

**Historic Property** Avalon Office Building  
**Inventory Report for** 302 and 304 4th Avenue E Olympia, Thurston, 98501

**LOCATION SECTION**

**Historic Name:** Avalon Office Building **Field Site No.:** 945  
**Common Name:** (#34-782a) **OAHP No.:**  
**Property Address:** 302 and 304 4th Avenue E Olympia, Thurston, 98501  
**Comments:** OLYMPIA

**County** **Township/Range/EW** **Section** **1/4 Sec** **1/4 1/4 Sec** **Quadrangle**  
**█** T18R02W 14 SW TUMWATER

**UTM Reference**  
**Zone:** 10 **Spatial Type:** Point **Acquisition Code:** TopoZone.com  
**Sequence:** 0 **Easting:** 507870 **Northing:** 5209900

**Tax No./Parcel No.** **Plat/Block/Lot**  
78503300800 Sylvester's Plat/Block 33/Lot 7

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

**IDENTIFICATION SECTION**

**Field Recorder:** Shanna Stevenson **Date Recorded:** 5/31/1989 **Survey Name:** OLYMPIA

**Owner's Name:** Avalon Building Ltd Ptn **Owner Address:** 112 4th Avenue E #204 **City/State/Zip:** Olympia, WA 98501

**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:** Recreation and Culture - Theater  
**Current Use:** Commerce/Trade - Business

**Plan:** Rectangle **No. of Stories:** One and Two

**Structural System:** Concrete - Block

**Changes to plan:** Moderate **Changes to interior:** Moderate  
**Changes to original cladding:** Intact **Changes to other:**  
**Changes to windows:** Slight **Other (specify):**

**Cladding** Stucco **Foundation** Concrete - Poured  
**Style** Spanish - Mediterranean **Form/Type**  
**Roof Material** Asphalt / Composition - Rolled **Roof Type** Unknown

**NARRATIVE SECTION**

Study Unit	Other
Commerce	

Date Of Construction: 1928  
Architect: Franklin Cox Stanton  
Builder:  
Engineer:

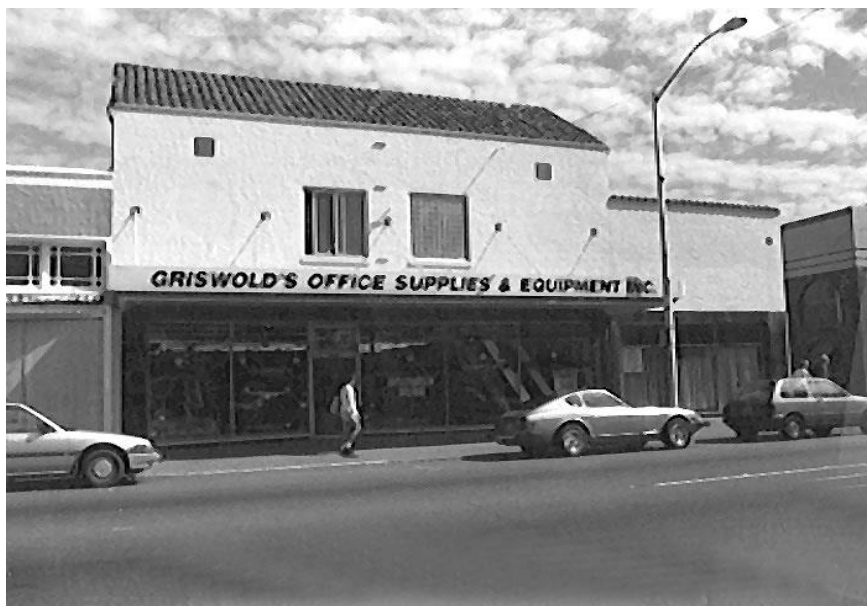
Property appears to meet criteria for the National Register of Historic Places: No  
Property is located in a historic district (National and/or local): No  
Property potentially contributes to a historic district (National and/or local):

**Statement of Significance** The Avalon Theater and Store Building was built in 1928 in a design by Franklin Cox Stanton for the Casco Company. The theater was managed for many years by W. B. McDonald. Originally the store building accommodated the Avalon Confectionery, Avalon Grocery, Dew Drop Inn and Good Eats Cafe. In the late 1940's or early 1950's the theater was renovated to also house commercial establishments.

**Description of Physical Appearance** The theater section rises to two stories with a tiled roof with an eastside section that is tiled, textured stucco. Some tile inserts are interspersed in the stucco. The rear roofline of this section extends to a half gable. The facade has one newer window with square obscure glass and one square glass block window on the top story. This section has a front canopy with the company name on the fascia. Two store fronts are in this section on the lower level. The larger one has plate glass windows slanting toward the recessed entry which is slightly offset to the west. The door is newer metal framed glass with a similarly framed transom. The second east storefront with plate glass panels slants inward to the entry on the west. This entry has newer metal framed glass entry door with transom. The store section has two bays on the south and five on the west. The south two storefronts have multi-pane clerestory windows with one set covered over. Plate glass storefronts slant inward to double glass doors with transoms. On the west side the transoms have been covered over. The bays are separated by simple pilasters. Three of the bays are covered over or filled in. One storefront has recessed entry with carved wooden newel posts. This storefront has what appears to be carved pieces around the door frame.

**Major Bibliographic References** "Avalon Theatre and Store Building", Daily Olympian, April 26, 1928.  
Interview with W. B. McDonald.

**PHOTOS**



View of SE corner  
taken 5/31/1989  
Photography Neg. No. (Roll No./Frame No.):  
38-6  
Comments: