



Memorandum

Date:	April 8, 2022
To:	Washington State Department Enterprise Services Clarissa Easton, AIA Facility Professional Services 1500 Jefferson Street, MS 41476 Olympia, WA 98504
From:	January Tavel, ICF Principal Investigator/Lead Author; ICF Contributing Authors: Tait Elder, Senior Archaeologist; Kainoa Little, Archaeologist; and Corey Lentz, Architectural Historian
Subject:	Cultural Resources Technical Memorandum for Legislative Campus Modernization Project, Olympia, WA

Introduction

The purpose of this technical memorandum is to provide supporting information to address Question 13 of the Legislative Campus Modernization (LCM) Project's (Project) State Environmental Policy Act (SEPA) checklist documentation. Question 13 of the SEPA checklist considers historic and cultural preservation. Notably, the LCM Project's SEPA checklist is a *non-project proposal* because the Project will govern a series of proposed actions. In this case, each action – or Project element – will undergo its own individual SEPA review. Each Project element will be described in detail later in this document. The role of a non-project SEPA review is to determine whether a plan or proposal has the potential cause aggregate or cumulative impacts to the resources identified in the SEPA checklist.

This document provides a project overview, a SEPA study area overview, methods for identifying, documenting, and evaluating historic built and archaeological resources, cultural resource findings based on these methods, an assessment of the project's potential to affect historic and cultural resources, and conclusions and recommendations. Based on the analysis performed here, the project will impact historic and cultural resources.

Legislative Campus Modernization Project Overview

The project considers a range of needs related to a series of buildings across the legislative campus. Notably, the Project considers a series of project elements, including critical issues with the Highways Building (Irving R. Newhouse Building), Joel M. Pritchard (Washington State Library), and John L. O'Brien buildings (Transportation Building). Additional details about these Project elements are described below. As indicated above, one of the proposed Project elements is the demolition or

deconstruction of the Irving R. Newhouse Building and replacement with new construction. The design phase is currently underway and being led by Miller Hull Partnership. Hoffman Construction Company of Washington is under contract to perform General Contractor/Construction Manager (GC/CM) Services.

A second subproject is the Pritchard Building Rehabilitation and Expansion and a third is the renovation of the third and fourth floor interior spaces of the John L. O'Brien Building.

In addition to Project activities at these three buildings, the Project includes the removal (either salvage and relocation or demolition) of the two Press House buildings (UPI Building [Carlyon House] and Louise Hanson Duplex [Ayer Duplex]), and the Visitor Center.

Historic and Cultural Resources Study Area

The SEPA historic and cultural resources study area (study area) for the Project is bordered to the north by Sid Snyder Ave SW, to the Governor's Mansion and State Capitol/Legislative Building; to the east by Capitol Way S and the East Campus; to the south by 15th Avenue SW and the South Capitol Neighborhood Historic District; and to the west by a forested steep west-facing slope down to Capitol Lake. The study area is encompassed by the State Capitol Historic District; and the Newhouse and Pritchard project sites are located in a transition zone between the State Capitol and South Capitol Neighborhood historic districts. The John L. O'Brien Building is north of the Pritchard Building and is located within the State Capitol Historic District.

The study area includes three noncontiguous locations encompassing where Project and supporting Project activities are proposed, as well as the areas directly adjacent to proposed Project activities. The size and extent of the study area is intended to allow for the consideration of both physical impacts to historic and cultural resources, and potential visual and auditory impacts to these resources. The study area is located on the Washington State Capitol Campus and is approximately 5.1 acres in size. **Figure 1** depicts the study area and how the various portions of the Project are distributed across the study area.

Approach and Methods

This section describes the methods used to identify historic and cultural resources, including archaeological and historic built resources, in the study area. A record search was conducted on January 3, 2022, using the Washington Information System for Architectural and Archaeological Records Database (WISAARD) to identify previously documented archaeological, ethnographic, and historic built resources in or within 0.25 mile of the study area. The WISAARD database includes completed cultural resources survey reports, properties listed in (or determined eligible for listing in) the National Register of Historic Places (NRHP), Washington Heritage Register (WHR) listed properties, archaeological sites, cemeteries, and inventoried historic built resources.

The criteria for evaluating the eligibility of a historic property for listing in the NRHP are defined in Code of Federal Regulations Title 36, Section 60.4. To be listed in the NRHP, a property should generally be at least 50 years old (or be of exceptional historic significance if less than 50 years old) and meet one or more NRHP criteria. To qualify for listing, a historic property must represent a significant theme or pattern in history, architecture, archaeology, engineering, or culture at the local, state, or national level. It must meet one or more of the four significance criteria listed below and have sufficient integrity to convey its historic significance.

- Criterion A: Association with events that have made a significant contribution to the broad patterns of our history;
- Criterion B: Associated with the lives of persons significant in our past;
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- Criterion D: Properties that have yielded, or may be likely to yield, information important in prehistory or history (National Park Service 1995:2).

The WHR is the official listing of historically significant sites and properties found throughout the state of Washington. Maintained by the DAHP, this register includes districts, sites, buildings, structures, and objects identified and documented as being significant in local or state history, architecture, archaeology, engineering, or culture. WHR eligibility criteria require the following.

- A building site, structure, or object must be at least 50 years old. If newer, the resource should have documented exceptional significance.
- The resource should have a high to medium level of integrity; i.e., it should retain important character-defining features from its historic period of construction.
- The resource should have documented historical significance at the local, state, or federal level.
- Advisory Council on Historic Preservation review and listing requires the consent of the owner.

In addition, WHR recognizes nine areas of significance (Washington Department of Archeology and Historic Preservation 2017). A property can be listed in the WHR if:

- The property belongs to the early settlement, commercial development, or original native occupation of a community or region;
- The property is directly connected to a movement, organization, institution, religion, or club which served as a focal point for a community group;
- The property is directly connected to specific activities or events which have had a lasting impact on the community or region;
- The property is associated with legends, spiritual or religious practices, or lifeways which are uniquely related to a piece of land or to a natural feature;
- The property displays strong patterns of land use or alterations of the environment which occurred during the historic period (cultivation, landscaping, industry, mining, irrigation, recreation)

In addition to the WISAARD record search, materials to support property identification were obtained from the NPGallery National Register of Historic Places Archive Search and provided by the Washington State Department of Enterprise Services. A 0.25-mile buffer around the study area was used to account for potential visual and auditory impacts, as well as impacts to historic setting.

In addition to the sources described above, Washington Department of Enterprise Services conducted outreach to stakeholders including, DAHP, tribal governments, and other interested parties, to request input regarding historic property identification, impacts, and measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.

Findings

This section describes the findings for historic and cultural resources in the study area.

Archaeological Resources

No cultural resources studies have occurred within the study area according to our review of the WISAARD database. Within approximately 0.25 mile of the study area, five cultural studies have been performed and are identified in the WISAARD database (**Table 1**). Of these studies, two involved monitoring geotechnical testing, two were surveys and monitoring recommendations relating to the LOTT (Lacey, Olympia, Tumwater, and Thurston County) Southern Connection project, and one was a reconnaissance-level architectural survey of downtown Olympia.

Table 1. Previous Cultural Resources Surveys (within 0.25 Mile of the study area)

Year	Authors	Title	Distance from the Study Area
2007	Baldwin, G.L.	Archaeological Monitoring for Geotechnical Testing at the Department of General Administration’s Heritage Center Project, Olympia	Approximately 0.10 mile north
2002	Murphy, L.R.	Letter to Tom DeLaat Regarding LOTT Contract 4, Areas Recommended for Archaeological Monitoring	Approximately 0.21 mile northwest
2000	Murphy, L.R.	Letter to Tom DeLaat Regarding Archaeological Assessment of the Proposed LOTT Southern Connection Project Changes in Alignment	Approximately 0.21 mile northwest
2018	Sullivan, M.	Reconnaissance-Level Architectural History Survey of Downtown Olympia	Approximately 0.25 mile north
2016	Steinkraus, S.	Archaeological Sampling of Spoils from Geotechnical Monitoring Wells HC-3, HC-4, and HC-5 for the 1063 Block Replacement Project	Approximately 0.25 mile north

No archaeological resources have been documented within the study area. One archaeological resource has been documented within approximately 0.25 mile of the study area. This site (45TN242) is known as the Heritage Park Bottle Dump and is on the eastern shoreline of Capitol Lake, approximately 0.25 mile north of the study area (Iverson and Roedel 2001). The site is associated with the industrial/commercial history of the city as it primarily contains bottles from the Olympia Brewing Company’s Bottling Works, which operated just southeast of the site from 1902 to 1908. Site 45TN242 does not appear to have been formally evaluated for national, state, or local registers.

