32. After, set back area, 2020, looking west towards the alley with the secondary stairway in the foreground.



Photo 33. After, set back area, 2020, looking east.



Photo 34. After, boiler room, 2020, looking south.



Photo 35. After, 2021, new electrical panel and meters.



Photo 36. Main stairway, 2019, looking south towards the entrance lobby.



Photo 37. Main stairway, 2019, at the second floor, looking east.



Photo 38. After, 2021, main stairway looking south towards the entrance lobby.



Photo 39. After, 2021, entrance lobby tile detail.



Photo 40. Second floor, 2019, hallway, east end, looking east towards the fire escape doorway.

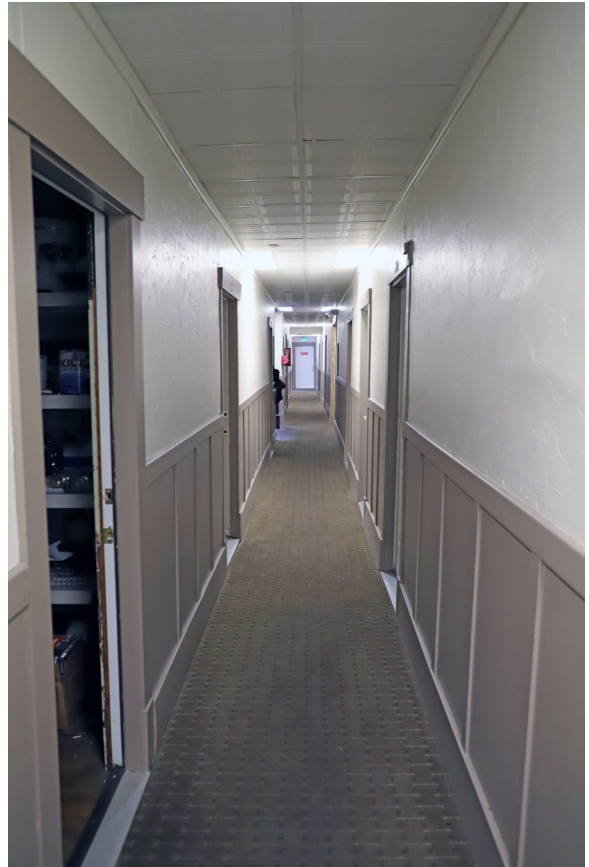


Photo 41. Second floor, 2019, hallway looking west.



Photo 42. After, 2021, second floor hallway looking east.



Photo 43. After, 2021, second floor hallway looking west.



Photo 44. Second floor, 2019, southeast corner unit, looking southeast.



Photo 45. Second floor, 2019, typical kitchen configuration.



Photo 46. Second floor, 2019, typical closet configuration.



Photo 47. After, 2021, unit 207 looking south.



Photo 48. After, 2021, unit. 207 kitchen.



Photo 49. After, 2021, unit 207 bathroom.



Photo 50. After, 2021, fire alarm panel.



Photo 51. After, 2021, unit 208 kitchen.



Photo 52. After, 2021, unit 211 looking north from the living room.



Photo 53. After, 2021, unit 211 looking south.



Photo 54. Second floor, 2019, southwest corner unit, looking south.



Photo 55. Second floor, 2019, southwest corner unit, kitchen.

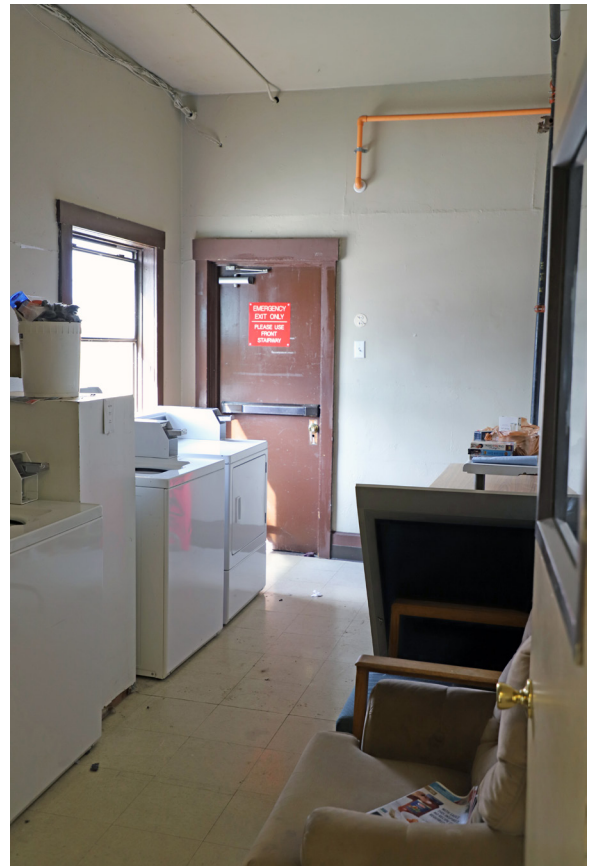


Photo 56. Second floor, 2019, laundry area looking north. The doorway in the background opens to the secondary stairway.



