

56 2706

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Capital Savings & Loan Association

other names/site number \_\_\_\_\_

### 2. Location

street & number 425 Franklin Street  not for publication

city or town Olympia  vicinity

state Washington code WA county Thurston code 067 zip code 98501

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

Applicable National Register Criteria

X A     B X C     D

Allyson M 6-7-18  
Signature of certifying official/Title Date

WASHINGTON STATE SHPO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:  
 entered in the National Register     determined eligible for the National Register  
    determined not eligible for the National Register     removed from the National Register  
    other (explain:)

[Signature] 7/23/2018  
Signature of the Keeper Date of Action

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- 1 building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE: Financial Institution  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VACANT/NOT IN USE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

MODERN MOVEMENT: Neo Expressionism  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: CONCRETE  
walls: CONCRETE  
\_\_\_\_\_  
roof: SYNTHETICS  
other: \_\_\_\_\_  
\_\_\_\_\_

Capital Savings & Loan Association

Name of Property

Thurston County, WA

County and State

---

### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Capital Savings & Loan Association Building is located at the northwest corner of 5<sup>th</sup> and Franklin in downtown Olympia, Washington. Occupying a prime corner in the heart of downtown Olympia, the .33 acre lot is flat and nearly void of landscape features albeit a few foundation plantings. The building abuts the sidewalk at the southeast corner, leaving the rear of the lot for parking and a drive-through teller area. Entry to the bank is at the corner.

To safeguard against future earthquakes and tremors, the building rests on piles. It has survived two significant earthquakes since its opening in 1963 with no cracks or other structural issues detected. The building itself is made entirely of poured concrete, described as a "special, lightweight concrete sourced from the San Juan Islands. There are no posts in the building, as the concrete roof is entirely self-supporting. The beams still visible inside are also made of concrete and are part of the roof.

The two story bank is approximately 10,000 square feet, which includes a basement, main floor, and a second, mezzanine level. The main character defining features is the roof which at the time of construction was described as a "modified hyper-bolic paraboloid". In reality the roof is a sloping fan-shaped which terminates in an upsweep, flared entry canopy. The rear of the building forms a half circle and has an overhanging second floor, which lent itself to a convenient path and shelter for the drive through teller window. The second floor office overhang, encompassing nearly three sides of the bank, is sheltered by an exterior mounted metal screen. Metal louvered panels are divided into 4' sections. The base and walls adjacent to the entry are clad in Columbia Basalt stone laid in a random range pattern. All other walls are parged concrete with a smooth painted finish.

The open entry under the faired canopy has its original storefront system and is laid in a concave curve. Divided into 4' panels of full-height sheet glass, double entry doors are topped by a large transom window. The framing is bronze. Today the glass has been masked with privacy vinyl, but was originally transparent. Adjacent to the entry doors, and one glass panel out are original curved metal railings which were originally carried to the inside. These protected a shallow reflecting pools which also carried to the inside banking space. The outside pools have now been infilled with dirt and are serving as plantings beds.

Secondary entrances are located on the Franklin St and 5<sup>th</sup> Street façades under the second story overhang. These have full light double doors which allowed entry to the building from the rear and side parking lot. A service access door is also located on the rear facade. Much of the rear overhang has been enclosed by a modern chain link fence. At the southwest corner and outdoor seating area has been created hiding the drive-through teller window area. This window and accompanying mechanical depositing systems has been removed, as well as the curb cut for the drive through lane. The seating area is enclosed by a wood, paneled fence.

Inside the stark nature of a modern banking facility is evident despite some changes. Here the radiating concrete roof rafters slope from the second floor down to the first floor entry its massive concrete post-and-beam system. Entry to the building is via a continuation of the outside reflecting ponds and railing system which formed the allusion of a bridge. Originally a second convex curtain wall, created an enclosed entry vestibule. The second wall has been removed as well as the interior railings. The reflecting pools however are intact in boast fields of small 1/2" square brown tile. The side walls of the banking lobby are clad in Columbia Basalt reflecting the exterior finish.

Capital Savings & Loan Association

Name of Property

Thurston County, WA

County and State

Centered on the visual line of the entry is a large poured concrete vault faced in basalt. The original heavy vault door is still present, as well as original air handling system by the Diebold company. Behind the vault is a record area, secured by poured concrete walls. The teller, bookkeeping and office spaces have been altered. No original furnishings from the bank remain. Flooring is a combination of terrazzo and poured concrete. Some areas have been covered in carpet. Exposed fire suppression system and electrical conduit are newer. Integrated can lighting under the second floor mezzanine level is original. These consist of a grid of surface mounted bronze fixtures.

To the south of the vault is a dog-leg, poured concrete staircase which allows access to the basement and second floor mezzanine areas. The staircase has original railings and treads. The basement area, defined by concrete block walls encompasses a small portion of the building footprint. It originally housed a work room, storage area and mechanical room. Unique to the building was the installation of an escalator, the first in Thurston County. The 32' long escalator, which had an adjacent open stairwell has been removed. It led to the second floor insurance and escrow department area of the bank. A newer stair system was built to replace the original escalator and stairs.

The second floor mezzanine level was partially cantilevered and overlooked the main lobby. It housed additional office space, a board room, public restrooms and employee lounge space. While the open mezzanine area remains open, the various meeting and office space have been altered. The original board room bathroom remains intact with wall-hung toilet and plywood vanity. The original second floor railings are also intact, but have been supplemented by additional metal framing to increase the height. The walls and doors of the upper floor employee's lounge, bathrooms, and one office remain per the original floorplan.

After the bank was closed the building housed a variety of nightclubs. Kitchen facilities were added to the first and second floor, a dancefloor and stage area were added to the lobby area, and outdoor seating was provided. These alterations were primarily cosmetic, and the building still maintains a high degree of integrity.

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ECONOMICS

ARCHITECTURE

**Period of Significance**

1963

**Significant Dates**

1963

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Sibold & Nesland (Architect)

Andy Johnson Construction Co. (Builder)

Gray & Evans (Engineers)

Capital Savings & Loan Association

Name of Property

Thurston County, WA

County and State

---

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Completed in 1963, Capital Savings & Loan, in Olympia, Washington is historically significant under criteria "A" for its direct connection to the banking industry of Olympia. At the time of construction, Capital Savings & Loan Association was the pinnacle of its existence. When they moved to the nominated building, the bank was ranked as the largest home-owned financial institution in Olympia. Established in the early 1920s, over the course of its history the association had helped fund hundreds of businesses and industries in the community. It was also connected to many of the city's prominent citizens.

The bank is also historically significant under criteria "C" as a property that embodies the distinctive characteristics of its type, period and method of construction. Constructed during the "atomic age", the building is an outstanding example of post WWII architecture which utilizes thin-shell concrete technology to create a one-of-a-kind architectural statement. Additionally under criteria C the bank represents the work of the architectural firm of Sisold & Nesland, and engineers Gray & Evans. At the time, both firms had been newly formed and helped the young practices grow.

The period of significance begins and ends in 1963, the date of construction for the bank building.

### **Olympia**

The City of Olympia dates back to the establishment of the Washington Territory when, in 1853 it was named the provisional territorial capital. The official incorporation as a town occurred on January 28, 1859. Spurred on by the designation and despite being bypassed by the North Pacific main line, the town grew. When Washington became a state in 1889, Olympia was designated as the capital, and the city prospered adding amenities such as an opera house, city water system, street car line, street lamps, and a new hotel to accommodate visiting legislators.

In 1911-12, when almost 30 blocks were added to the downtown area in a gigantic dredging and filling effort, the downtown core expanded to the north and west. Wooden falsefront buildings were replaced by more permanent concrete and brick structures. With increased growth in state government and the economic stimulus of World War I, the city continued to develop, both in population and development. Soon Olympia became a center for lumber processing and the city celebrated as new smokestacks appeared on the waterfront. New downtown buildings were constructed and residential areas south and west of the city developed. By the time of the completion of the grand domed legislative building in 1927, the city had become a fitting setting for such an imposing structure. In 1930 the population reached 11,733 people.

Post-war Olympia was a bustling place. The city's population increased 19 percent from 1940 to 1950, and 16 percent from 1950 to 1960. By 1960 the population reached a new high of 18,273 people. New buildings sprouted everywhere and were a common feature in *The Daily Olympian* (the local newspaper), which admitted it could not keep up with the number. An earthquake in April 1949, while severe, spurred a construction boom. Several downtown buildings were irreparably damaged and were replaced with modern designs. By the late 1950s planners and civic leaders began to think about the future of the community. In one of the more radical ideas of the era, a study (The Wise Study) was put forth to create a four block raised parking structure above the streets of the downtown core. In November 1960 the City Commission formed a downtown civic improvement group, called the "*Committee for the 60's*". The goal was to study in detail several capital improvement projects which would give the community a foundation to build upon. The plan included an auditorium; a new city hall and public buildings; street lighting; increased city utilities; park and swim facilities; streets and arterials; and "Downtown Special Action" Plan." Seven subcommittees were formed. As a result of their work, a ballot initiative was proposed by the "*Committee for the 60's*" in September 1962. The initiative would fund an extension of Henderson Boulevard, build a new city hall, and to develop a new park and swim facility at the northeast corner of Capitol Lake.

Capital Savings & Loan Association

Name of Property

Thurston County, WA

County and State

Architecturally, the downtown was changing as well, with bold new designs and more car oriented buildings. Commercial buildings built or remodeled reflected new modern architectural styles; which were spurred by changing tastes, the use of new building materials, and evolving expectations for functionality. New businesses were built with off-street parking spaces. Drive-thru windows offered additional conveniences. Signs for businesses also grew larger, adapting to the scale of the automobile, thus beckoning potential customers from the road.

Among these new modern structures in Olympia were several banking institutions. The first to abandon old architectural conventions was the Seattle First National Bank at 5<sup>th</sup> and Columbia. Completed in 1959 the New Formalist style brick structure was a stock design adapted by Tacoma architects McClelland & Osterman. It featured Roman bricks, the traditional round gold seal of the bank, a curved cast stone entry and a curtain wall of south facing windows. Just inside the main entry was a glass mosaic mural, which depicted a stylized version of the Legislative building. The National Bank of Commerce (formerly Capital National Bank) embarked on a heavy remodel of their facilities at the corner of Capital Way and 4<sup>th</sup> Ave in 1962. The former Beaux Arts style building was completely redesigned inside and a new modern metal screen and small addition were added to the rear.

Influenced by the 1961 Seattle World's Fair the nominated structure, Capital Savings & Loan, completed in 1963 was a radical departure from anything that had been constructed in the downtown area to that date. In fact its futuristic design caused the association to jokingly take out an ad in the local newspaper titled "Controversial." They acknowledged that some locals had called the building a "*missile launcher, Chinese pagoda, or even and ornate mausoleum*" while still others called it "*one of the most advanced pieces of architecture in Southwest Washington.*" Regardless, it set the tone for future new construction projects in the downtown core.

Other architecturally distinct banking institutions followed including Olympia Federal Savings (1967, with an addition 1978), the Washington State Employees Credit Union (1967), and Washington Mutual Savings (1968); but nothing could match the unusual roof form of the Capital Savings & Loan Association building.

### **Capital Savings & Loan Association**

The Association had been incorporated back on June 1, 1920 with just under \$50,000 dollars. Founded by Fred W. Stocking with 30 investors whom pledge between \$200 to \$5,000 each, the new banking institution grew rapidly. The initial board of directors included a variety of prominent businessmen and today reads like a who's who of Olympia. The initial directors were George R. Bigelow (attorney); John L. Bricker (mill foreman of the Buchanan Lumber Co.); Martin Gottfeld (dry goods merchant); F.R. Klumb (creamery and restaurant business, and then current president of the Chamber of Commerce); George A. Mottman (general merchandise); Joseph Reder (grocer); Fred W. Stocking (building and loan business), G. Noyes Talcott (jeweler); George H. Uhler (real estate & insurance); Harry R. Lindley (dry cleaner); and Charles A. Rose (automobile salesman).

Originally located at 121 E 5<sup>th</sup> Street, by December of 1920 the stock in the Association rose to \$173,635. Profits quickly soared and by June of 1925 stock had risen to over \$2.5 million. The amount of dividends paid to the investor in the first six months of 1925 was \$73,000. The nominated building was the second home to the Association. The visionaries for such a bold new building included: Archie O. Kent (President); Martin Gottfeld (Vice President); Hal T. Wolfe (Secretary-Treasurer); and directors Harry R. Lindley, V. B. Otis, Thomas P. Allen, and Don Miles.

At the time of construction of the new banking facility in 1963, A.O. Kent had been newly elected as president of Capital Savings & Loan. He had been in Olympia for over 14 years, but previously worked as state supervisor of the savings and loan association division (1949-53). He was past president of the Washington Savings & Loan League (1957). Vice President Martin Gottfeld was the founder of Gottfeld's Men's Store and was one of the original founders of Capital Savings & Loan. He had also been a Port of Olympia

Capital Savings & Loan Association

Name of Property

Thurston County, WA

County and State

Commissioner for over 19 years. Secretary-Treasurer Hal Wolfe had a background in banking, serving as manager at Federal Savings & Loan in Auburn.

Director Harry Lindley, also one of the founders, was a retired real estate broker, and Virgil B. Otis (also retired), was a former real estate and insurance agent. Thomas Allen was owner and operator of the Acme Fuel Company of Olympia and lawyer Don Miles was a Thurston County state representative.

By all measures Capital Savings & Loan was a successful local banking institution. The 1980s saw the acquisition of several smaller banks including Franklin Savings & Loan (1975) in Seattle; Community Savings & Loan (1980) in Wenatchee, and Havre Federal Savings & Loan (1982) in Montana. Then in 1990 Capital Savings & Loan itself was acquired by Great American First Savings Bank, headquartered in Tucson, Arizona. The bank in Olympia was closed. Great American First failed in 1994 and is no longer in operation. It was part of the massive closure of banks that were insured by the FDIC. Between 1980 and 1994 more than 1,600 bank went into receivership.

## ARCHITECTURE

Their campaign to “take a look at the future” was literally embodied in the architecture of Capital Savings & Loan Association’s new bank. Inspired by science and technology, a new genre of popular architectural imagery appeared in the late 1950s. Some of these new images were abstract, such as amoeboid-shapes borrowed from biological models. Others were more angular, inspired by the jet age and space exploration. Soon after the launching of Sputnik in 1957, for example, shining globes bristling with antennae so as to resemble space satellites, began to protrude from buildings, signs and in dining rooms across America. In short order, American’s became fascinated with space after Russian cosmonaut Yuri Gagarin became the first human to travel into space in April of 1961. U.S. Astronaut Alan Shepard followed a month later. Buildings of the era have been variously labeled “Space Age,” “Atomic Age” and or “Futuristic”.

Exploiting this decorative sub style of Modernism, more academically referred to as “Neo Expressionism”, was the sculptural/plastic aspects of structural thin “shell” concrete. Introduced in the U.S. in the late 1930s, thin shells (usually of reinforced concrete) are curved plate structures shaped to transmit applied forces by compressive, tensile, and shear stresses that act in the plane of the surface. Usually constructed with reinforced steel mesh, they were often used to span great distances with little material (as little as ½ inches in some cases). In addition to spanning large spaces, shell forms became entry canopies, *porte cocheres* and auditoriums. They were often used to provide decorative relief to larger, simpler structures.

In addition to domes, other expressive roof shapes began to appear including butterflies, translation domes, barrels, warped surfaces, folded plates and *hypars* (hyperbolic paraboloids i.e. sections of twisted or skewed planes). Capital Savings & Loan follows this genre and utilized thin shell concrete technology to its full advantage. Despite being advertised historically as a modified hyperbolic paraboloid, the designers of Capital Savings & Loan employed a sloping fan shaped roof which terminates in a upsweep, flared entry canopy. The radiating concrete roof rafters/beams slope down from the second floor to the first floor and rest on a massive, arched concrete post-and-beam system which forms the entry portal for the bank. Such design allows the bank to support a second floor mezzanine level which is created by thin barrel vaults at the first floor level. The design allowed the bank to have an open and airy floor plan despite the use of large exposed cast concrete elements.

Most likely directly inspired by futurist architecture of the Century 21 World’s Fair (having then be recently completed), the design of the structure is referred to as Neo-Expressionism. Neo-Expressionist architecture has provided some very unique structures. As a movement in architecture, Expressionism had its beginnings in Germany around 1910 and flourished there, and with rather different results, in Holland in the years following WWI. America was scarcely affected by it until it became a force to be reckoned with in the 1950s and 1960s.



Capital Savings & Loan Association

Name of Property

Thurston County, WA

County and State

The popular view of Expressionism tends to stress the individual sensibility – the artist “expressing themselves”. In architectural expression – Neo Expressionism – the architect’s first concern, at least in theory, is to express the essence of the building program as he or she conceives it. Thus Expressionist architects wanted to create buildings that evoked a feeling or emotion and didn’t rely on past architectural styles.

Because each Neo Expressionist structure was extremely individual it doesn’t have a single set of rules or standards. It’s eccentric and subjective; it’s easier to define by what it isn’t. Such buildings are often sculptural and highly personal. Most tend to stay away from strict geometric forms and often use innovative building materials and methods. Many have unconventional roof designs. Capital Savings & Loan is one of the few examples of this style of building in Olympia, and not surprisingly, the only one in the state with such a roofline.

### **Architect: Sibold & Nesland**

To design the bank, Capital Savings & Loan hired the architectural firm of Sibold & Nelsand. At the time local architect Donn M. Sibold and Seattle architect Harold J. Nesland had recently formed a partnership, opening for business in 1961. The Capital Savings & Loan plans are dated in June of 1962 (Job No. 1-27), and thus indicating that the bank was one of their early projects. Sibold would maintain an office in Olympia (915 n Washington St.) and Nesland remained in Seattle (1020 E John St.).