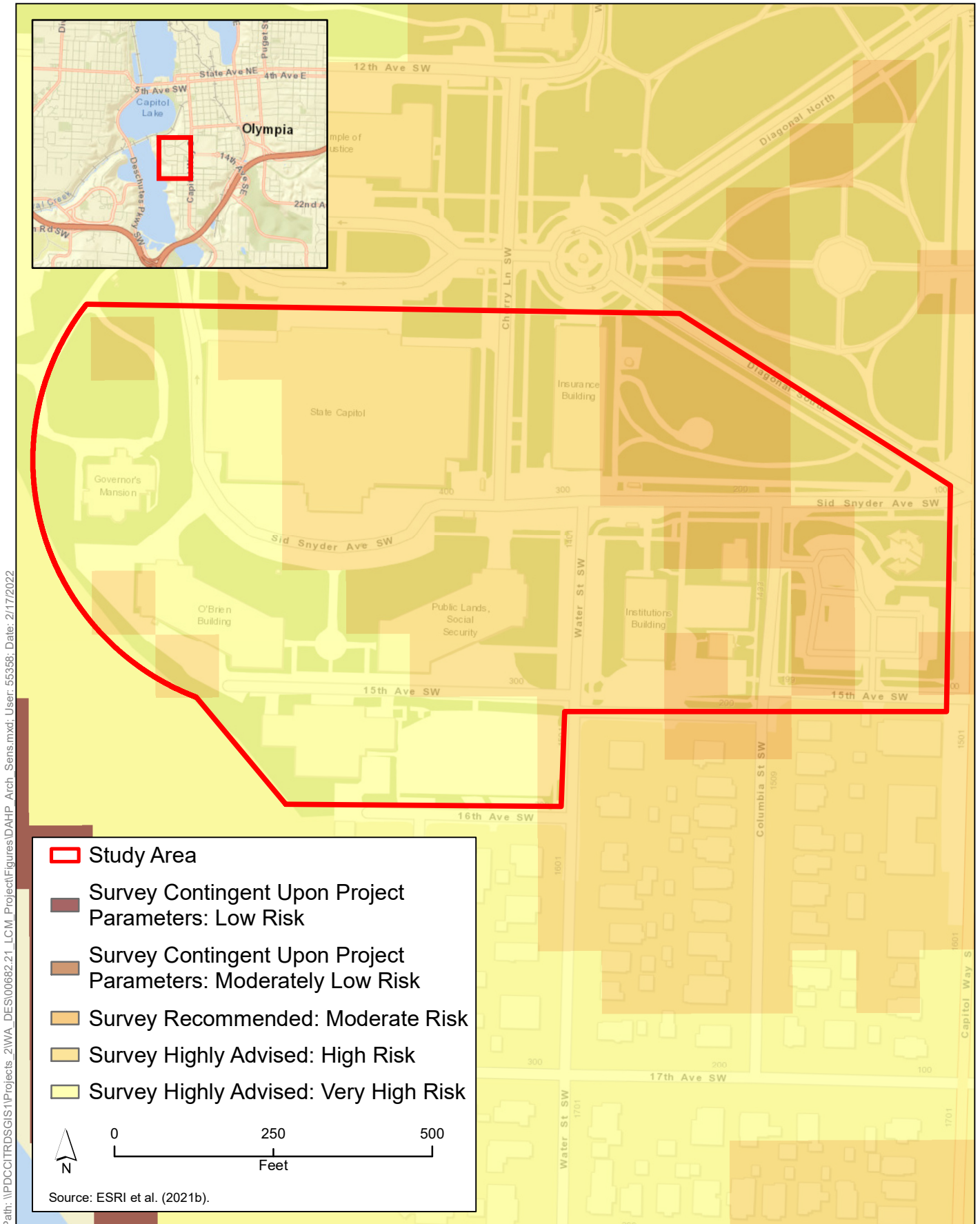
For the Newhouse Building subproject, ICF performed archaeological monitoring of geotechnical borings in December 2021 and March 2022. These investigations have revealed relatively shallow deposits of fill overlying glacial deposits with no extant buried pre-development surfaces at the boring locations. This has been interpreted to mean that the location has limited sensitivity for containing archaeological resources. A technical memorandum summarizing archaeological findings for this location has been prepared for DES (March 2022).

The DAHP Predictive Model was accessed through WISAARD on January 3, 2022. The predictive model uses a selection of environmental variables (slope aspect and percentage, elevation, distance to water, geology, soils, and landforms) to determine an area’s potential for yielding archaeological remains. The model includes five management groups: Very Low, Low, Moderate, High, and Very High archaeological potential. The study area contains two of these groups – high and very high – as illustrated in **Figure 2**. However, as indicated above, archaeological monitoring of geotechnical investigations revealed shallow deposits of fill overlying Pleistocene-aged glacial deposits with no buried pre-development surfaces or associated archaeological deposits. This, combined with a

history of widespread and extensive grading associated with the construction of the Capitol Campus, indicate that the study area has limited sensitivity for archaeological deposits.

Some of the traditionally named places in the vicinity were documented by T.T. Waterman (in Hilbert et al. 2001), an ethnographer who worked in the Puget Sound area during the first quarter of the twentieth century. While there were no traditionally named places within the study area, the following places are nearby:

- *B1s-tcÉ'txûd* – “frequented by black bears,” referring to a Salish village at the present location of the western part of downtown Olympia, below the viaduct spanning the inlet. The Lushootseed name for the European-American city of Olympia is *stEtc!ä's*, possibly connected with the term *astEtc!*, “splicing two things together.”
- *PE'tz1b* – for the cove or inlet east of the business section of Olympia, assumedly referring to what is also called East Bay.
- *Qexe'b1d* – suggesting “lots of clawing” (*qebi'd*, “to clutch”), for Percival Creek.



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Figure 2. DAHP Archaeological Sensitivity Legislative Campus Modernization, Olympia, WA

Historic Built Resources

Two (2) historic districts listed in the NRHP were identified in or within 0.25 mile of the study area (Vandermeer 1978; Stevenson 1991). Of these, one (Washington State Capitol Historic District) encompasses a portion of the study area. A summary of NRHP-listed historic districts is provided in **Table 2**.

A total of 105 individual historic built resources are recorded in the Washington Department of Archaeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Database (WISAARD) in or within 0.25 mile of the Legislative Campus Modernization (LCM) study area. Of these properties, twenty-seven (27) have been previously evaluated for National Register of Historic Places (NRHP) eligibility. Fourteen (14) properties have been determined eligible for listing in the NRHP and thirteen (13) properties are listed in the NRHP. Of these, nine NRHP-listed or eligible intersect with the study area and one unevaluated building intersects with the study area. Of the ten properties within the study area, five are components of the LCM Project.

A summary of previously recorded NRHP-listed or eligible historic built resources is provided in **Table 3**. This table is divided into three sections: LCM historic built resources within the study area; non-LCM historic built resources within the study area; and other historic built resources within 0.25 mile of the study area. **Appendix A** includes records for historic built resources located within the study area.

Table 3. Summary of NRHP Listed Historic Districts (within 0.25 Mile of the Study Area)

NRHP Number	Property Name	NRHP Boundary Description	Period of Significance	NRHP Criteria; Significance	Contributing Properties
79002564	Washington State Capitol Historic District (Capitol Campus)	Bounded by 11 th Avenue SW, Water Street W and 12 th Avenue SW to north, Capitol Way S to east, Sid Snyder Ave SW, Water Street SW, and 15 th Avenue SW to south, and western boundary of Capitol Campus	1889-1940	A and C; Represents a significant, cohesive collection of resources that reflect the prolonged development of the Washington State Capitol Group between 1889 and 1940.	<u>Contributing:</u> 6 buildings, 3 objects. <u>Non-contributing:</u> N/A

91001516	South Capitol Neighborhood Historic District	Bounded by 16 th Avenue SW, 15 th Avenue SW, and Maple Park Avenue SE to north, Jefferson Street SE and the ridge west of I-5 to the east, the ridge west of I-5 to the south, and Capitol Lake to the west.	1878-1941	B and C; Represents a significant, cohesive collection of resources that reflect the concentration of residences in the neighborhood to the south of the Capitol Campus dating to the early twentieth century. The district includes the homes of significant local individuals and examples of popular late 19 th and early 20 th century architectural styles.	<u>Contributing:</u> 314 buildings, 169 structures <u>Non-contributing:</u> 129 buildings, 71 structures
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*Gray shading indicates the property is located within the study area. HPI = Historic Property Inventory; NRHP = National Register of Historic Places

Table 3. Previously Recorded NRHP-Listed or Eligible Historic Built Resources (within 0.25 Mile of the Study Area)

HPI Property ID/Name	Address	Year Built	NRHP Individual Eligibility Status	NRHP Eligible District Contributor Status	Distance and Direction from Study Area
LCM Historic Built Resources within the Study Area					
20146/UPI Building (Carlyon House)	201 Sid Snyder Ave SW	1921	Determined Eligible (Criterion C)	Non-contributing	Within Study Area
26045/Highways Building (Irving R. Newhouse Building)	214 Sid Snyder Ave SW	1934	Determined Eligible (Criteria A, C)	Contributor (DAHP determination, No. 79002564)	Within Study Area
26054/Washington State Library (Joel M. Pritchard Building)	415 15 th Avenue SE	1958-1959	Listed (No. 15000501, 8/3/2015) (Criteria A, C)	Non-contributing	Within Study Area
675426/Louise Hanson Duplex (Ayer Duplex)	1417-1419 Columbia St SW	1936	Determined Eligible (Criterion C)	Non-contributing	Within Study Area
675437/Transportation Building (John L. O'Brien Building/Public Health-House Office Building)	504 Sid Snyder Ave SW	1940	Unevaluated	Contributor (NRHP No. 79002564)	Within Study Area

HPI Property ID/Name	Address	Year Built	NRHP Individual Eligibility Status	NRHP Eligible District Contributor Status	Distance and Direction from Study Area
723434/Capital Campus Visitor Center	103 Sid Snyder Ave SW	1981	Unevaluated	Unevaluated	Within Study Area
Non-LCM Historic Built Resources within the Study Area					
26055/ Public Lands-Social Security Building (Cherberg Building)	304 Sid Snyder Ave SW	1938	Unevaluated	Contributor (NRHP No. 79002564)	Within Study Area
675422/Legislative Building	416 Sid Snyder Ave SW	1928	Determined Eligible (Criteria A, C)	Contributor (NRHP No. 79002564)	Within Study Area
675424/Insurance Building	302 Sid Snyder Ave SW	1919	Unevaluated	Contributor (NRHP No. 79002564)	Within Study Area
675438/Washington State Governor's Mansion	Governor's Mansion Rd	1909	Determined Eligible (Criteria A, C)	Contributor (NRHP No. 79002564)	Within Study Area
675444/Capitol Grounds	Capitol Way S	1931	Unevaluated	Referenced but not identified as contributor in NRHP No. 79002564	Within Study Area
Other Historic Built Resources within 0.25 Mile of the Study Area					
1084/120 Union Avenue Building	120 Union Ave SE	1954	Determined Eligible (Criteria A, C)	Non-contributing	0.24 mile northeast
19743/Thurston County Courthouse	1110 Capitol Way S	1930	Listed (No. 81000592, 7/23/1981) (Criteria A, C)	Non-contributing	0.10 mile northwest
26043/Capitol Conservatory	12 th Ave SW	1939	Determined Eligible (Criterion C)	Non-contributing	0.06 mile north
26044/General Administration Building	210 11 th Avenue SW	1956	Listed (No. 07000134, 3/8/2007) (Criteria A, C)	Non-contributing	0.14 mile north/north west
26050/Temple of Justice	State Capitol Campus	1912	Unevaluated	Contributor (NRHP No. 79002564)	0.01 mile north
28317/State Parking Garages	124 Union Ave SW	1958/1972	Determined Eligible (Criterion C)	Non-contributing	0.18 mile northeast
48872/Employment Security Building	212 Maple Park Ave	1962	Determined Eligible (Criterion C)	Non-contributing	0.10 mile southeast