Photo 57. After 2021, unit 207 looking west along the south wall.



Photo 58. After 2021, unit 208 bathroom.



Photo 59. Third floor, 2019, hallway, west end, looking at the door-way to the fire escape.

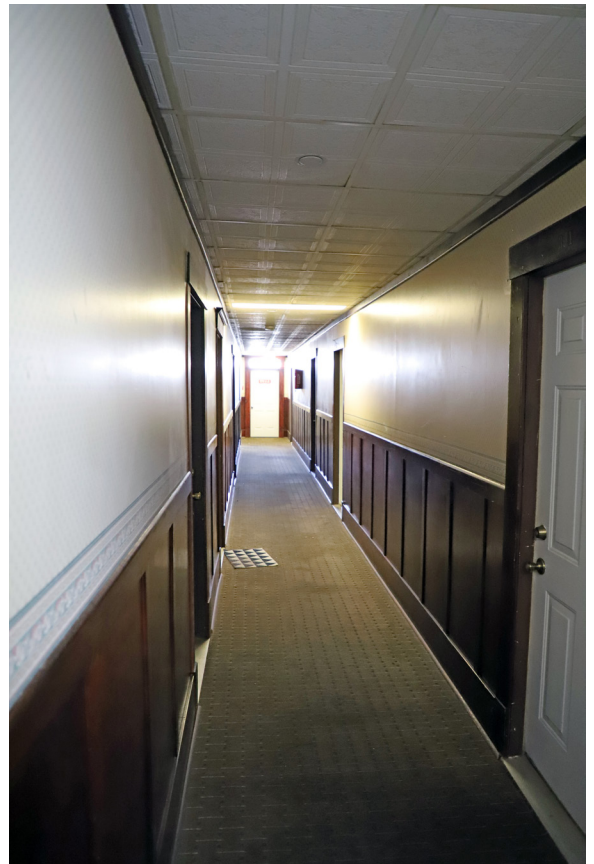


Photo 60. Third floor, 2019, hallway, looking east.



Photo 61. *Third floor, 2019, hallway, looking east.*



Photo 62. *After, 2021, main stairway looking down from the third floor.*



Photo 63. After, 2021, third floor hallway looking west.



Photo 64. After, 2021, third floor hallway looking east.



Photo 65. After, 2021, unit 301 retained built-in cabinets, sanded and prepped for painting.



Photo 66. After, 2021, unit 304 showing typical finishes and an original built in cabinet with the painting completed.



Photo 67. After, 2021, unit 306 kitchen.



Photo 68. After, 2021, unit 310 galley kitchen and bathroom.



Photo 69. After, 2021, unit 309 bathroom.



Photo 70. After 2021, unit 310 closet.