Born June 9, 1923, Donn Mueller Sibold grew up in Seattle and graduated from the University of Washington with a Bachelor’s degree in Architecture in 1947. His education was interrupted by WWII where he served in the South Pacific and China as Design Section Leader for the Engineers Battalion of the U.S. Marine Corps rising to the level of Lieutenant. While finishing up his studies and upon graduation in 1947, he worked for noted architect B. Marcus Priteca (November 1947 to March 1948) and then took a job as an estimator and field engineer for the Lease & Leigland Company.

With formal training and on-the-ground experience, Sibold was licensed by the State of Washington (No. 522) on August 4, 1949. That year, he moved to Olympia and began his architectural career as the in-house architect for the Washington State Parks Commission. While there, projects include a ranger residence and kitchen shelter at Mount Spokane State Park (1953); a ranger residence for Camano Island State Park (1954); and a bath house for Wenberg State Park (1954).

In 1954 Sibold formed a partnership with Robert H. Green, a fellow University of Washington graduate. Known projects by the firm of Green, Sibold & Associates are limited to the Price Hardware Co. Store (1955); a Thriftway Store (1955) in West Seattle; J.C. Penney Store (1955) in Renton; and the Paul Bunyan Shopping Center (1958) in Kingston.

For reasons unknown the Green and Sibold partnership was dissolved and Sibold formed a new partnership with Harold J. Nelsand in 1961. Born November 24, 1922, Nelsand also grew up in Seattle and graduated from Ballard High School in 1941. The next year he joined the Navy and served on a minesweeper in the Pacific. After the war, Nesland returned to Seattle and like many others took advantage of the GI bill, which offered greatly reduced college tuition costs. He enrolled at the University of Washington to study architecture and graduated with a Bachelor’s degree in Architecture in 1955. As a talented designer and older student, Nesland had actually formed a limited partnership with architect and UW instructor Omer Mithun before graduation in 1952.

Together the firm Mithun & Nesland swept dramatically onto the architectural scene in the Seattle area. By the mid-1950s, they had established a solid relationship with a variety of Seattle and Bellevue home builders and developers. The key to their success was to infuse production homes with character by paying more attention to detailing and scale than was customary at the time. Among their more notable projects was the Surrey Downs neighborhood in Bellevue (1954-1956). They also received national attention with designs featured in Better Homes & Garden’s Five Star Home Plan Book (Plan no. 2809-A & 3009-B). Today, models of the homes can be found in various communities across the United States. Locally, the firm was awarded the

Capital Savings & Loan Association

Name of Property

Thurston County, WA

County and State

Seattle Times/AIA Home of the Year in 1955 for the Standberg House. Other Mithun & Nesland projects include the Lurie House (1952) in Bellevue; the Washington State Bank on Mercer Island (1954), and the Medical Arts Center in Bellevue (1955), both Seattle AIA Honor Award winners; and the Seattle First National Bank Bellevue Branch (1957), also a Seattle Honor Award winner.

In 1955, Nesland and Mithun parted ways and each opened independent practices. Upon their departure, Nesland proved that he was equally as talented as Mithun by providing an award-winning home design for businessman Gordon Cheney in 1958. The house, featured in a variety of regional magazines including *Pacific Architect & Builder*, gave Nesland his second Seattle Times/ AIA Home of the Year. Other noted projects included the First Baptist Church of Eastlake (1958) in Bellevue; the Chapel of the Valley Funeral Home (1961) in Redmond; and the Sermons from Science Pavilion (1961) at the Century 21 Exposition.

Known projects by the firm of Sibold & Nelsand include a remodel for American Federal Savings & Loan (1963) in Tacoma; a remodel for American Federal Savings & Loan (1963) in Tacoma; a home at 3339 NW Windolph Lane in Olympia (1962); Emmanuel Church (1963) in Seattle; and the Neo-Expressionist Capitol Savings & Loan (1963) in Olympia.

For reasons unknown, by 1965 the two parted ways and established independent firms. The only known work attributed to Sibold's later career is the Cucina Del Lago Restaurant (c.1980) on Lake Chelan. Nesland joined the Mercer Island firm of Callison, Erickson, Hobbie in the early 1970s. Then in 1977 he moved to yet another firm and became the Assistant VP for the noted architectural firm of Durham, Anderson & Freed.

Nesland passed away on June 5, 1999 in Redmond, Washington at the age of 76. Sibold passed away on October 19, 2013 in Bremerton at the age of 90.

### **Engineer: Gray & Evans**

To help develop the complicated roof and thin shell system, the engineering firm of Gray & Evans of Seattle was hired. The Gray & Evans firm was also young, having been formed by Victor O. Gray and Daniel J. Evans in 1961. Principle Victor Otto Gray was born on June 8, 1926 in Missoula, Montana, but grew up in Spokane where he attended St. Aloysius and Gonzaga Prep. Upon graduation he was drafted and entered the Navy in 1943, served in the SeaBees Core of Civil Engineers stationed in the South Pacific.

After the war, he returned to Spokane and earned a B.S. in Civil Engineering from Gonzaga and then an M.S. in Structural Engineering from University of Washington (UW) in 1952. Upon graduation Gray worked for a variety of engineering firms (CED (1953), Bruce C. Olsen Consulting (1957-58)) before opening his own firm in 1959.

When Daniel J. Evans joined Grey to form a partnership in July of 1961, Evan was already serving as a State Legislator. Such position and connections was good for the new firm which offered general consulting services to architects, contractors, manufactures and governmental agencies. They specialized in civil and structural engineering as well as feasibility studies with offices in the 1411 Fourth Ave. building in downtown Seattle.

At the time Gray had already made a name for himself having done the structural engineering work for the award winning all-steel Benjamin Weeks House (1961) in west Seattle designed by architect Ibsen Nelson. New projects for the young firm came in quickly and they included a wide variety of resource types, from industrial buildings to single family dwellings. Known projects included the nominated structure; a large parking garage in Boise for the Bon Marche (1963); a ground-breaking design for a new type of fire-lookout (constructed at Heybrook, on the Snoqualmie National Forest 1963); Seattle's first condominium project, the Highlander (525 Belmont, 1964); the Dr. Thomas Morgan Jr. House (3434 Evergreen Pt., Medina); the Green River College campus (1964); Lake Youngs Elementary School (1964) in Kent; and a home by developer/builder D.H. Noonan that was constructed on pilings in the Magnolia neighborhood (1515 Magnolia Blvd, 1964) of Seattle.

Capital Savings & Loan Association

Name of Property

Thurston County, WA

County and State

Partner Daniel Jackson Evans is perhaps best known as a three term governor of Washington State, but his formal career was in engineering. He was born in Seattle, on October 16, 1925 and grew up in the Laurelhurst neighborhood attending Roosevelt High School. After graduation he joined the Navy (1943-46). After the war, on the G.I. Bill he studied engineering at the University of Washington where he met fellow UW student Victor Gray. Graduating with a bachelor's degree in 1948, he continued his studies and received a master's in civil engineering a year later. He then spent the next two years as a member of the City of Seattle's structural engineering design team (in that capacity, he helped draw up the plans for the Alaskan Way Viaduct). When the Korean War began in 1951, he returned to the Navy as a lieutenant (1951-53). At the end of that war, in 1953, he went into private practice as an engineer and then became the assistant manager for the Association of General Contractors (1957).

Evans' interest in a political career began in 1956, when he was elected to the Washington State House of Representatives, as a Republican. He campaigned on a platform that called for better roads, bridges, and "metropolitan planning." Quiet and unassuming, he showed an early knack for forming bipartisan coalitions, a characteristic that would mark his entire tenure in politics. His fellow legislators voted him outstanding freshman. He was later elected GOP minority floor leader. Evans served in the Washington State House of Representatives from 1956 to 1965 before being elected governor. He served as governor from 1965 until 1977, still the only governor to serve three, four-year consecutive terms. In 1983, Governor John Spellman appointed Evans to the United States Senate to fill a seat left vacant by the death of longtime senator Henry M. "Scoop" Jackson. Evans won a special election later that year against Mike Lowry and filled the remainder of Jackson's unexpired term, retiring from politics after the 1988 elections. He never returned to engineering and today lives in Seattle.

When Evans won the governorship in the fall election of 1964, he terminated his partnership with Gray. Gray continued the business under the name of Victor O. Gray & Associates (1965-87). By 1967 the firm had grown to 18 employees. Five staff members were moved to the level of associates in 1967. As the firm continued to flourish, Gray became known as a regional leader in his field and he became President of the Consulting Engineers Council, Washington Seattle Chapter, and National Vice President of the Consulting Engineers Council of the U.S. In 1970 he was named Engineer of the Year by the CECW. In 2006 he was made Honorary Life Member in the Seattle Engineers Association and inducted into their Hall of Fame.

In 1987 Gray sold his company to Entranco Engineers but continued working there, as Associate Engineer heading their Structural Engineering Department until his semi-retirement in 1992. He passed away on May 9, 2016 at the age of 89.

Gray's many projects, buildings, and studies include: the Capitol Building in Olympia, Arnold Medical Pavilion, Freeway Park Garage, SeaTac Terminal, Mercer Island Floating Bridge, Ambaum Shopping Center (1965); Seattle First National Bank – Broadway Branch (1965); the Bon Marche Distribution Center (1967); the award winning Blake, Moffitt & Towne warehouse (1970); Flaming Geyser Bridge; 520 Bridge Revisions; KCTS 9 Tower; Paradise Inn; multiple buildings at UW, WWU, and CWU, Olympic Memorial Hospital, the Robbins Company building; Holy Names Academy building, and over 780 other projects.