HPI Property ID/Name	Address	Year Built	NRHP Individual Eligibility Status	NRHP Eligible District Contributor Status	Distance and Direction from Study Area
90818/Professional Arts Building	208 SE 11 th Ave	1959	Determined Eligible (Criteria A, C)	Non-contributing	0.21 mile northeast
103622/IBM Building	106 Maple Park SE	1958-1959	Determined Eligible (Criterion C)	Non-contributing	0.08 mile southeast
489175/Powerhouse	900 Water St SW	1920-1928	Determined Eligible (Criteria A, C)	Non-contributing	0.11 mile northwest
489437/Highways & Licenses Building	1111 Washington Street SE	1961	Determined Eligible (Criterion C)	Non-contributing	0.15 mile northeast
667848/Department of Transportation Building	310 Maple Park Ave SE	1970	Determined Eligible (Criteria A, C)	Non-contributing	0.16 mile west/southwest
673823/Archives Building	1129 Washington St SE	1963	Determined Eligible (Specific criteria not documented)	Contributor (DAHP determination, No. 79002564)	0.11 mile northeast
675440/ Tivoli Fountain	Capitol Way S	1953	Unevaluated	Contributor (NRHP No. 79002564)	0.03 mile northwest
675443/Winged Victory Monument	Cherry Ln SW	1938	Unevaluated	Contributor (NRHP No. 79002564)	0.03 mile north
675717/Sunken Garden	Cherry Lane SW	1931	Unevaluated	Referenced but not identified as contributor in NRHP No. 79002564	0.01 mile northwest
717706/Washington State Office Building 2 (Social & Health Services Building)	1115 Washington St SE	1975	Determined Eligible (Specific criteria not documented)	Non-contributing	0.15 mile northwest

*Gray shading indicates the property is located within the Study Area. HPI = Historic Property Inventory; NRHP = National Register of Historic Places

Impacts Analysis

This section presents an analysis of impacts to the historic and cultural resources located within the study area. These resources include ten individual properties and one historic district eligible for or listed in the NRHP, identified in Tables 2 and 3. These properties are described with additional

detail below and project-related impacts to these properties are analyzed. Locations of these historic built resources are mapped in **Figure 3**.

Individual Properties

UPI Building (Carlyon House), 201 Sid Snyder Avenue SW, Olympia, WA 98504

The UPI Building (Carlyon House) is eligible for listing in the NRHP (Property ID 20146, DAHP determination September 19, 2014). The Carlyon House is significant at the local level under NRHP Criterion C for its Craftsman design. The property was designed by prominent Olympia architect Joseph Wohleb and built by P.H. and Edna Carlyon. The property's character defining features include its massing, wood shingle cladding, wood frame sashes, wood window and door surrounds, cross gable roof form, gable end bargeboard, knee braces, exposed purlins, and front porch.

Impacts Analysis

The LCM includes proposed project activities include removal of the UPI Building (Carlyon House) prior to construction of a new Newhouse Building on the lot that the Carlyon House occupies. The GC/CM is currently negotiating scope, schedule, and budget with local party for relocation of the UPI Building (Carlyon House) to an existing Tumwater residential parcel. Both Cities of Olympia and Tumwater are advising on permitting and relocation activities. If relocation negotiations are unsuccessful, treatment will include salvage of select historic building materials for reuse prior to removal.

Highways Building (Irving R. Newhouse Building), 214 Sid Snyder Avenue SW, Olympia WA 98504

The Highways Building (Irving R. Newhouse Building) is determined eligible for listing in the NRHP individually. While not identified as a district contributor in the 1979 Washington State Capitol Historic District NRHP listing, this property was determined to be a contributor to that district in 2020 (Property ID 26045, DAHP determination November 24, 2020). The Highways Building is significant at the state level under Criteria A and C. The property is significant under Criterion A for its association with the development of the Capitol Campus in the first half of the twentieth century. Though constructed contemporaneously with Wilder & White's Capitol Group, it was not constructed as part of Wilder & White's plan and its associated legislative appropriations and was designed separately by Joseph Wohleb. Additionally, the building was the only construction during this period to utilize labor from the Federal Civil Works Administration. The Highways Building is significant under Criterion C for Wohleb's Art Deco design. Although it has massing and exterior materials similar to the monumental buildings associated with Wilder & White's Capitol Group design, the Art Deco design of the Highways Building distinguishes it from the campus' Neoclassical architecture. The property's character defining features include its massing, internal reinforced concrete frame, brick veneer, Wilkeson sandstone elements, and flat roof and parapet.

Impacts Analysis

The LCM includes proposed project activities that would demolish Highways Building (Irving R. Newhouse Building) prior to construction of a new building, resulting in an adverse effect for which mitigation plans in consultation with State's Department of Archaeology and Historic Preservation are being developed.

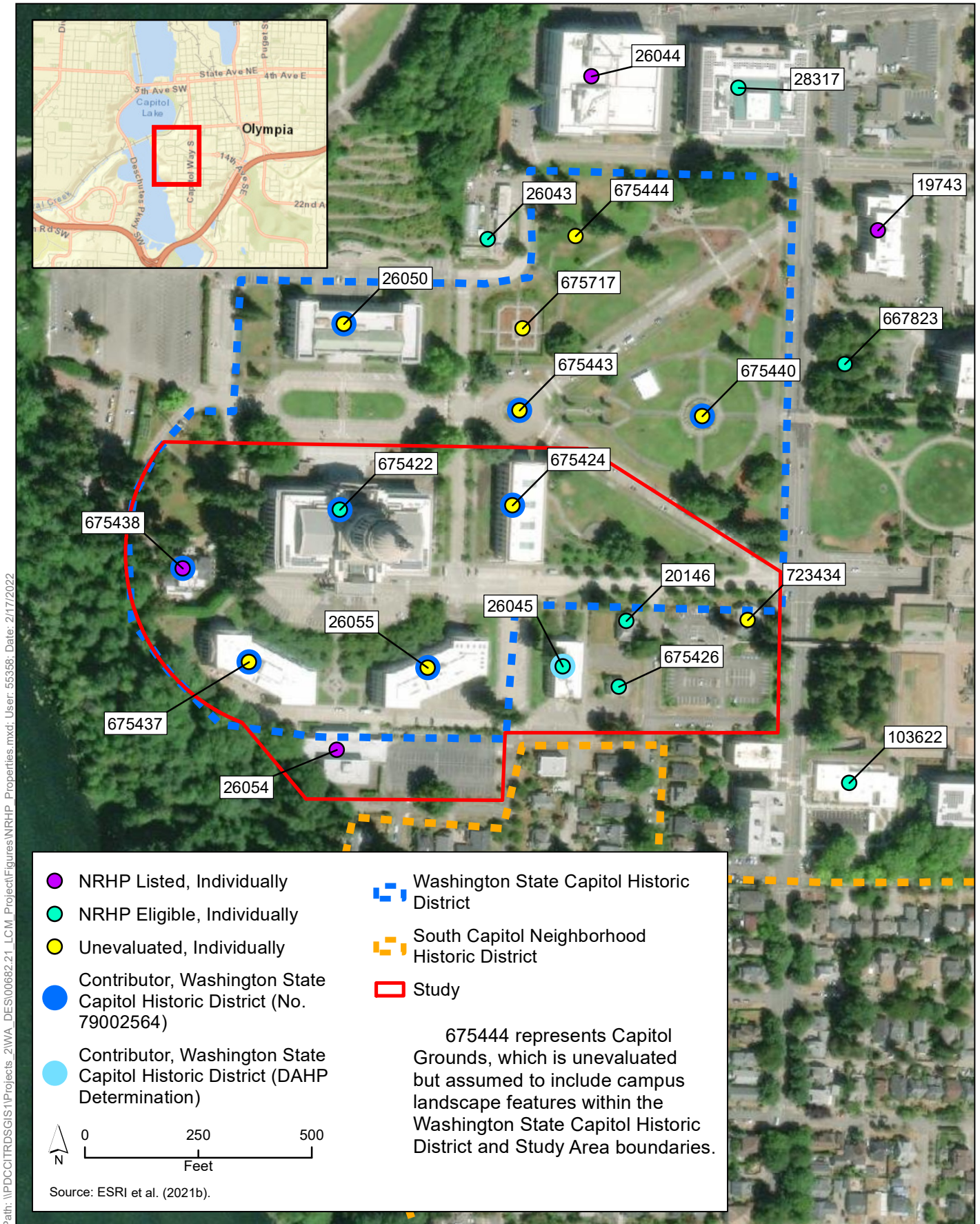


Figure 3. Previously Recorded NRHP-Listed or Eligible Properties Legislative Campus Modernization, Olympia, WA

Joel M. Pritchard Building (Washington State Library), 415 15th Avenue SW, Olympia, WA 98504

Joel M. Pritchard Building (Washington State Library) is listed in the NRHP (NRHP Reference No. 15000501, certified August 3, 2015). The Washington State Library is significant at the state level under Criteria A and C. The property is significant under Criterion A as the first building designed specifically to house the Washington State Library and serve the significant functional relationship between the library and the state legislature. The Washington State Library is significant under Criterion C as an exceptional example of a Modern design that is compatible with Wilder & White's Neoclassical Capitol Group; for the advanced use of modern waffle slab technology; interior library functional programming; and for the permanent site-specific artworks for the building by prominent Northwest artists Mark Tobey, Kenneth Callahan, Everett G. DuPen, James FitzGerald, and John W. Elliott. The Washington State Library was designed by Paul Thiry with landscape design by Otto E. Holmdahl and was constructed by Kuney-Johnson Company. The property's character defining spaces and features include its massing, Wilkeson sandstone cladding, window bays along the low northern volume, artwork commissioned as part of the original building construction, the waffle slab stack design, and the basement Washington Room.

Impacts Analysis

The LCM includes proposed project activities that would alter the Joel M. Pritchard Building (Washington State Library), including retention of the two-story portion of the building, demolition of the unoccupied seven-story rear portion of the building, and construction of an a replacement structure of the same height, width, and depth of the current seven-story portion of the structure applying reused Wilkeson sandstone cladding as well as an addition to the replacement structure that would extend eastward and expand the building footprint beyond that of the original seven-story portion. These changes to the Joel M. Pritchard Building (Washington State Library) would result in an adverse effect to the Joel M. Pritchard Building (Washington State Library) that would require mitigation.

