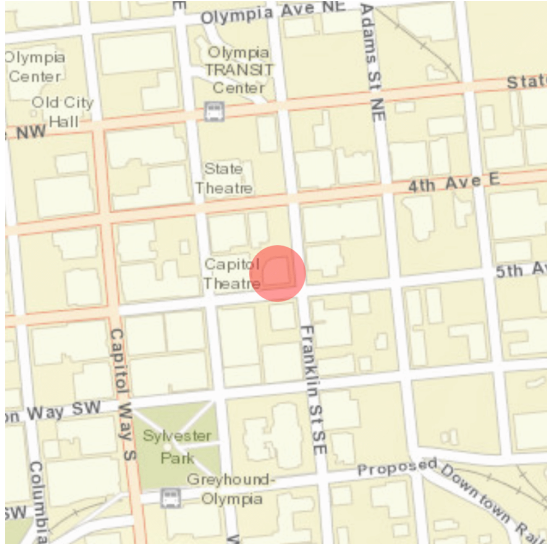


# Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

## Location



**Address:** 425 Franklin St NE, Olympia, WA, 98501, USA

**Geographic Areas:** Olympia Certified Local Government, Thurston County, T18R02W47, OLYMPIA Quadrangle, Thurston Certified Local Government

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1963	<input type="checkbox"/>



# Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

## Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Financial Institution
Commerce/Trade	Commerce/Trade - Financial Institution

## Historic Context:

### Category

Architecture

Community Planning and Development

Commerce

Entertainment/Recreation

## Architect/Engineer:

Category	Name or Company
Builder	Andy Johnson Construction Co.
Architect	Sibold & Nesland
Engineer	Gray & Evans

## Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
Washington Heritage Register	2/27/2018		1963 -	Local	A, C

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-03-00043, , Nifty From the Last 50	7/26/2002	Not Determined	
2011-08-00143, , Assessors Data Project: Thurston County Commercial	7/1/2011	Not Determined	
2017-01-00155, , Olympia Downtown Survey 2017	2/17/2017		
2019-08-05897, , City of Olympia_ Legion Way and Franklin St. Improvement Project	10/11/2019	Determined Eligible	Holly Borth, 10/11/2019

## Photos



SE\_Franklin\_St\_425.jpg



CapitolSavings\_LoanOlympia3.jpg



Capitol Savings\_and\_Loan\_Olympia\_6-19-1963 (2).jpg



Capitol Savings\_and\_Loan\_Olympia\_6-19-1963 (1).jpg



SE\_Franklin\_St\_425 (1).jpg



CapitolSavings\_LoanOlympia15.JPG



# Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672



CapitolSavings\_LoanOlympia14.JPG



CapitolSavings\_LoanOlympia13.jpg



CapitolSavings\_LoanOlympia12.jpg



CapitolSavings\_LoanOlympia11.jpg



CapitolSavings\_LoanOlympia7.JPG



CapitolSavings\_LoanOlympia6.JPG

## Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672



CapitolSavings\_LoanOlympia5.JPG



CapitolSavings\_LoanOlympia4.JPG



CapitolSavings\_LoanOlympia2.jpg



CapitolSavings\_LoanOlympia1.jpg



Register nomination form



## Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672



Original HPI form(s)



## Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

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### Inventory Details - 1/1/1900

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**Common name:**

**Date recorded:** 1/1/1900

**Field Recorder:**

**Field Site number:**

**SHPO Determination**

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# Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

## Inventory Details - 7/26/2002

**Common name:**

**Date recorded:** 7/26/2002

**Field Recorder:** M. Houser

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Cladding	Stone - Cobble Stone
Structural System	Masonry - Poured Concrete
Roof Type	Parabolic
Foundation	Concrete - Poured
Roof Material	Asphalt/Composition - Built Up
Plan	Irregular

### Styles:

Period	Style Details
Modern Movement	Neo Expressionism

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** Yes

**Significance narrative:** Since its construction in 1963, Capital Savings & Loan has been a landmark in downtown Olympia. It's usual design sets the building apart from other structures in the city. The building was design by the architectural firm or Sibold & Nesland who had office in Olympia and Seattle. Contractor for the building, Andy Johnson, built many structures in the city during the 1950s and 1960s.

**Physical description:** The 1 story space age designed building sits on the nw corner of 5th and Franklin. Abutting the sidewalk, the original entry to the building was located at the corner. Here one entered via a small entry vestibule which was flanked by open pools of water. The poured concrete building has a parabolic roof and is clad with a stone veneer. The rear of the building, which forms a half circle is delineated by a second floor projecting wall which is hidden by a wooden screen. The building has been converted to a restaurant.