### **Builder: Andy Johnson & Co.**

Once the plan and engineering had been worked out, Capital Savings & Loan needed a reliable and skilled builder to construct the facility. The bank hired Andy Johnson & Co. Inc., at the time one of southwest Washington's more experienced construction firms who had a portfolio of prominent projects under its belt. The company was founded in 1923 in Hoquiam, Washington and had experience with many types of construction projects from schools, libraries and maintenance facilities; to churches, banks and credit unions, and office buildings. Known projects included James Madison Elementary School in Olympia; Fuller's Market & Shopping Square in Chehalis; St. Joseph's Nursing Home and Hospital in Aberdeen; an addition to Weatherwax High School in Aberdeen, and Mill Creek Bridge (1962-63) in Longview.

Capital Savings & Loan Association

Name of Property

Thurston County, WA

County and State

Other contractors for the nominated building included Capital Plumbing & Heating Co; Graystone of Olympia (concrete); National Blower & Sheet Metal Co. of Tacoma (roof membrane); Don Rucker (plastering); David F. Cody (painter); Pacific Hardware of Tacoma (hardware); Kimbell Logging Co. (pile driving); Seattle Bronze Co. (architectural aluminum); Eubanks Shop (glass); Montgomery Elevator (escalator); Pioneer Electric (lighting); Selden's Furnishings (carpet, furniture); Reliable Welding Works (structural and ornamental iron); A-1 Millwork (teak wood and formica); City Sign Co. (signing); Anderson Refrigeration (air conditioning system); and Olympia Oil & Wood Products (asphaltic paving).

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State

---

### 9. Major Bibliographical References

---

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Articles of Incorporation #213867 – Capital Savings & Loan Association, May 27, 1920.

Advertisement: “Controversial” – The Olympian, May 19, 1963.

Advertisement: “Sorry George” – The Olympian, June 16, 1963.

Advertisement: “Plan to Attend Our Premiere” – The Olympian, June 21, 1963.

“A New World of Conveniences” – The Olympian, June 23, 1963.

“Capital Savings Institution is 20 Years Old” – The Olympian, November 8, 1939.

“Designed to Serve With Beauty and Warm Dignity” – The Olympian, June 23, 1963.

Permits – No. 1064, Feb 27, 1963; No. 3363, Aug 8, 1962; No. 1558, Aug 23, 1962; No. 587, March 16, 1962; No. 3729, Nov. 16, 1962; No. 4002, April 3, 1963; No. 4231, June 21, 1963; No. 2090, Feb 18, 1964; No. 13781, June 1, 1973; No. 14315, March 18, 1974;

Polk Directories – 1962

“Premiere” Insert, The Sunday Olympian, June 23, 1963.

Who’s Who in Washington – Century 21 Edition, Hugh L. White Publisher. 1963.

Houser, Michael – Don M. Sibold biography, DocomomoWeWa: [http://www.docomomo-wewa.org/architects\\_detail.php?id=122](http://www.docomomo-wewa.org/architects_detail.php?id=122)

Houser, Michael – Harold J. Nesland biography, DocomomoWeWa: [http://www.docomomo-wewa.org/architects\\_detail.php?id=126](http://www.docomomo-wewa.org/architects_detail.php?id=126)

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

---

Historic Resources Survey Number (if assigned): \_\_\_\_\_

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State

**10. Geographical Data**

**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage.)

**UTM References**      NAD 1927 or      NAD 1983

(Place additional UTM references on a continuation sheet.)

1	<u>    </u>	<u>    </u>	<u>    </u>	3	<u>    </u>	<u>    </u>	<u>    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>    </u>	<u>    </u>	<u>    </u>	4	<u>    </u>	<u>    </u>	<u>    </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Or Latitude/Longitude Coordinates**  
(enter coordinates to 6 decimal places)

1	<u>47.044395°</u>	<u>-122.899444°</u>	3	<u>    </u>	<u>    </u>
	Latitude	Longitude		Latitude	Longitude
2	<u>    </u>	<u>    </u>	4	<u>    </u>	<u>    </u>
	Latitude	Longitude		Latitude	Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated area is located in Section 47 of Township 18, Range 02W in Thurston County, Washington and is legally described as Lot 5 & 6 of Block 24 of Sylvester's Addition. It is otherwise known as Tax Lot No. 78502400500.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is historically associated with Capital Savings & Loan.

**11. Form Prepared By**

name/title Erica A. Cooper (Edited by DAHP Staff)  
organization      date January 2018  
street & number 3434 Martin Way, Suite 5 telephone (360) 791-6316  
city or town Olympia state WA zip code 98506  
e-mail Erica@orcaconstruction.com

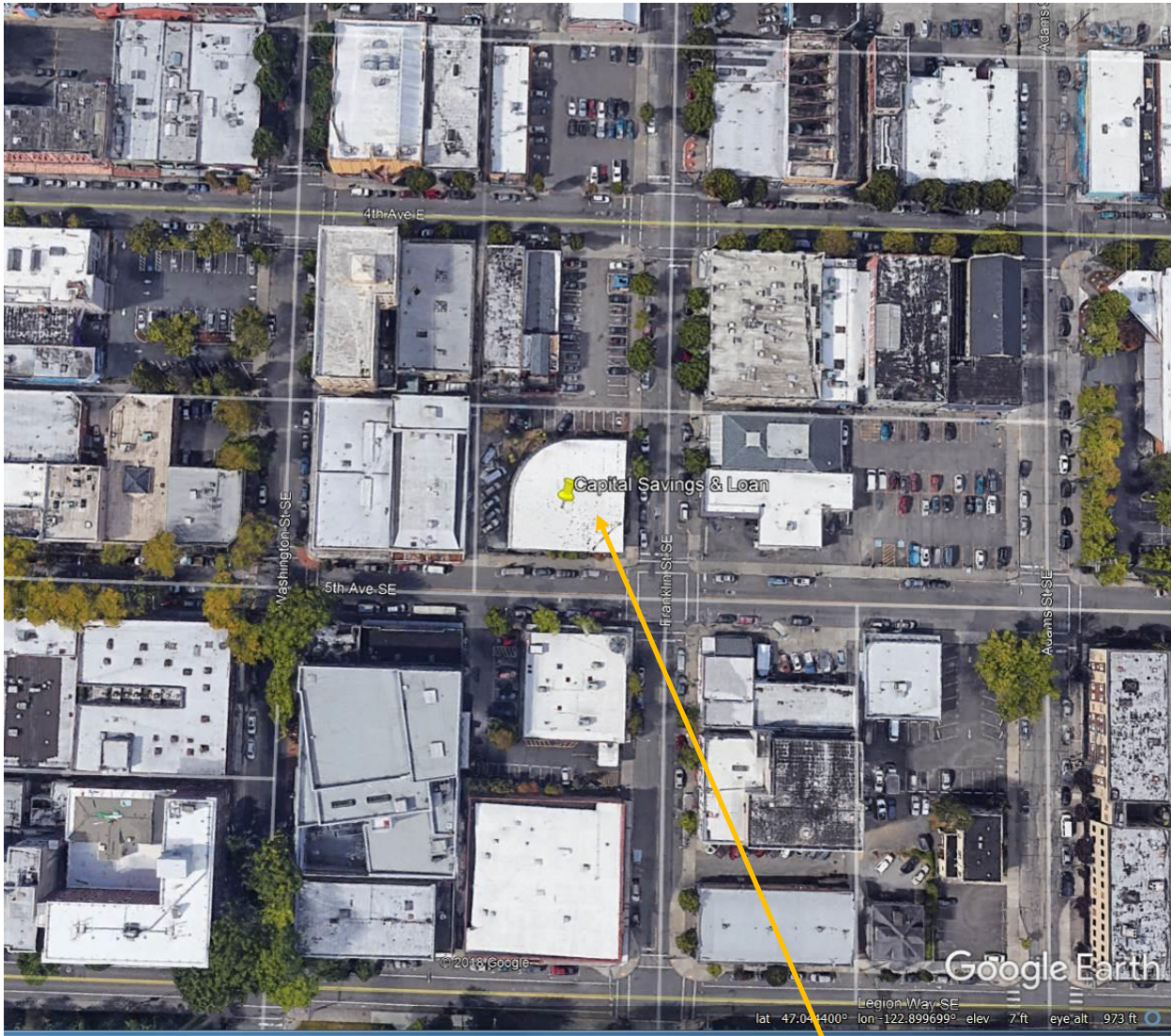
Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State

**Additional Documentation**


Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



**Google Earth Map**  
Capital Savings & Loan

Google Earth - Edit Placemark

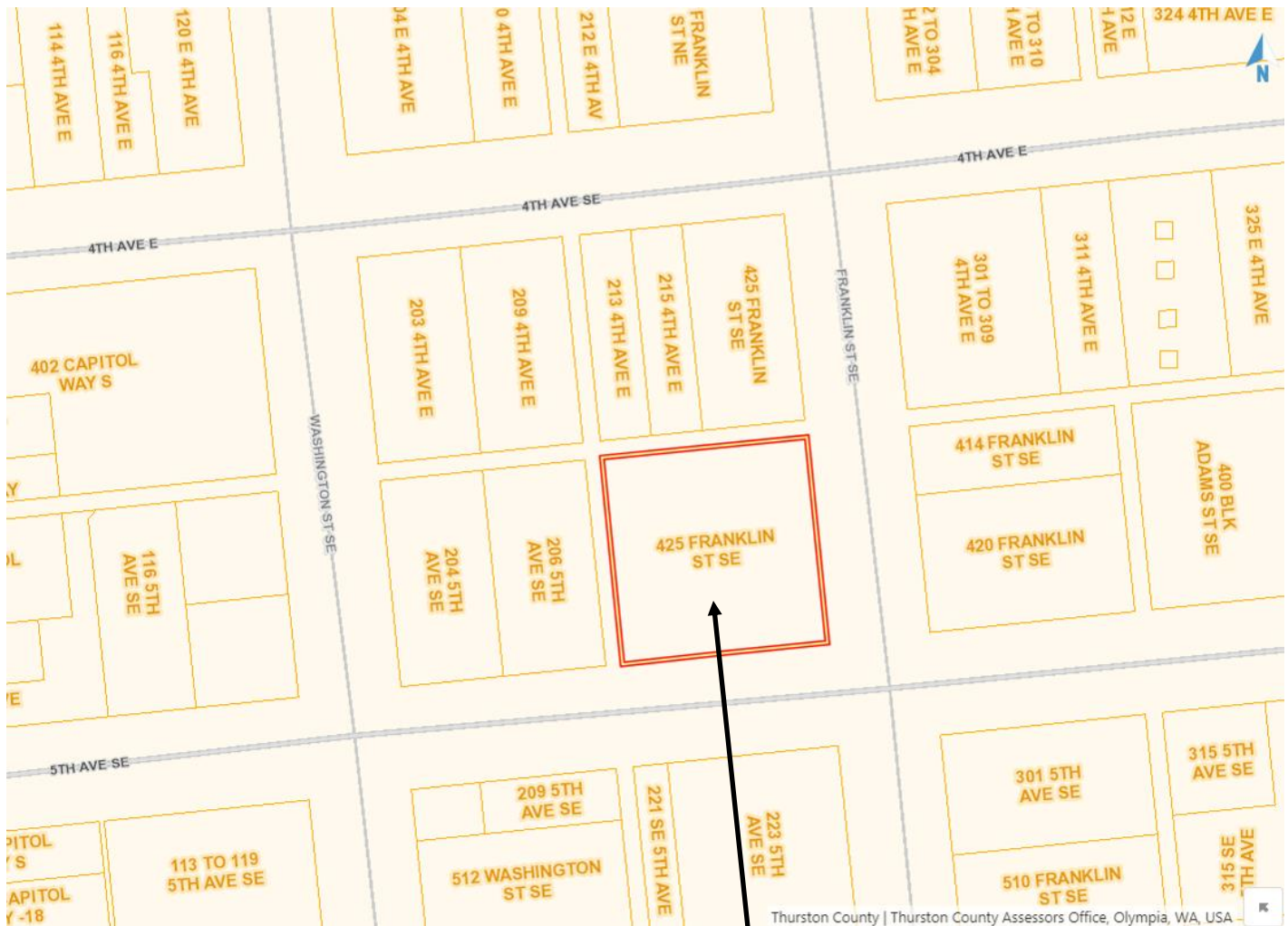
Name:  

Latitude:

Longitude:

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



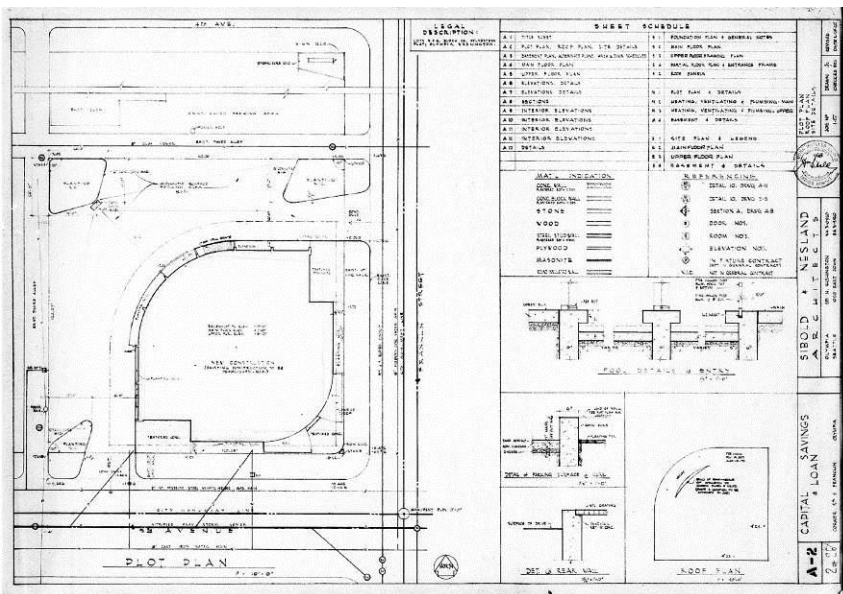
### Thurston County Assessor Map

Capital Savings & Loan  
Tax Lot No. 78502400500.