Louise Hanson Duplex (Ayer Duplex), 1417-1419 Columbia Street SW, Olympia, WA 98504

Louise Hanson Duplex (Ayer Duplex) is determined eligible for listing in the NRHP individually. While not identified as a district contributor in the 1979 Washington State Capitol Historic District NRHP listing, this property was determined to be a contributor to that district in 2020 (Property ID 675426, DAHP determination November 24, 2020). The Hanson Duplex is significant under Criterion C as a quality example of the Colonial Revival style designed by notable Olympia architect Elizabeth Ayer, the first female graduate of the University of Washington School of Architecture. The property's character defining features include its massing, symmetrical composition, wood horizontal lap siding, regular fenestration, wood frame multi-lite sashes, gable roof form and lack of overhanging eaves, and porticos with wrought iron supports.

Impacts Analysis

The LCM includes proposed project activities that would remove the Ayer Duplex prior to construction of a new Newhouse Building on the lot that the Ayer Duplex occupies. The GC/CM is currently negotiating scope, schedule, and budget with local party for relocation of the Ayer Duplex to an existing Tumwater residential parcel. Both Cities of Olympia and Tumwater are advising on permitting and relocation activities. If relocation negotiations are unsuccessful, treatment will include salvage of select historic building materials for reuse prior to removal.

Transportation Building (John L. O'Brien Building/Public Health-House Office Building), 504 Sid Snyder Avenue SW, Olympia, WA 98504

The Transportation Building (John L. O'Brien Building/Public Health-House Office Building) is listed in the NRHP as a contributing resource to the Washington State Capitol Historic District (Property ID 675437; NRHP Reference No. 79002564, certified June 22, 1979). The Transportation Building is significant at the state level under NRHP Criteria A and C. The resource is significant under Criterion A as the last of Wilder & White's Capitol Group buildings to be constructed, with the building completed in 1940. Along with the matching Public Lands-Social Security Building (Cherberg Building), the building represents the final phase of construction of the Capitol Group in the first half of the twentieth century. Since its construction, the building has served as the location of key functions of the Washington State government. The resource is significant under Criterion C for Wilder & White's monumental Neoclassical design. The building's character defining features and spaces include its massing, internal reinforced concrete frame, Wilkeson sandstone elements, granite base, pedimented porticos, marble elements (flooring, wainscot), bronze elements (grilles, trim), floor plan, entrance lobbies, and central interior stairway.

Impacts Analysis

The LCM includes proposed project activities to renovate the third and fourth floor interior spaces of the Transportation (John L. O'Brien Building/Public Health-House Office Building). While the building is an historic property, its interior features are not documented as character-defining. As such, physical changes to the interior of the Transportation Building would not result in an adverse effect and no mitigation is required. In addition, project activities associated with third and fourth floor renovations are not anticipated to impact other floors or the exterior features of the building.

Public Lands-Social Security Building (Cherberg Building), 304 Sid Snyder Avenue SW, Olympia, WA 98504

The Public Lands-Social Security Building (Cherberg Building) is listed in the NRHP as a contributing resource to the Washington State Capitol Historic District (Property ID 26055; NRHP Reference No. 79002564, certified June 22, 1979). The Public Lands-Social Security Building is significant at the state level under NRHP Criteria A and C. The resource is significant under Criterion A as the second to last of Wilder & White's Capitol Group buildings to be constructed, with the building completed in 1938. Along with the matching Transportation Building (originally the Public Health-House Office Building), the building represents the final phase of construction of the Capitol Group in the first half of the twentieth century. Since its construction, the building has served as the location of key functions of the Washington State government. The resource is significant under Criterion C for Wilder & White's monumental Neoclassical design. The building's character defining features and spaces include its massing, internal reinforced concrete frame, Wilkeson sandstone elements, granite base, pedimented porticos, marble elements (flooring, wainscot), bronze elements (grilles, trim), floor plan, entrance lobbies, and central interior stairway.

Impacts Analysis

The LCM does not include project activities that would physically alter the Public Lands-Social Security Building (Cherberg Building). While it is adjacent to the Transportation Building (John L. O'Brien Building/Public Health-House Office Building), project activities associated with the interior renovation of the Transportation Building would not result in visual impacts or impacts to the historic setting of the Public Lands-Social Security Building (Cherberg Building). Moreover noise,

vibration, and fugitive dust during construction associated with the Transportation Building project activities would not be sufficiently substantial to impact the Public Lands-Social Security Building (Cherberg Building). In addition, the Public Lands-Social Security Building (Cherberg Building) is adjacent to the Highways Building (Irving R. Newhouse Building). Demolition of this building would represent an impact to the historic setting of the Public Lands-Social Security Building (Cherberg Building) as a contributor to the Washington State Capitol Historic District. While demolition of the adjacent building and new building construction will likely result in noise, vibration, and fugitive dust, the volume and intensity are not likely to be sufficient to impact the Public Lands-Social Security Building (Cherberg Building), which is approximately 160 feet west of the construction site. As such, there would be no adverse effect to the Public Lands-Social Security Building (Cherberg Building) and no mitigation required.

Legislative Building, 416 Sid Snyder Avenue SW, Olympia, WA 98504

The Legislative Building is listed in the NRHP as a contributing resource to the Washington State Capitol Historic District (Property ID 675422; NRHP Reference No. 79002564, certified June 22, 1979). The Legislative Building is significant at the state level under NRHP Criteria A and C. The property is significant under Criterion A as the third of Wilder & White's Capitol Group buildings to be constructed and the focal point of the firm's plan for the capitol campus. Construction of the Legislative Building began shortly after the establishment of Washington as a state in 1889, with Ernest Flagg responsible for the design. However, construction was halted after only the foundation was completed. Construction of the Legislative Building did not resume until 1922 due to the change in the design team from Flagg to Wilder & White and prolonged delays in legislative appropriations for construction funds for the Capitol Group buildings during the early twentieth century. Construction of the building was completed in 1928. The Legislative Building is significant under Criterion C for Wilder & White's monumental Neoclassical design. The property's character defining features and spaces include its massing, masonry structural system, massive dome, pedimented temple fronts on north and south entrances, Wilkeson sandstone elements, granite elements, marble elements, bronze elements, the overall floor plan, the Rotunda, grand stairways, the Senate and House chambers and Legislative offices, Executive branch office spaces, and public spaces.

Impacts Analysis

The LCM does not include project activities that would physically alter the Legislative Building. While it is adjacent to the Transportation Building (John L. O'Brien Building/Public Health-House Office Building), project activities associated with the interior renovation of the Transportation Building will not result in visual impacts or impacts to the historic setting of the Legislative Building. Moreover noise, vibration, and fugitive dust during construction associated with the Transportation Building project activities would not be sufficiently substantial to impact the Legislative Building. As such, there would be no adverse effect to the Legislative Building and no mitigation required.

Insurance Building, 302 Sid Snyder Avenue SW, Olympia, WA 98504

The Insurance Building is listed in the NRHP as a contributing resource to the Washington State Capitol Historic District (Property ID 675424; NRHP Reference No. 79002564, certified June 22, 1979). The Insurance Building is significant at the state level under NRHP Criteria A and C. The Insurance Building is significant under Criterion A as the second of Wilder & White's Capitol Group buildings to be constructed, with the building completed in 1921. The Insurance Building is significant under Criterion C for Wilder & White's monumental Neoclassical design. The property's

character defining features and spaces include its massing, gable roof form and pediments, north and south porticos, Wilkeson sandstone elements, index granite elements, Alaskan Tokeen marble interior elements, bronze light standards, railings, shields (north portico), window frames, sash and hardware, bronze doors, frames, thresholds and hardware, form, dimensions, and color of light standard globes (existing globes are contemporary), fenestration system, vestibules and all associated original materials, the main corridors on first through third floors, and interior clock feature (relocated to current second floor location).

Impacts Analysis

The LCM does not include project activities that would physically alter the Insurance Building. However, it is adjacent to the Highways Building (Irving R. Newhouse Building), UPI Building (Carlyon House), Louise Hanson Duplex (Ayer Duplex), and The Capitol Campus Visitor Center. Demolition of these buildings would represent an impact to the historic setting of the Insurance Building as a contributor to the Washington State Capitol Historic District. While demolition of the adjacent building and new building construction will likely result in noise, vibration, and fugitive dust, the volume and intensity are not likely to be sufficient to impact the Insurance Building, which is approximately 180 feet northwest of the Newhouse construction site.

Washington State Governor's Mansion, Governor's Mansion Road, Olympia, WA 98504

The Washington State Governor's Mansion is listed in the NRHP as a contributing resource to the Washington State Capitol Historic District (Property ID 675438; NRHP Reference No. 79002564, certified June 22, 1979). The Governor's Mansion is significant at the state level under NRHP Criteria A and C. The Governor's Mansion is significant under Criterion A as the first building to be constructed on the Capitol campus, predating any of Wilder & White's Capitol Group buildings. Since its construction, it has served as the residence of Washington's Governor and has been the site of many public events and state functions. The building is significant under Criterion C for its Georgian Revival style design by Russell & Babcock and is one of the firm's most prestigious works. The Mansion's character defining features and spaces include massing, brick cladding, Palladian windows, fanlights, multi-lite wood frame sashes, flat arch window headers with voussoirs, plain modillions along roofline, roof form on original core, including gable returns and gabled dormers, porte cochere, west, north, and east porches and balconies.

Impacts Analysis

The LCM does not include project activities that would physically alter the Washington State Governor's Mansion. While it is adjacent to the Transportation Building (John L. O'Brien Building/Public Health-House Office Building), project activities associated with the interior renovation of the Transportation Building will not result in visual impacts or impacts to the historic setting of the Washington State Governor's Mansion. Moreover noise, vibration, and fugitive dust during construction associated with the Transportation Building project activities would not be sufficiently substantial to impact the State Governor's Mansion. As such, there would be no adverse effect to the Washington State Governor's Mansion and no mitigation required.

Capitol Grounds, Capitol Way S, Olympia, WA 98504

The Capitol Grounds is recorded as WISAARD Property ID 675444 but is unevaluated and does not have an NRHP eligibility determination. The Capitol Grounds are located within the boundaries of the Washington State Capitol Historic District but are not specifically identified in the NRHP

Registration Form No. 79002564 as a contributing resource. Completed in 1931, the Capitol Grounds were designed by the Olmsted Brothers, the successor firm to that of their father, Frederick Law Olmsted, Sr. The planned features of the Olmsted's design included the central traffic circle, the divergent angled N Diagonal and S Diagonal that extend northeast and southeast from the traffic circle, and the numerous curvilinear circulation pathways that traverse broad lawns on the district's eastern side along Capitol Way S. While the Winged Victory Monument (Property ID 675443) was completed in 1938, seven years after the Capitol Grounds, artist Vitor Alonzo Lewis consulted with the Olmsted Brothers on the statue's placement within the central traffic circle. The Sunken Garden (Property ID 675717) on the campus' north side is an original feature of the Olmsted Brothers' landscape plan. The Olmsted Brothers also planned the creation of the artificial Capitol Lake and a landscaped esplanade to lead to a proposed railroad station in downtown Olympia. While Capitol Lake and a smaller park along its shores were constructed, the remainder of the Olmsted Brothers' plans were ultimately not fulfilled. Elements of the Olmsted design include: its spatial composition and the designed transition between the city of Olympia to the Capitol campus and Wilder & White's Capitol Group as expressed through the modifications made to the campus topography and placement of key spaces such as the Flag Courtyard and the traffic circle with Lewis' Winged Victory Monument; the design and orientation of roadway and circulation pathways; the type and placement of trees, shrubs and open lawns; and views to and from the Capitol Group, in particular the central Legislative Building. Although the Capitol Grounds are not formally evaluated for NRHP eligibility, for the purposes of the impact analysis that follows, they are assumed eligible for listing in the NRHP.

Impacts Analysis

While the LCM Project will include changes to the sites associated with the Highways Building (Irving R. Newhouse Building), UPI Building (Carlyon House), Louise Hanson Duplex (Ayer Duplex), The Capitol Campus Visitor Center, and the Washington State Library (Joel M. Pritchard Building), much of those sites consist of paved surface parking areas. As such, it is unlikely these project activities would impact landscape features that could convey the historic significance of the Capitol Grounds.

Districts

Washington State Capitol Historic District (Capitol Campus), Olympia, WA 98504

The Washington State Capitol Historic District (Capitol Campus) is listed in the NRHP (NRHP Reference No. 79002564, certified June 22, 1979). The Capitol Historic District is significant at the state level under NRHP Criteria A and C. Although no period of significance is indicated in the NRHP Registration Form No. 79002564, based on the significance statement, the period is assumed to be 1889-1940. The district is significant under Criterion A because it represents the complete construction of the Washington State Capitol campus between 1889 and 1940, from the beginning of construction under Ernest Flagg's original design to the ultimate completion of Wilder & White's twentieth century Capitol Group plan. In the intervening years, the construction of the Capitol campus and the appropriation of funds for the construction of the Capitol Group buildings were the subject of repeated and protracted disputes amongst legislators, between the State Legislature and governors such as John Rodgers (1897-1901) and Roland Hartley (1925-1933), and Washington State Supreme Court decisions in 1913 and 1915 that held that legislative appropriations for construction passed in those years violated the state's constitution. The Washington State Capitol

Historic District is significant under Criterion C for the collective building designs of Wilder & White. The Washington State Capitol Historic District is bounded by 11th Avenue SW, Water Street W and 12th Avenue SW to north, Capitol Way S to east, Sid Snyder Ave SW, Water Street SW, and 15th Avenue SW to south, and western boundary of Capitol Campus.

Contributing features include six buildings and three objects: Governor's Mansion, designed by Russell & Babcock and constructed in 1909; five buildings designed by Wilder & White, the Temple of Justice (1912), Insurance Building (1919), Legislative Building (1928), Public Lands Building (Cherberg Building)(1938), and Public Health Building (O'Brien Building) (1940); the Winged Victory Monument, executed by Vitor Alonzo Lewis and erected in 1938; the Totem Pole, a 71-foot totem pole carved from a cedar tree by Chief William Shelton of the Snohomish Tribe and erected in 1940; and the Tivoli Fountain, commissioned by local businessman Peter Schmidt and the Olympia-Tumwater Foundation in 1953 and located between N Diagonal and S Diagonal. While the NRHP listing documentation describes the development history of the Capitol campus as including design of the Capitol Grounds and Sunken Gardens by the Olmsted Brothers firm, these are not itemized among the contributing features to the historic district in the NRHP listing.

Impacts Analysis

Given UPI Building (Carlyon House), Louise Hanson Duplex (Ayer Duplex), and Washington State Library (Joel M. Pritchard Building) are identified as non-contributors to the Washington State Capitol Historic District (Capitol Campus), loss and changes to these buildings do not represent impacts to the historic district.

While the Transportation Building (John L. O'Brien Building/Public Health-House Office Building) is considered a contributor to the Washington State Capitol Historic District (Capitol Campus), changes to interior spaces do not represent alterations that undermine the Transportation Building's ability to convey its historic association with Wilder & White's twentieth century Capitol Group plan. As such these changes do not represent an impact to the Washington State Capitol Historic District (Capitol Campus).

The Highways Building (Irving R. Newhouse Building) was determined to be a contributor to the Washington State Capitol Historic District (Capitol Campus) in 2020. As such, its demolition would result in an impact to the historic district for which mitigation plans in consultation with State's Department of Archaeology and Historic Preservation are being developed.

Additional Impact Considerations

While the South Capitol Neighborhood Historic District (NRHP Reference No. 91001516) boundary does not overlap with the LCM study Area, its north boundary is adjacent to the Joel M. Pritchard Building (Washington State Library) site, as well as the site of the Highways Building (Irving R. Newhouse Building), UPI Building (Carlyon House), and Louise Hanson Duplex (Ayer Duplex). Given the historic district's period of significance is 1878-1941 and the Joel M. Pritchard Building (Washington State Library) was constructed 1958-1959, changes to the library would not represent an impact the district's historic setting. Given the years built for Highways Building (Irving R. Newhouse Building), UPI Building (Carlyon House), and Louise Hanson Duplex (Ayer Duplex) are 1934, 1936, and 1921, they were developed contemporary with the neighborhood. As such, their demolition and construction of a new building would represent a change to the historic setting of the district.

Conclusions

A records review revealed no previously documented archaeological resources; ten NRHP-eligible, listed, or unevaluated historic built resources; and one NRHP-eligible or listed historic district in the study area. An analysis of impacts to the historic built resources and district revealed that the Project would impact four buildings (i.e., Newhouse, Pritchard, Carlyon House and Ayer Duplex) and a historic district (Washington State Capitol Historical District) sufficiently to require mitigation. This analysis also noted that the Project has the potential to cause impacts to the historic setting of the South Capitol Neighborhood Historic District located directly south of the study area.

Mitigation for cumulative Project-wide impacts has not been developed as of the writing of this document. Mitigation for impacts to these resources for each of the proposed subprojects will be developed and implemented as part of each project specific SEPA review process. Mitigation strategies for the existing Newhouse Building, Carlyon House and Ayer Duplex removal are under consideration and may include options, such as:

- The salvage of select historic building elements of the Newhouse Buildings for reuse and recycling. This would include the salvage and reuse of glazed brick, carved sandstone, and marble slabs, the cataloguing of interior elements (doors, millwork, stair banister, fixtures, etc.) for reuse in the project or for salvage and reuse elsewhere, development of a plan to recycle non-salvageable materials (concrete, steel, glass, metals, etc.), and analysis of embodied carbon and materials diverted from landfill by salvage and reuse.
- The development of a landscape plan that documents, preserves, and interprets elements of the historic Olmsted design. This may include the salvage and reuse of glazed brick and carved sandstone in site elements, new building, façade, and art, and the prioritization of an enhanced pedestrian experience.
- Supplements to the three existing historic structures reports, including documentation of architect Elizabeth Ayer and survey of her work and documentation of the press, history and relation to state government through interviews with individual former members. Documentation will be presented online as publicly available interpretive materials.
- Tribal consultation will be conducted to gather information related to indigenous history and use at the site of the Legislative Campus that can be incorporated into documentation and interpretive materials.

These measures are detailed in BuildingWork's Outline of Recommendation Mitigation Plan for Newhouse Building Replacement Project, which will be submitted by DES to DAHP for approval under a Memorandum of Understanding. Mitigation for the rehabilitation and expansion of the Pritchard Building will be developed during the design phase.

Although a cultural resources records review revealed no previously documented archaeological resources in the study area, the DAHP archaeological predictive model characterizes the study area vicinity as having a high degree of sensitivity for archaeological resources and few archaeological surveys have occurred within the study area. Therefore, it is possible that as-yet undocumented archaeological resources could be located in the study area. However, the study area has undergone widespread and extensive grading during the twentieth century during the construction of the Capitol Campus. These grading activities have the potential to have removed the pre-development surfaces and any associated archaeological deposits. As a result, additional archaeological studies designed to assess the potential for encountering as-yet undocumented archaeological resources

may be warranted as part of each project specific SEPA review process. As such, ICF recently completed archaeological monitoring of four geotechnical borings for the Newhouse Building element of the Project. As summarized in the technical memorandum available with Project documents (ICF, 2022), archaeological findings at this location revealed relatively shallow deposits of fill overlying glacial deposits with no extant buried pre-development surface. This has been interpreted to mean that this location has limited sensitivity for containing archaeological resources.

Recommendations

Although mitigation for impacts to NRHP-eligible or listed historic buildings and districts will be developed as part of each project specific SEPA review process, it is unknown whether these mitigations will fully address cumulative impacts caused by the overall implementation of the LCM Project since the mitigation has not been fully developed at the conceptual design phase of the Project. As a result, ICF recommends that cumulative impacts to these resources be considered in the process of developing mitigation for each project specific SEPA review.

ICF also recommends that the on-going archaeological monitoring of geotechnical investigations for the various project elements be used to assess the potential for encountering as-yet undocumented archaeological resources. This information can be used to more comprehensively address each subproject's archaeological considerations under SEPA and help to determine whether archaeological monitoring during future construction efforts is warranted

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Appendix A

Records for Historic Built Resources within the Study Area

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**NATIONAL REGISTER OF HISTORIC PLACES
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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

DT 65

1 NAME

HISTORIC

Washington State Capitol Historic District

AND/OR COMMON

Capitol Campus

2 LOCATION

STREET & NUMBER

Capitol Way

NOT FOR PUBLICATION

CITY, TOWN

Olympia

VICINITY OF

CONGRESSIONAL DISTRICT

3rd-Donald L. Bonker

STATE

Washington

CODE

53

COUNTY

Thurston

CODE

067

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

State of Washington

STREET & NUMBER

State Capitol Committee

CITY, TOWN

Olympia

VICINITY OF

STATE

Washington 98504

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washington State Department of General Administration

STREET & NUMBER

General Administration Building

CITY, TOWN

Olympia

STATE

Washington 98504

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Washington State Inventory of Historic Places

DATE

November 1974

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Office of Archaeology and Historic Preservation

CITY, TOWN

Olympia

STATE

Washington 98504

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Washington State Capitol Historic District is a cohesive collection of government structures and the formal grounds surrounding them. Located in Olympia, the state capitol, the district's main building is the most prominent architectural feature of the city and is visible for several miles.

