



# Historic Property Report

Resource Name: Thurston County Federal Savings and Loan Building

Property ID: 48863

## Location



**Address:** 221 SW 5th Ave, Olympia, WA 98501  
**Tax No/Parcel No:** 78507500101  
**Plat/Block/Lot:** Tr A Bla 981132 3183487 Portion, Sylvester  
**Geographic Areas:** Olympia Certified Local Government, Thurston Certified Local Government, Thurston County, T18R02W47, OLYMPIA Quadrangle

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1972	<input type="checkbox"/>

### Historic Use:

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

### Historic Context:

Category
Architecture
Commerce



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## Architect/Engineer:

Category	Name or Company
Architect	Sarnoff, Robert G.

## 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
2006-05-00033, , OLYMPIA-MODERN	8/8/2005	Not Determined	
2016-01-00452, DES, Capitol Lake - Deschutes Estuary Long-Term Management Project	2/20/2020	Survey/Inventory	
2017-01-00155, , Olympia Downtown Survey 2017	2/17/2017		



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## Photos



Northeast Façade



SW\_5th\_Ave\_201.jpg



SW\_5th\_Ave\_201 (1).jpg



# Historic Property Report

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## Inventory Details - 8/8/2005

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**Common name:** Heritage Federal Building

**Date recorded:** 8/8/2005

**Field Recorder:** ss

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Roof Material	Asphalt/Composition - Built Up
Structural System	Masonry - Poured Concrete
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Flat with Parapet
Plan	Rectangle
Cladding	Concrete - Poured

### Styles:

Period	Style Details
Modern Movement	Brutalism

## Surveyor Opinion

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**Significance narrative:** This was the site of a one story American Renaissance commercial structure which featured multiple bays with separate storefronts separated by pilasters. The storefronts had clerestory windows. The entire building had a simple cornice. This building was built as Thurston County Federal Savings and Loan, the former name of the bank. Heritage Bank or its predecessors have been in business since 1927 in this area. Heritage Bank is headquartered in Olympia. Besides the bank, the structure also houses other professional offices.



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### Physical description:

This is a brutalist style modern building. The building is recessed from the street edge and rises four stories. The entire building is surrounded by concrete frames which project in a 45 degree v-shape from the building. The east side of the building is divided into three sections with clear and tinted glass sections. Each section has two wide elements with a center narrower section divided by metal strips. There is a darkened glass band between the floors. Separating the top three floors from the ground floor is the v-shaped concrete band. The base of the building has a concrete plinth which slopes outward. The top of the building has a wide projecting cornice of concrete which slopes upward and outward. The south side has a projecting concrete tower with incised linear concrete design which slopes inwards. There are two columns of similar window elements on this façade on the east side of the tower and one on the west side. There is a small one story projecting element on the southwest side with oblong windows. The west façade has a similar arrangement of bays on the top three floors and the bottom floor is again separated with the angled concrete band. The bottom floor has two similar bays with one of them being taken up by the entrances. There is a cash machine and projecting flat canopy for drive through banking on the south end. The north façade has a projecting concrete tower similar to that on the east side. However, the tower has a recessed center section with windows. The first floor of the tower is an entry sheltered by a thick projecting angled concrete canopy. The entry has double glass doors surrounded by plate glass. On the northeast side of the façade is a corner entry with similar double doors and surround. There is an angled sign canopy over the entry. The pavilion area at this corner near the entry has been landscaped with brick and aggregate paving with plantings and planters.

Also on the same tax parcel fronting Water Street is a low, one story commercial building. The concrete building has a pebble stucco finish. It has sliding metal windows. There is a small recessed entry on the southwest corner. It is used as part of the banking business.

### Bibliography:

City of Olympia Building Department Records, Heritage Bank Website.



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## Inventory Details - 2/17/2017

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

## Detail Information

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### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Vertical Block
Roof Type	Flat with Parapet
Cladding	Stucco
Structural System	Masonry - Poured Concrete
Plan	Irregular

### Styles:

Period	Style Details
Modern Movement	New Formalism

## 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):** No



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### Significance narrative:

This building does not appear to be eligible for listing individually on the National Register of Historic Places, as it is not yet 50 years of age. Eligibility should be reevaluated in the future. The building may also be eligible in the future for the Olympia Heritage Register and/or as a contributing building to a historic district. Historic register eligibility recommendations 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.



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### Physical description:

Located at 221 5th Ave SW, this building is part of downtown Olympia in Thurston County, Washington. Built in 1972, this three-story building represents the Modern – New Formalism style. The footprint is irregular. Historically built for a commercial function as a financial institution, the building continues as the same (as of 2017). A poured concrete foundation supports the reinforced concrete structural system. Exterior walls are clad with stucco. A flat roof with a parapet caps the building. The original plan has been moderately altered. The original cladding and windows are intact.

The character-defining features for this property include:

- Form and massing
- Height
- Concrete structure
- Stucco cladding
- Angled parapet
- Curtain wall



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### Bibliography:

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

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<http://olympiahistory.org/7th-avenue-tunnel/> (accessed March 2017).

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[http://www.ofm.wa.gov/pop/april1/hseries/pop\\_decennial\\_census\\_series\\_1890-2010.xlsx](http://www.ofm.wa.gov/pop/april1/hseries/pop_decennial_census_series_1890-2010.xlsx) (updated 2012).



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### Inventory Details - 2/20/2020

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**Date recorded:** 2/20/2020

**Field Recorder:** Spencer Howard

**Field Site number:**

**SHPO Determination**

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