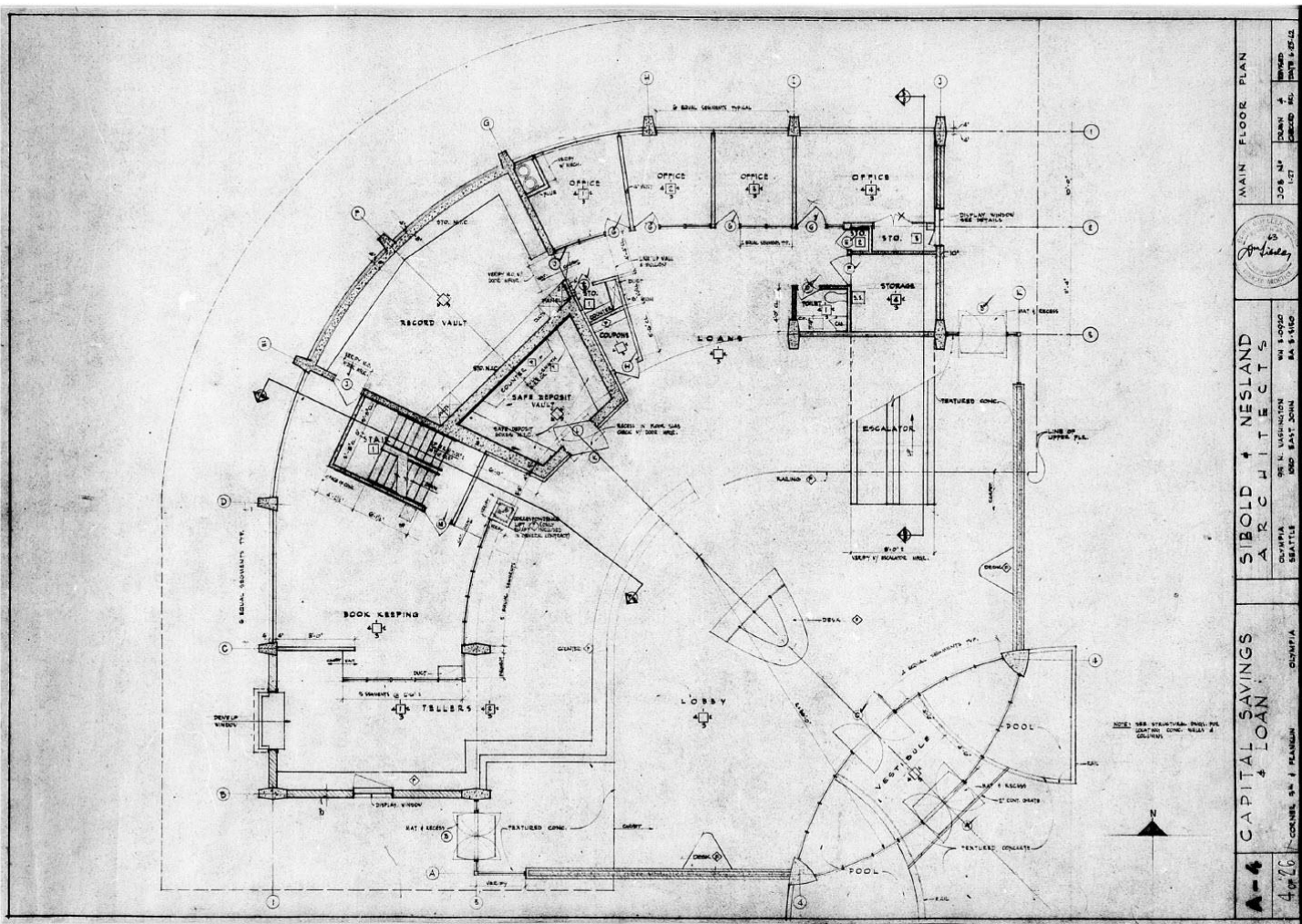


Capital Savings & Loan Association  
 Name of Property

Thurston County, WA  
 County and State



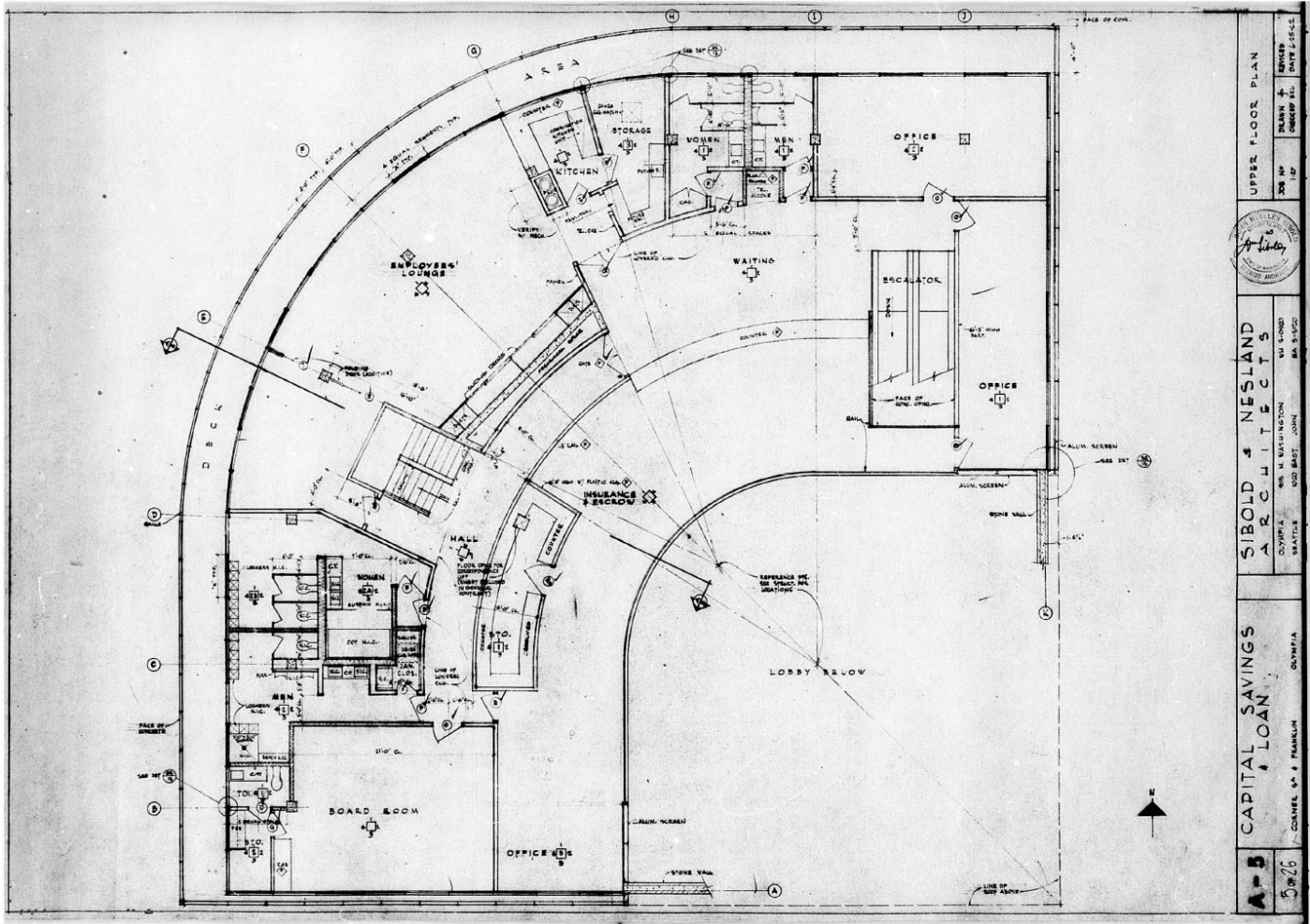
Capital Savings & Loan  
 – Sibold & Nesland,  
 June 25, 1962  
 Site Plan



Capital Savings & Loan – Sibold & Nesland, June 25, 1962  
 Main Floor Plan

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State

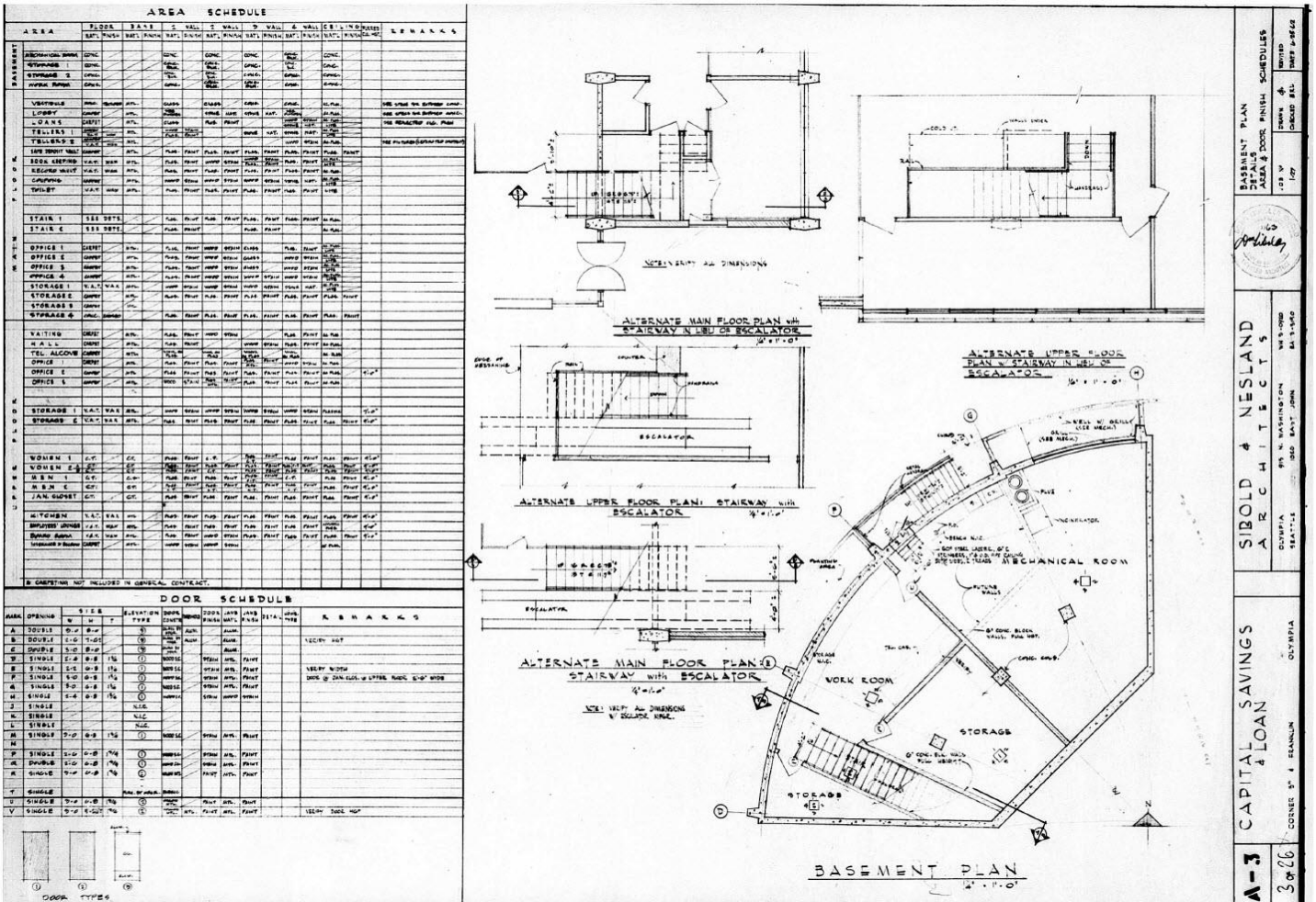


UPPER FLOOR PLAN	
DATE: 6/25/62	REVISIONS:
DESIGNED BY: SIBOLD & NESLAND	DRAWN BY: J. B. BROWN
SIBOLD & NESLAND ARCHITECTS 1000 1st Avenue Seattle, Washington	
CAPITAL SAVINGS & LOAN ASSOCIATION 1000 1st Avenue Olympia, Washington	
A-5 5-26	