The elevation of the district is about 120 feet above sea level, and its topography is fairly flat. To the south and east the topography extends beyond the borders of the district without noteworthy change in elevation. To the north, the land slopes downward gradually to downtown Olympia, which has an elevation of about 20 feet and is about a half-mile away. Immediately to the west of the district boundary is the edge of a cliff, below which is Capitol Lake. The lake, which was created from tidal mud flats, is virtually at sea level. Because of the district's location atop a hill, the prominence of its buildings is enhanced, particularly when viewed from the west and northwest. From these perspectives, one sees a huge dome rising above a wooded hillside, which falls away abruptly to a sizeable lake.

The main approach to the Washington State Capitol Historic District is Capitol Way, an important north-south arterial for the Olympia urban area. The district lies entirely to the west of Capitol Way, which forms part of the district boundary. Viewed from Capitol Way, the district appears as a vast expanse of carefully-tended lawn and beyond, as an imposing cluster of classic architecture dominated by a huge dome. Two roads lead diagonally into the district from Capitol Way, one from the south and one from the north. The two meet in a traffic circle, in the center of which is a large bronze sculpture on a granite pedestal. In the foreground is a circular fountain. Gently curving across the lawns are pedestrian walks connecting Capitol Way with the buildings at the west end of the district. Tall evergreen trees dot the fringes of the lawns and carefully-pruned black locust trees line the north approach street. A large sunken garden to the west is a colorful contrast of warm colors in the cool greens of the lawns and trees. These grounds were designed by Olmsted Brothers, a successor firm to that of Frederick Law Olmsted, America's foremost landscape architect. Within the open areas are several notable features.

TIVOLI FOUNTAIN REPLICA

Identifying number on nomination map: #7

Assessment: Recent compatible

This large fountain is located near the east side of the district. Constructed in 1953, it is a replica of a fountain in Tivoli Gardens, Copenhagen. The fountain is circular with an outer ring of 540 spraying water jets. Inside the circle are several jets hidden inside rings of upward-pointing slender leaves of brass. These surround a larger central jet of similar design. Conceived by local businessman, Peter Schmidt, the fountain was a gift to the state by the Olympia-Tumwater Foundation.

WAR MEMORIAL SCULPTURE

Identifying number on nomination map: #8

Assessment: Recent compatible

This is a bronze sculpture of three larger than life-sized World War I fighting men and

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a nurse under the protective hand of an even larger winged victory. The base of the sculpture is circular and rests on a high granite pedestal. Designed by Vitor Alonzo Lewis, the sculpture was completed in 1938.

TOTEM POLE

Identifying number on nomination map: #9
Assessment: Not applicable

Erected in 1940, this 71 foot totem pole was carved from a large cedar tree by Chief William Shelton of the Snohomish Tribe. This is a fine reminder of Northwest Coast Indian culture. It is appropriate that the seat of state government should have such a reminder. While the totem pole is not compatible in style with the Graeco-Roman architecture of the district, it is located on the northern edge of the district among large trees and does not intrude visually.

THE GROUP

(See individual entries following general discussion)

To the west of these open grounds are the buildings that constitute the architectural heart of the historic district. These buildings, all of classical design, were intended to compliment each other. Instead of one large capitol, the state of Washington has a cluster of buildings. Taken together, these buildings are called the Washington State Capitol Group.

The Group is dominated by the Legislative Building, an impressive structure with a high dome. It is the largest of the five buildings in the Group. To the north of the Legislative Building is the Temple of Justice; to the east, the Insurance Building; and to the south, the Public Lands Building and the Public Health-House Office Building. A sixth building was planned to the west, but was never built. The symmetry of this arrangement is obvious, particularly when seen from the air. In addition to the rational arrangement of their siting, the buildings of the Group are unified by common textures, structural elements and decorative features. All are faced with Wilkeson sandstone, a fine-grained stone with a creamy, faintly rose-colored tint. All have impressive colonnades with unfluted pillars that are slightly tapered at the top. All have exclusively Doric Order capitals, except for some Corinthian Order capitals on the Legislative Building. Although these buildings are considered individually below, they were intended to be and truly are parts of an organic whole, the Washington State Capitol Group. The landscaping around the buildings is particularly notable for the flowering Japanese cherry trees and the size and variety of rhododendrons.

INSURANCE BUILDING

Identifying number on nomination map: #5
Assessment: Secondary

The Insurance Building is a rectangular structure oriented with the longer axis running

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north and south. To the north is the War Memorial Sculpture and to the south, a parking lot. Parallelling the west side of the building is Cherry Lane, which separates it and the Legislative Building. The north and south ends of the Insurance Building have colonnades supporting an unembellished frieze and pediment. The east and west sides consists of rows of windows. The building is four stories tall and has an interior designed with utilitarian office needs in mind. Begun in 1921, it was the second building of the Group to be constructed.

PUBLIC LANDS BUILDING

(Name on the frieze is "Public-Lands-Social Security".)

Identifying number on nomination map: #4

Assessment: Secondary

The Public Lands Building is sited so that it and its mirror-image, the Public Health Building, form a courtyard with the Legislative Building, which is located to the north. The Public Lands Building is shaped like two squares connected by a wide diagonal in a form termed the "double-spearhead type". The main axis of the building runs northeast/southwest. On the east and north facades are colonnades and other features similar to those of the Insurance Building. Along the north side of the diagonal are pilasters. Inside, some of the main floors and walls are finished in Alaskan marble, and some fixtures are of Art Deco design. The building was designed by Joseph Wohleb, well-known Olympia architect, in conformity with specifications established by Wilder and White, architects by the Group Plan. The Public Lands Building was completed in 1937.

PUBLIC HEALTH-HOUSE OFFICE BUILDING

(Name of the frieze is "Public Health".)

Identifying number on nomination map: #3

Assessment: Secondary

This building is the mirror-image of the Public Lands Building, to which it is connected by an underground tunnel. Its main axis runs northwest/southeast. Similar in most respects to the Public Lands Building, this structure was completed in 1940.

TEMPLE OF JUSTICE

Identifying number on nomination map: #6

Assessment: Primary

This building is located to the north of the Legislative Building, and between the two is a grassy courtyard and drive. The Temple of Justice is a long rectangle, with the longer axis running east/west. The south elevation is the front of the building and is remarkable for the grand colonnade along the entire facade. These are the same unfluted columns with Doric capitals that are used throughout the Group. A broad stairway leads to the central entrance on the south facade. Inside, a central hall, entirely of white and gray Alaskan marble, affords passage to the offices and public rooms of the building.

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Of the latter, the most notable is the State Supreme Court, although the Law Library is also very handsome. These beautiful interior spaces feature high ceilings, rich woods, deep carpets and other appointments that lend that great dignity appropriate to the purpose of the rooms. Balancing what might otherwise be a ponderous mood is the fact that these spaces are flooded with natural light. Large casement windows with a southern exposure assure plenty of light on even the darkest winter days, and the huge Legislative Building across the plaza is a dominating presence, even from inside the Temple of Justice. The first of the Group to be built, the Temple of Justice was begun in 1912 and completed in 1920. The architects were Wilder and White.

LEGISLATIVE BUILDING

Identifying number on nomination map: #1
Assessment: Pivotal

The Legislative Building, centerpiece of the Washington State Capitol Group, is a rectangular building of impressive dimensions, many of which are listed below. The longitudinal axis runs east/west and parallels that of the Temple of Justice. Construction began in 1922 and was completed in 1928.

The roof is flat around the periphery of the building, but low gables extend to the east and west from the base of a large central dome. A square base rises above the ridges of the gables and supports a circular foundation for a single tier of columns. Above these is the dome proper, which is topped by a lantern.

All four elevations present colonnades across their entire facades. The columns are the same unfluted type used in the other buildings in the Group, and, with notable exceptions, the columns have the same Doric capitals. The exceptions are the columns encircling the dome and those at the north and south entrances, which have Corinthian capitals.

The Legislative Building displays somewhat more decorative carved stone than the other buildings in the Group. One example is the use of more ornate Corinthian capitals on some of the columns. Also, the main roofline has anthemion cresting, as does the pediment at the main entrance on the north side of the building. The gable ends are fringed with dentilled cornices, and there are bands of stone relief work around the dome and around its base. At the four corners of the base are dome-shaped ornaments with decorative buttresses.

The principal entrance is on the north facade, which has a broad flight of granite steps. At the landing, entry is made to two spacious L-shaped terraces. One extends out from and spans the entire east facade and part of the north facade; the other mirrors this arrangement on the west facade. Entry is gained to the building through massive bronze doors with bas-relief representations of industrial activity in the state, the first capitol and an early homestead cabin.

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The south facade has a high porte-cochere supported by massive columns with Corinthian capitals. The size of these capitals and the intricate stone carving can best be appreciated here, since they can be viewed at close range from inside the State Reception Room. A huge chandelier is another notable feature at the porte-cochere.

Inside the Legislative Building, flights of marble stairs lead up to the Rotunda from the south and north entrances. Embedded in the center of the floor is a bronze reproduction of the state seal, and directly above it is a five-ton bronze chandelier hanging from the center of the inner dome. In the corners of the rotunda are elaborate bronze light standards which are reproductions of Roman firepots. Stairs to the east and west lead up to the legislative chambers. The floors and walls of the Rotunda are faced with a variety of marble called "Tokeen", which was quarried in Alaska. The several kinds of marble used in the Legislative Building are listed below. The marble walls of the Rotunda extend up to the base of the dome. Above that the walls are plaster. There are no murals, but there is considerable decorative molding work around the base of the dome. Below the dome proper is a circle of columns finished in plaster. Natural light streams through huge arched windows below them, reflecting off the marble and giving the rotunda an open feeling. Another aspect of the rotunda, which is much appreciated by sound engineers and musicians, is its unusually good acoustics.

To the west of the rotunda is the House Chamber and to the east, the Senate Chamber. These are high-ceilinged rooms with galleries. The chandeliers, woodwork and polished marble walls are particularly noteworthy. To the south of the Rotunda is the State Reception Room. This impressive room has parquet floors and marble walls and fireplaces. Crystal chandeliers light the room. It is furnished elaborately, and its long casement windows and glass doors are hung with rich draperies.