**Bibliography:** Architectural plans and permit on file at City of Olympia.





# Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

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## Inventory Details - 7/1/2011

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**Common name:**

**Date recorded:** 7/1/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 78502400500

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Cladding	Stone
Form Type	Commercial
Structural System	Wood - Platform Frame

## Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 425 Franklin Street SE, Olympia, is located in Thurston County. According to the county assessor, the structure was built in 1963 and is a restaurant. The 2-story building has a platform frame structural system. The walls of the commercial form are clad principally in stone.



## Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

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### Inventory Details - 2/17/2017

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**Common name:** Level Nightclub  
**Date recorded:** 2/17/2017  
**Field Recorder:** Spencer Howard, Katie Pratt, Susan Johnson  
**Field Site number:**  
**SHPO Determination**

### Detail Information

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#### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Parabolic
Cladding	Stone
Cladding	Metal - Screen
Structural System	Masonry - Poured Concrete
Plan	Irregular

#### Styles:

Period	Style Details
Modern Movement	Neo Expressionism

### Surveyor Opinion

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

## Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

**Significance narrative:** This building does not appear to be eligible for listing individually on the National Register of Historic Places, but it may be eligible for the Olympia Heritage Register and as a contributing building to a historic district. Historic register eligibility recommendations from this 2017 reconnaissance survey are based solely on architectural character (Criterion C), without the benefit of in-depth property research.

Olympia, Washington, is sited on Budd Inlet at the southernmost edge of Puget Sound. Extensive manipulation of the surrounding land and water has created the landscape of present-day downtown Olympia. The original pioneer settlement of Olympia was located on a small peninsula at the head of Budd Inlet, between the mouth of the Deschutes River and the Swantown Slough marine estuary. Bridges connected the peninsula to the land to the east and west. Steep hillsides comprised the east and west edges of the settlement before regrading to promote easy travel. Dredging efforts over the years defined the Olympia waterfront and downtown, even filling in the Swanton Slough. The waterfront formerly extended to Columbia Street on the west and Jefferson Street on the east (Stevenson, Olympia Downtown Historic District NRHP nomination, 7-1). A dam at the mouth of the Deschutes created the freshwater Capitol Lake out of a saltwater estuary, at the western edge of downtown.

This 2017 reconnaissance level survey of downtown Olympia includes a variety of building types, architectural styles, and development periods. Previous surveys and historic register nominations have provided extensive research and documentation on the history and development of this area. As part of this survey, eight development periods were identified. These periods align with the period of significance associated with the National Register of Historic Places-listed Olympia Downtown Historic District, 1850–1952. This survey and its associated report use the following development periods:

**Pre-history to Early Contact.** This period covers the time prior to nonnative contact when the ancestors of the Squaxin Island Tribe were the region's only inhabitants. It extends until early contact with nonnatives and initial pioneer settlement. No buildings are known to survive from this period.

**1850-1888: Early Settlement and Territorial Government.** Begins with the original plat for the community and continues through early settlement and Olympia's role as the territorial capital.

**1889 - 1911: Statehood, Capitol City, and a New Waterfront.** Begins with Washington becoming a state and covers the city's main dredging and fill efforts, which greatly altered the landscape of downtown Olympia.

**1912-1928: Downtown Expansion.** This period begins with new industry establishing on the waterfront area created from the Carlyon Fill. It continues through the prosperous 1910s and 1920s and the construction boom which occurred in the city.

**1929-1949: Depression, WWII, and an Earthquake.** This period covers the depression and war times and initial post-war growth. It ends with the 1949 earthquake which caused significant property damage.

**1950 - 1968: Reconstruction and Modernization.** This period covers the post-earthquake repair efforts and modern facelifts to historic buildings. It also includes a period of significant mid-century construction of architect-designed commercial buildings.

**1969-1982: New Architectural Styles and Government Shift.** This period covers the growth of the 1970s and the city's shift to a council-mayor form of government.

**1983 – Present: Continued Growth and Revitalization.** This period begins with the beginning of the city's historic preservation program and includes a wave of city improvements approved by the new form of government.



## Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

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**Physical description:**

Located at 425 Franklin Street SE, this building is part of downtown Olympia in Thurston County, Washington. Built in 1963, this single-story building represents the Modern - Neo-Expressionism style. The footprint is irregular. Historically built for a commercial function as a financial institution, the building continues with a commercial use as a bar/nightclub. The poured concrete foundation supports the reinforced concrete structural system. Exterior walls are clad with stucco, a metal screen, and stone. A parabolic roof form caps the building. The original plan and cladding are intact. The character-defining features for this property include:

- Form and massing
- Parabolic roof form
- Stone veneer and metal screen cladding

## Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

### Bibliography:

The following sources were referenced in writing the 2017 Downtown Olympia Survey report, primarily the historic context section.

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## Historic Property Report

Resource Name: Capital Savings & Loan

Property ID: 1672

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### Inventory Details - 10/11/2019

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**Common name:**

**Date recorded:** 10/11/2019

**Field Recorder:** Holly Borth

**Field Site number:**

**SHPO Determination** Listed in NRHP

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