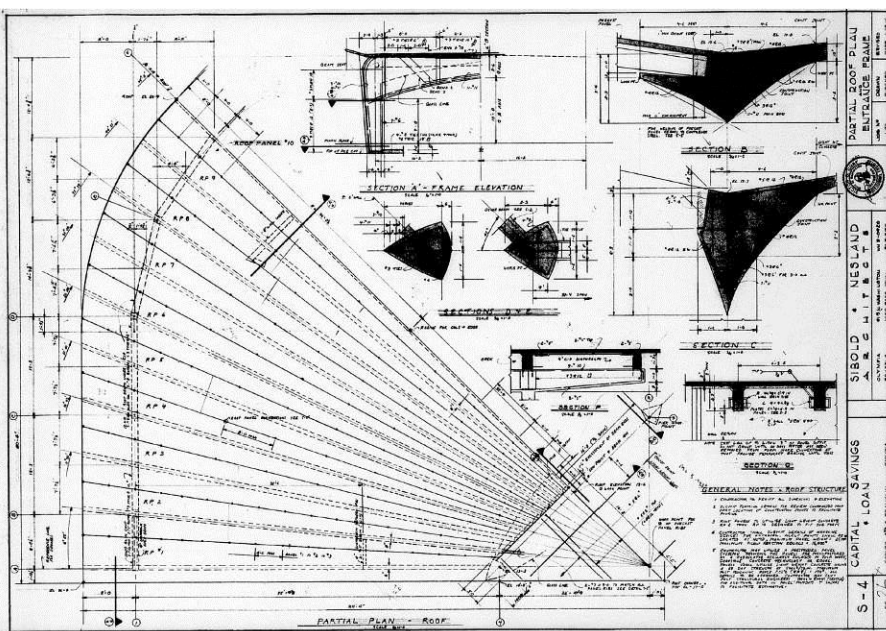
Capital Savings & Loan – Sibold & Nesland, June 25, 1962  
Upper Floor Plan

Capital Savings & Loan Association  
 Name of Property

Thurston County, WA  
 County and State



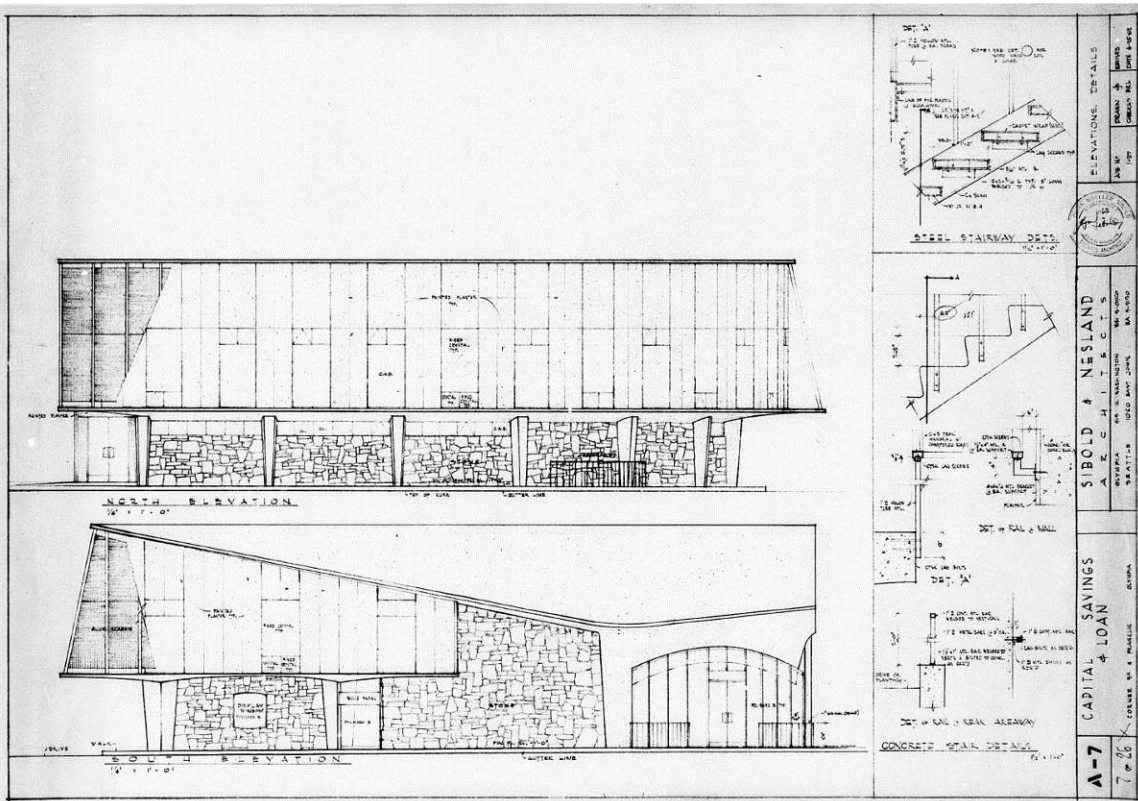
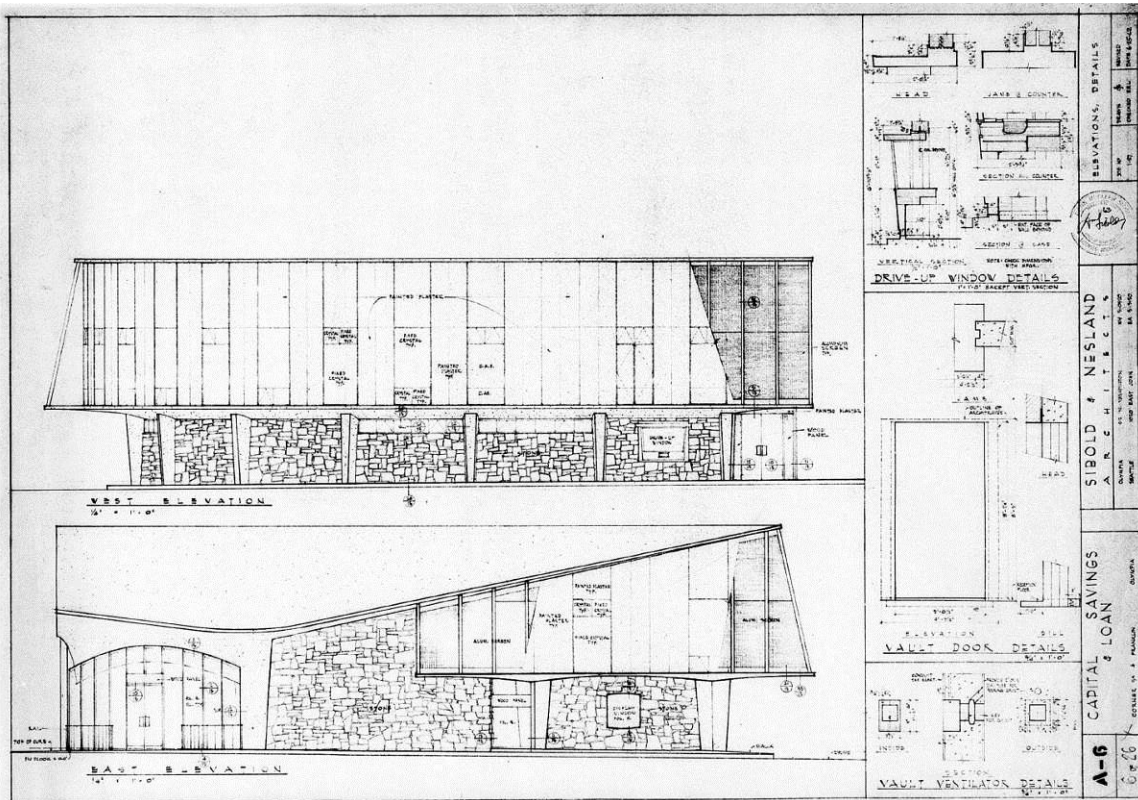
Capital Savings & Loan – Sibold & Nesland, June 25, 1962  
 Basement Floor Plan



Capital Savings & Loan  
 – Sibold & Nesland,  
 June 25, 1962  
 Roof and Entrance Framing  
 Plan

Capital Savings & Loan Association  
 Name of Property

Thurston County, WA  
 County and State



Capital Savings & Loan – Sibold & Nesland, June 25, 1962  
 Elevations

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



Capital Savings & Loan - construction photo – January 6, 1963  
Images Courtesy of WA State Archives – Parish Collection



Capital Savings & Loan - construction photo – January 17, 1963  
Images Courtesy of WA State Archives – Parish Collection

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



Capital Savings & Loan - construction photo – January 20, 1963  
Images Courtesy of WA State Archives – Parish Collection



Capital Savings & Loan - construction photo – February 1963  
Images Courtesy of WA State Archives – Parish Collection

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



Capital Savings & Loan - construction photo – March 1963  
Images Courtesy of WA State Archives – Parish Collection



Capital Savings & Loan - construction photo – March 1963  
Images Courtesy of WA State Archives – Parish Collection

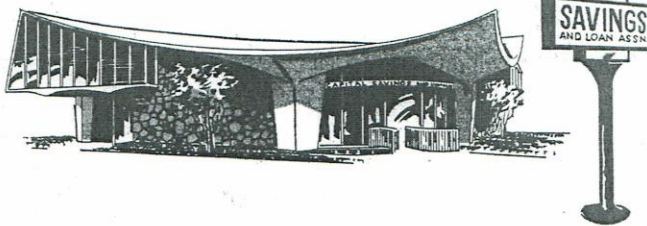
Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State

The Daily Olympian: Friday, June 21, 1963 5

PLAN TO ATTEND  
OUR  
*Premiere*  
TOMMORROW  
SATURDAY, JUNE 22nd  
1:30 P.M. to 7:30 P.M.