The footing for the dome is a huge reinforced concrete mat on which rest four massive concrete piers. The mat is 130 feet square and was necessary to distribute the enormous weight of the dome over a sufficiently large area. The piers are 19 feet square. In building this footing, numerous problems in concrete masonry had to be overcome, including the logistics of having enough concrete for a continuous pour, building forms strong enough to hold the concrete until it set, and getting the concrete high enough to pour at the upper levels. The walls of the Legislative Building are constructed of brick, a fact which is not evident, since the walls are faced with sandstone on the outside and with marble on the inside.

The outer dome is built of brick faced on the exterior with cut stones. The inner dome, also of brick, is finished with plaster on the interior. Between the two is a steel cone that supports a concrete slab upon which the lantern rests. The narrow gap between the eye of the outer dome and the concrete slab is lined with greased lead. This arrangement allows the outer dome to expand or contract without affecting the lantern. A similar arrangement can be seen in drawings of St. Paul's Cathedral, London, although the cone of St. Paul's is brick.

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Access to the lantern is gained by a circular stairway inside the southeast pier. At the top of this stairway is an exit that leads to a circular gallery high above the rotunda at the foot of the columns supporting the inner dome. From here one enters a dark area between the inner and outer domes. Continuing up through a passageway in the cone, one soon emerges into daylight among the columns of the lantern. Here one has a fine view of two snow-capped mountain ranges, the blue waters of Puget Sound, lush green meadows and forests, and the city of Olympia.

The Legislative Building is not significantly altered in any externally visible way from its original form. However, the stone lantern had to be repaired following a severe earthquake in 1949. The stone roof was considered too heavy, so it was replaced with a steel one, the texture of which seems somewhat incongruous with the rest of the building. Repairing the lantern was an interesting problem in itself and involved building an incline railroad right up the side of the dome. Another major alteration was a massive reinforcing that was undertaken following another earthquake. Studies suggested that the central section of the building was moving separately from and rubbing against the two ends, so the attempt was made to tie the three parts together in the hope that the entire building would move as a single entity in any future earthquakes. This was done by wrapping each end with a U-shaped wall of reinforced concrete and then tying these walls to the support columns of the dome with 80-foot steel ceiling struts. To accomplish this, much of the marble facing inside the building had to be removed, but it has now been replaced without noticeable aesthetic impairment.

LEGISLATIVE BUILDING DATA

	Feet
Length of terrace level	339
Width of terrace level ends	176
Width of terrace level center	235
Height of main roof above terrace	60
Height of central roof above terrace	90
Height of square base of dome above terrace	102
Height of base of lantern above terrace	231
Height of top of lantern above terrace	278
Height of terrace above grade at north	9
Height of terrace above mean high tide	113
Diameter of base under dome colonnade	110
Diameter of base of dome	80
Diameter of base of lantern	31

Story heights:

1st floor 12 feet 6 inches; 2nd floor
18 feet 0 inches; 3rd floor 18 feet
0 inches; 4th floor 12 feet 0 inches

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	Cu.Ft.	Pounds
Brick & concrete in dome	150,000	18,000,000
Stone in dome	80,000	12,800,000
Total weight of dome		30,800,000
Brick in building below dome	250,000	30,000,000
Concrete in building below dome		51,000,000
Stone in building below dome	235,000	37,300,000
Total weight of building below dome		118,300,000
Total weight including dome		149,000,000
Total weight including dome		74,500 tons

MARBLES USED IN LEGISLATIVE BUILDING

<u>Name</u>	<u>Description</u>	<u>Where Quarried</u>	<u>Where used in Legislative Building</u>
Token	White and light gray	Alaska	Rotunda
Escolette	Tan	France	House Chamber
Rose Fomosa	Dark gray with rose highlights	Germany	Senate Chamber
Bresche Violette	Cream and dark grays and violets	Italy	State Reception Room

THE GOVERNOR'S MANSION

Identifying number on nomination map: #2
Assessment: Altered Historic

The Governor's Mansion is situated to the west of the Legislative Building, but is screened from view by tall evergreen trees and by the fact that it is at a somewhat higher elevation. This attractive brick house of Georgian character was built in 1908 and is the oldest structure in the district. In the original Group plan, it was intended that the Governor's Mansion would be demolished and replaced by a stone building similar to others in the Group. This has not been done, and there are no current plans to do so.

The Governor's Mansion, a sizeable dwelling, is three stories tall and shaped like a flat H with the horizontal bar running east/west. Both vertical bars have gables

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running north/south. The eaves are boxed and have large dentils. The gable ends and the many gabled dormers have eave returns. There are large covered porches on the sides and each has a flat roof with a railing. A similarly designed extension in the front is a carriage entrance with a roof that serves as a private balcony for the governor. This entrance and the porches have plain columns with Doric capitals. The carriage entrance has twelve such columns.

Fenestration is generally double-hung, six-over-six windows, although there are many arches and other variations. One somewhat unusual feature is that arched windows have a single white marble keystone and square windows have three marble wedges above them. These elements are in marked contrast to the red brick.

With its many dormers, porches, railings, window panes, and decorative touches, the house has a decidedly "busy" look. This is not unattractive and has the tendency to make the house look smaller than it really is. The eye seems to concentrate on details, rather than on the whole. The house wears a modest, "homey" demeanor.

A considerable addition was recently added to the rear of the house. This addition is of brick and does not detract from the appearance of the principal north facade.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Architecturally, the significance of the Washington State Capitol Historic District lies in the fact that its buildings and landscaping embody distinctive characteristics in an unusually high state of development. The architectural history of the district is of considerable interest in terms of both its technical and its aesthetic aspects. The historic significance of the district relates to the fact that it has been the scene of many important events and that these events are closely associated with the existing buildings. Beyond that, the buildings in the district have themselves been the object of political controversy. Thus, they are not merely the scene of events in the political history of the state, but the focus of them.

Shortly after Washington became a state in 1889, a design for a new state capitol was approved and construction was begun. Only the foundation was completed, however, before construction was stopped.

The architect for the original design was Ernest Flagg and, when the project again became economically feasible, he was called back to discuss changes in the original plans. The principal problem was that the original design was too small to meet the growing needs of state government for office space, but a legislative mandate required that the already-completed foundation be used. To overcome this dilemma Flagg suggested a new idea in state capitol design--a group, rather than a single large building. This suggestion had the advantage of allowing construction to proceed as space was needed.

The Capitol Commission accepted Flagg's suggestion, but did not engage him to design the Group. Instead, they invited two sets of designs in a new nationwide competition--one for the Temple of Justice and the other for the Group Plan. The competition for both designs was won, not by Flagg, but by the firm of Wilder and White, New York. In judging the 37 different designs submitted, the Commission was advised by the following architects: Charles H. Bebb (Seattle), Kirtland Cutter (Spokane), and W.B. Faville (San Francisco). Bebb later became an associate architect working under Wilder and White and a staunch defender of their plan. The principals of the winning firm were Walter R. Wilder and Harry K. White. They worked for many years together as draftsmen for the firm of McKim, Mead and White before they formed their own partnership in 1909.

The Wilder & White plan called for a large, domed building in the center of a group. The objective was to give the impression from a distance that there was just one broad base below the massive dome. To the extent that it has been completed, the Wilder & White plan has been faithfully followed. The plan involved much more than the existing structures, however. In addition to a sixth structure planned for the site of the Governor's Mansion, the plan called for a terrace behind the Temple of Justice and two grand staircases down the side of the hill. An artificial lake was to be created and a

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landscaped esplanade was to lead to a new railroad station near downtown Olympia. The lake has been created and there is an attractive park on its northeast corner, but the rest of the vision remains unfulfilled. What was to be the grand esplanade and main approach to the Capitol is now a railroad yard.

The Group has very impressive mass and the dome of the Legislative Building is enormous. There are very few great domes in the West. Many other states, of course, have capitols with large domes, and the desire to compare them is natural. However, comparative studies involving specific criteria are not available, so it is impossible to say which dome is the biggest. Nonetheless, it seems safe to say that Washington's is among the top twenty.

Of the domed state capitols, Washington's was next to the last to be built. The architectural tradition ended with West Virginia's capitol, which was completed in 1932. It is possible that West Virginia was influenced by the experience in Washington state. In any case, they adopted the group concept pioneered by Washington. As for the many domes that precede these two, Rhode Island's may have influenced the design of Washington's. Wilder and White worked for McKim, Mead & White, while the firm designed the Rhode Island capitol. Moreover, certain features are similar. The rotundas of both resemble each other, and both have the state seal embedded in the floor of the central crossing. Outside, the Rhode Island capitol has four small domes supported by columns at the base of the great central dome. The original plans for Washington's capitol called for these features, too, but the final execution, while retaining the small domes, eliminated the columns. Another common characteristic is that they both have solid masonry domes, an unusual feature for modern construction.

In general, Washington's capitol seems to be more restrained than most comparable state-houses in the use of decorative elements. The original plans called for more ornamentation. Perhaps its elimination was a reflection of simpler twentieth-century tastes or merely of a desire to cut costs. There may also have been a shortage of skilled labor. By the 1920's stone carving was becoming a rare art, and craftsmen from union locals all over the west had to be brought to Washington to work on the Legislative Building.

The buildings in the Capitol Group and the Governor's Mansion are intrinsically associated with the political history of the State of Washington. Every governor since 1909 has lived in the Governor's Mansion; every state law enacted by the legislature has been debated under the great dome. The buildings of the Washington State Capitol Historic District are clearly of National Register importance because of these associations.