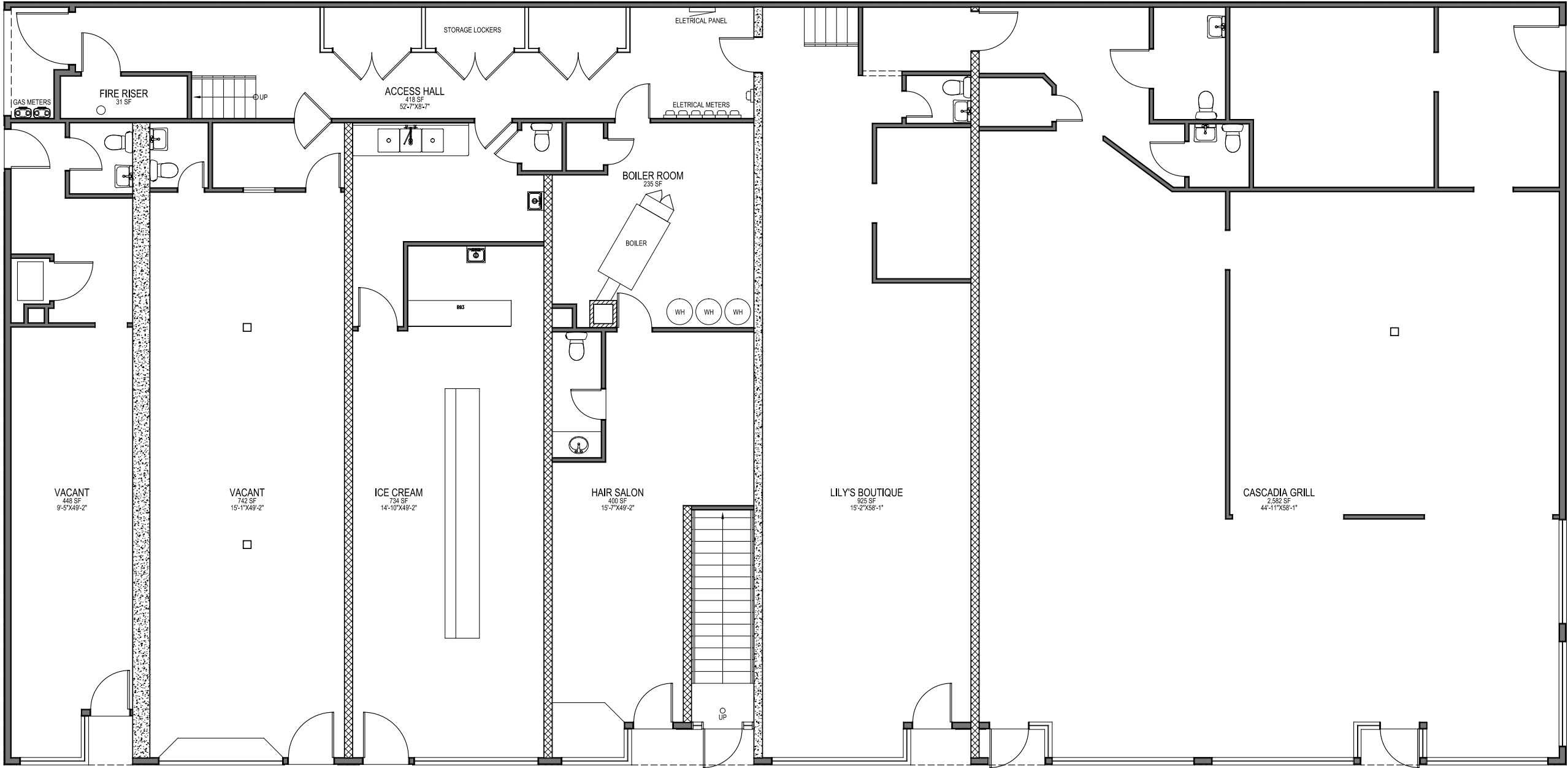
Photo 71. After, 2021, unit 307 bathroom.

CODE DATA

BUILDING CODES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL FIRE CODE
2015 CHAPTER 51-50 WAC
2015 CHAPTER 51-11R WA STATE ENERGY CODE
2009 ICC A117.1

ANALYSIS:
ADDRESS: 204-10 4TH AVE W
OLYMPIA, WA 98502
PARCEL NUMBER: 78507300700
OCCUPANCY: RETAIL - GENERAL MRCHDS
ZONING: UMH
LOT SIZE: 0.17 ACERS (UNCHANGED)
CONSTRUCTION TYPE: V-N
STORIES: 3
BUILDING AREA:
1ST FLR: RETAIL-STORE = 7,200
2ND FLR: APARTMENTS = 6,000
3RD FLR: APARTMENTS = 6,000
TOTAL BUILDING AREA = 13,200

OWNER:
TAJ 2 LLC
120 STATE AVE NE #1408
OLYMPIA, WA 98501



INTERIOR IMPROVEMENTS

204-10 4th Ave W Olympia, WA | 98502

REVISIONS:

Permit Documents

PROJECT NO.: 19008.00

DATE: 02.28.2020

SHEET: 1ST FLOOR PLAN

A2.1

1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING WALLS AND ITEMS TO REMAIN, REPAIR AS REQ.
- WALLS AND ITEMS TO BE REMOVED
- 2X4 WD STUDS @ 16" O.C. 1/2" GYP BD BOTH SIDES
- 110 CFM EXHAUST FAN
- CO2 / SMOKE DETECTOR
- 110V INTER-CONNECTING SMOKE DETECTOR

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VICINITY MAP



A 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



INTERIOR IMPROVEMENTS

204-10 4th Ave W Olympia, WA | 98502

REVISIONS:

Permit Documents

PROJECT NO.:
19008.00

DATE:
07.22.2020

SHEET:
**2ND FLOOR
PLAN**

A2.2

LEGEND

- EXISTING WALLS AND ITEMS TO REMAIN, REPAIR AS REQ.
- WALLS AND ITEMS TO BE REMOVED
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VICINITY MAP



A 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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REVISIONS:

Permit Documents

PROJECT NO.:
19008.00

DATE:
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SHEET:
**3RD FLOOR
PLAN**

A2.3