Join in the festivities. Take a tour of the future with Capital Savings and Loan. Tour our new home. Help us celebrate our gala premiere. Capital will be open from 1:30 Saturday afternoon until 7:30. Also, you'll be able to hear our entire opening covered live on Station KGY. Come as you are. Capital will not be open for business. Instead, our entire staff will be on the job to show all of you a grand time.



BE OUR GUEST

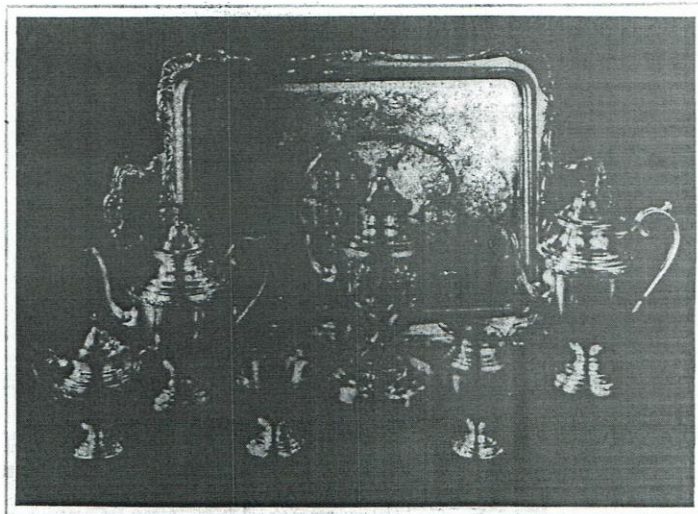
Capital's entire building will be open for your inspection. In addition there will be roses for Mom, balloons for the kids and pocket squares for Dad. And refreshments for the whole family.

WIN A PRIZE

Be sure and register for Capital's Silver Service Drawing. Three grand prizes will be awarded. A 7-piece 1847 Rogers Bros. International Silver service (shown on the right) A 5-piece International Silver service and a 3-piece service. What a grand addition to your household. BE SURE YOU ARE REGISTERED.

- REFRESHMENTS
- GIFTS
- LIVE MUSIC

You and your family will have a great time at Capital's opening. Be sure and reserve time tomorrow afternoon to help us share our happiness at our new home at Fifth and Franklin.



Pictured above is the 1st prize to be awarded to a lucky Capital guest. Two other grand prizes will be awarded as well.

Capital Savings & Loan Assn  
FIFTH AND FRANKLIN 943-1331



Advertisement for grand opening – *The Daily Olympian*: June 21, 1963



Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



Capital Savings & Loan promotional photo – June 19, 1963 (Note original exterior signage)  
Images Courtesy of WA State Archives – Parish Collection



Capital Savings & Loan promotional photo, main banking lobby – June 19, 1963  
Images Courtesy of WA State Archives – Parish Collection

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



Capital Savings & Loan Escalator –  
June 19, 1963  
Images Courtesy of WA State Archives –  
Parish Collection, #4213



Capital Savings & Loan Grand Opening – June 22, 1963  
Images Courtesy of WA State Archives – Parish Collection, #4213-002 & 004

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



Capital Savings & Loan – 1973  
Images Courtesy of WA State Archives – AR-73-239



Capital Savings & Loan – 1973, (Note 1971 Dodge Polara in foreground at right)  
Images Courtesy of WA State Archives – AR-73-239

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State

---

**Photographs:**

*Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.*

**Name of Property:** Capital Savings & Loan

**City or Vicinity:** Olympia

**County:** Thurston

**State:** WA

**Photographer:** Michael Houser & Erica Cooper

**Date Photographed:** January 2018, April 2018



1 of 13 - SW corner of 5<sup>th</sup> and Franklin looking northwest.

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



2 of 13 - North façade showing rear sunscreen and curved rear façade. Drive through teller area is to the right.



3 of 13 - South façade showing rear sunscreen and barrel vaulted second floor decking system.

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



4 of 13 - West façade showing secondary parking lot entrance and mezzanine level barrel vaults.



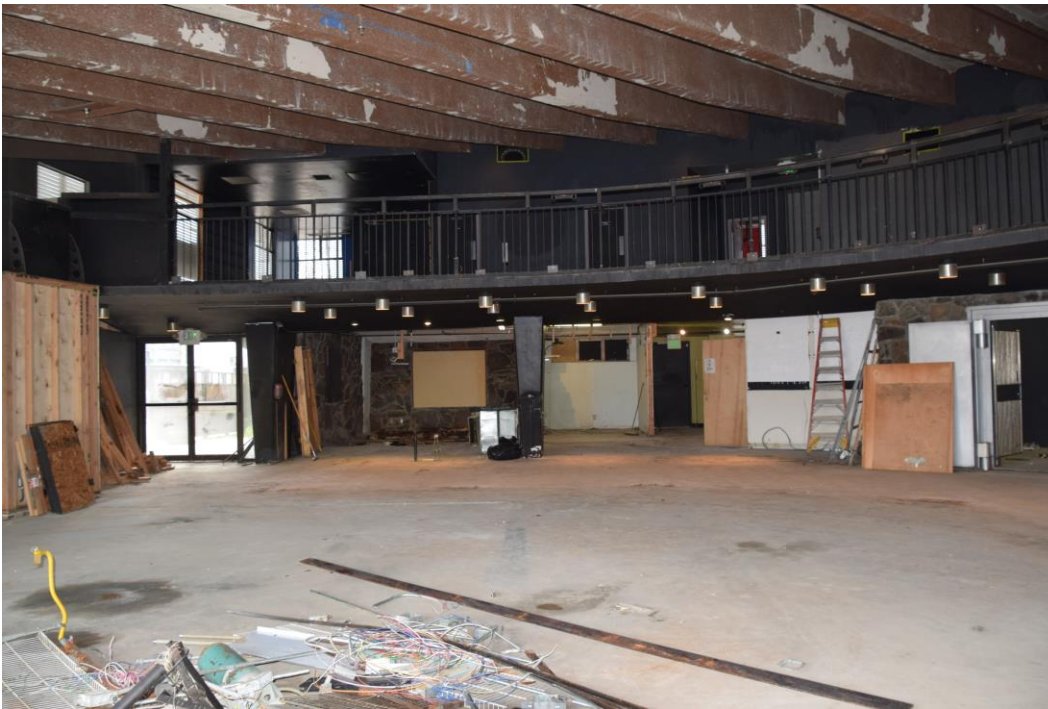
5 of 13 - Detail of main bank lobby entry portal.

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



6 of 13 - Detail of former bank teller drive through window.



7 of 13 - Banking lobby. View towards second story mezzanine area.

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



8 of 13 - Detail of main banking vault.



9 of 13 - Banking lobby. View from second story mezzanine area towards main entrance.



Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



10 of 13 - Banking lobby. View under second story mezzanine area towards side entry.



11 of 13 - View mezzanine area stairs, former location of escalator.

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State



12 of 13 - View mezzanine area.



13 of 13 - View mezzanine/ second floor office area.

Capital Savings & Loan Association  
Name of Property

Thurston County, WA  
County and State

---

**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

---

name KBJ Investments – CO: Steve Cooper

street & number 3434 Martin Way E, #5 telephone (360) 791-6316

city or town Olympia state WA zip code 98506

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



The Vault

The Vault

The VAULT





THE VAULT

OPTICIANS

























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Capital Savings and Loan Association

Multiple Name:

State & County: WASHINGTON, Thurston

Date Received: 6/8/2018      Date of Pending List: 7/9/2018      Date of 16th Day: 7/24/2018      Date of 45th Day: 7/23/2018      Date of Weekly List:

Reference number: SG100002706

Nominator: State

Reason For Review:

Accept       Return       Reject      7/23/2018 Date

Abstract/Summary Comments: The Capital Savings and Loan Association building is locally significant under National Register Criteria A and C in the areas of Economics and Architecture. Completed in 1963, the bank represents a distinctive local example of post-war, Neo-Expressionist commercial design. Utilizing the full potential of thin shell concrete technology, the Sibold and Nesland design featured a dramatic fan-shaped (hyperbolic paraboloid) roof, along with class curtain walls, contrasting stone wall panels, and modern aluminum screening. The building housed one of Olympia's most prominent local twentieth century banking institutions and represented part of the significant post-war building boom that resulted in citywide downtown improvement efforts.

Recommendation/ Criteria: Accept NR Criteria A and C.

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 07/23/2018

DOCUMENTATION: see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Paul Lusignan  
Keeper of the National Register  
National Register of Historic Places  
1849 "C" Street NW, MS 7228  
Washington, D.C. 20240

June 7, 2018

**RE: Washington State NR Nomination**

Dear Paul:

Please find enclosed a new National Register Nomination form for:

- **Capital Savings & Loan Association – Thurston County, WA**  
(an all-electronic nomination)

Should you have any questions regarding this nomination please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on this property.

Sincerely,

**Michael Houser**  
State Architectural Historian, DAHP  
360-586-3076

E-Mail: [michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)