Like any large undertaking, moreover, the buildings of the historic district have a political history of their own. Work on the design of Ernest Flagg began in 1893 under the Administration of Governor John McGraw. By 1896, when Populist Governor John Rogers assumed office, the country was in a depression and Rogers opposed further construction

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in the name of economy. In spite of his opposition, the legislature appropriated funds to continue work, so Rogers vetoed the appropriation bill. By 1911 the need for space had become a serious problem, and the legislature authorized the competition that ended in the adoption of the Wilder and White plans for the Temple of Justice and the Group. This time, construction plans were frustrated by the State Supreme Court, which declared that appropriations in 1913 and 1915 violated the state constitution. The legislature, which only meets every other year, appropriated only enough in 1917 to complete the Temple of Justice. It had stood naked of exterior stones since 1912 for lack of funds. Perhaps the legislature's reluctance to authorize more expenditures is explained by the fact that war was imminent and erection of large public buildings may have seemed an inappropriate diversion of resources. The 1919 appropriation was used for the relatively modest Insurance Building. Appropriations in the 1920's were sufficient to complete the Legislative Building. Although construction proceeded smoothly and was not marred by any major scandals, Governor Roland Hartley was greatly distressed by the cost of the Legislative Building. His statement at its completion in 1928 used such terms as "a monument to extravagance", "profligacy", "extravagance beyond belief", and "criminal waste of public funds". Hartley made the Legislative Building a political issue in his 1928 re-election campaign. Taking a brass spittoon from the Legislative Building and attaching it to the roof of his car, he travelled about the state criticizing the large expenditure of public funds involved in construction of the building. What he termed the "golden spit box" became his symbol for waste, and his entourage was dubbed the "Cuspidor Caravan". Hartley, a Republican, was re-elected. However, 1928 was a Republican year, and Hartley ran behind the rest of the ticket, so it appears that the cost of the Legislative Building was not an overriding concern among the voters.

Much of the political controversy surrounding funding of the Group revolved on questions of interim construction financing. When the U.S. Congress made Washington a state, it authorized the new state government to select 132,000 acres of Federal land to be used for the erection of buildings at the state capital. Well-timbered lands were chosen and, with the development of highways and railroads, appreciated in value. At issue was the question of whether or not the sale of the land or its timber would bring a sufficient price to cover the money which, at that point, would already have been expended. It appears they did. The Capitol Building Trust today still has 109,000 acres of productive timber land.

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(continued)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY about 29

QUADRANGLE NAME Tumwater, WA

QUADRANGLE SCALE 1: 24,000

UTM REFERENCES

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ZONE EASTING NORTHING

ZONE EASTING NORTHING

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D 1,0 5,0,7 6,4,0 5,2,0,8 7,6,0

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

The property included in this nomination is described by the red line on the base map for the nomination.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

J. H. Vandermeer (Historian)

ORGANIZATION

Office of Archaeology & Historic Preservation

DATE

December 1978

STREET & NUMBER

111 West 21st Avenue

TELEPHONE

(206) 753-9685

CITY OR TOWN

Olympia

STATE

Washington 98504

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

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NATIONAL PARK SERVICE

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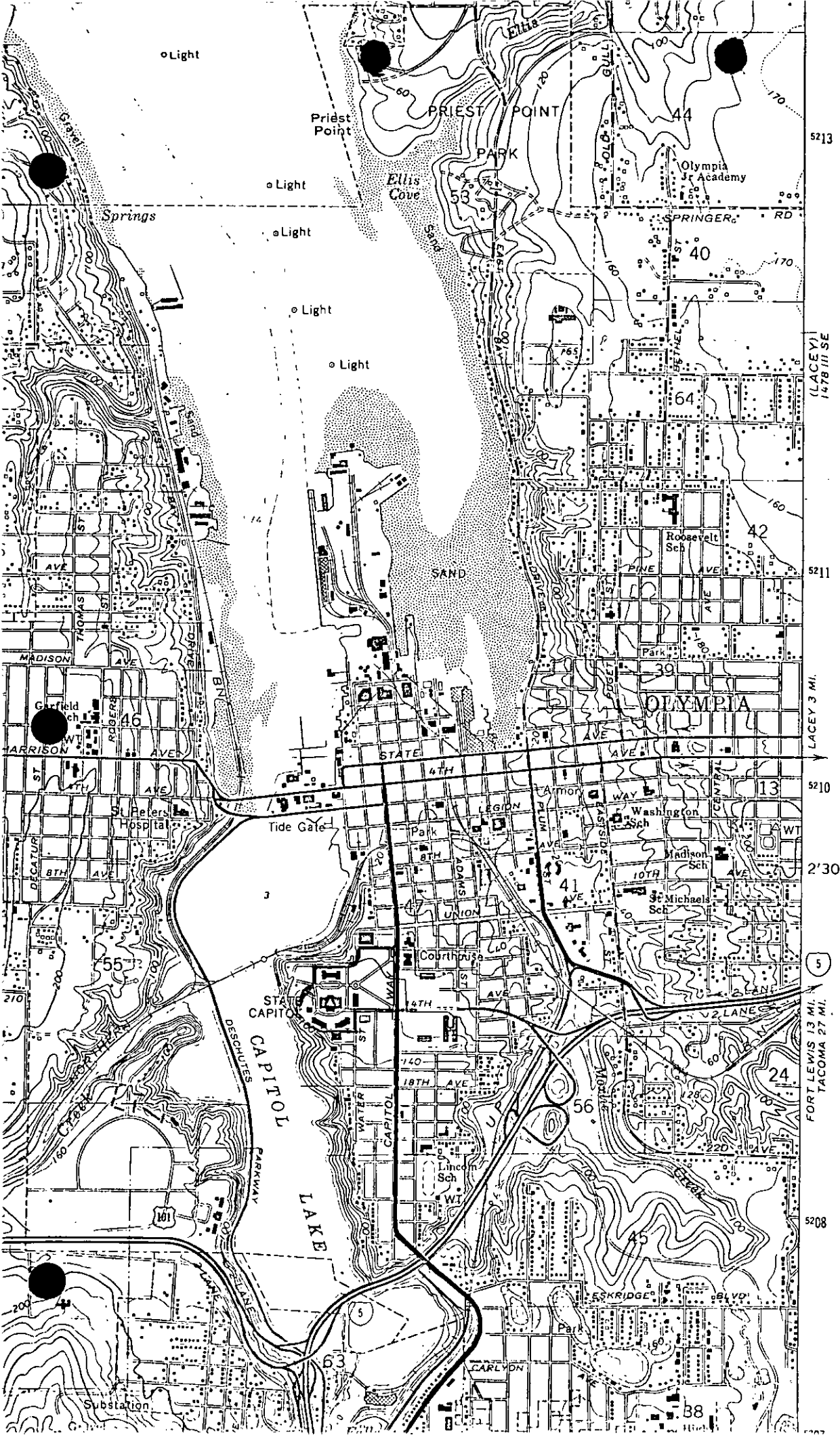
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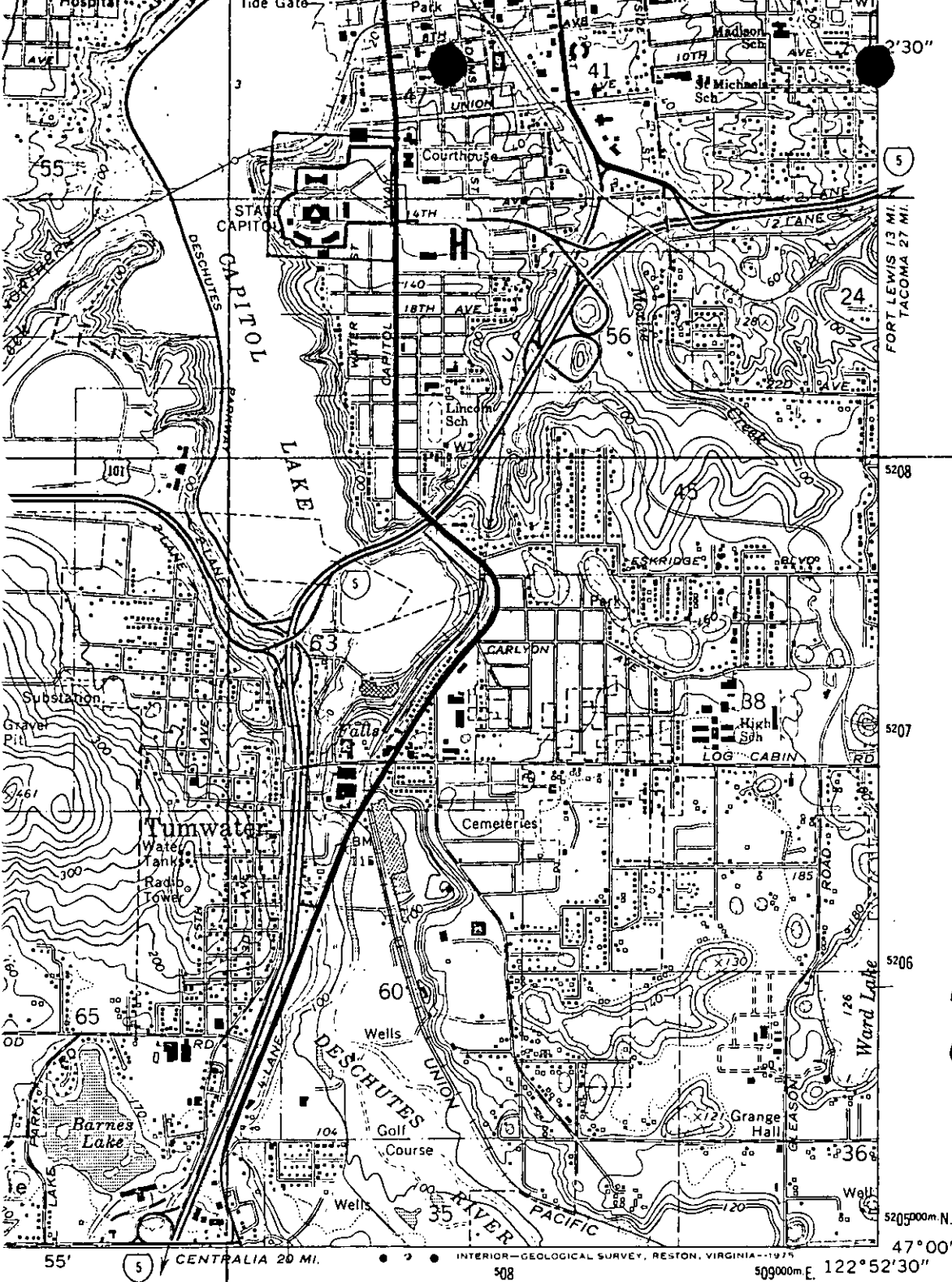
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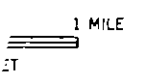
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 5211
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 5210
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 5
 FORT LEWIS 13 MI.
 TACOMA 27 MI.

Tumwater
 Quad.
 1:24,000



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 10 507150 5208780
 10 507640 5208760

WASHINGTON STATE
 CAPITOL HISTORIC
 DISTRICT



ROAD CLASSIFICATION

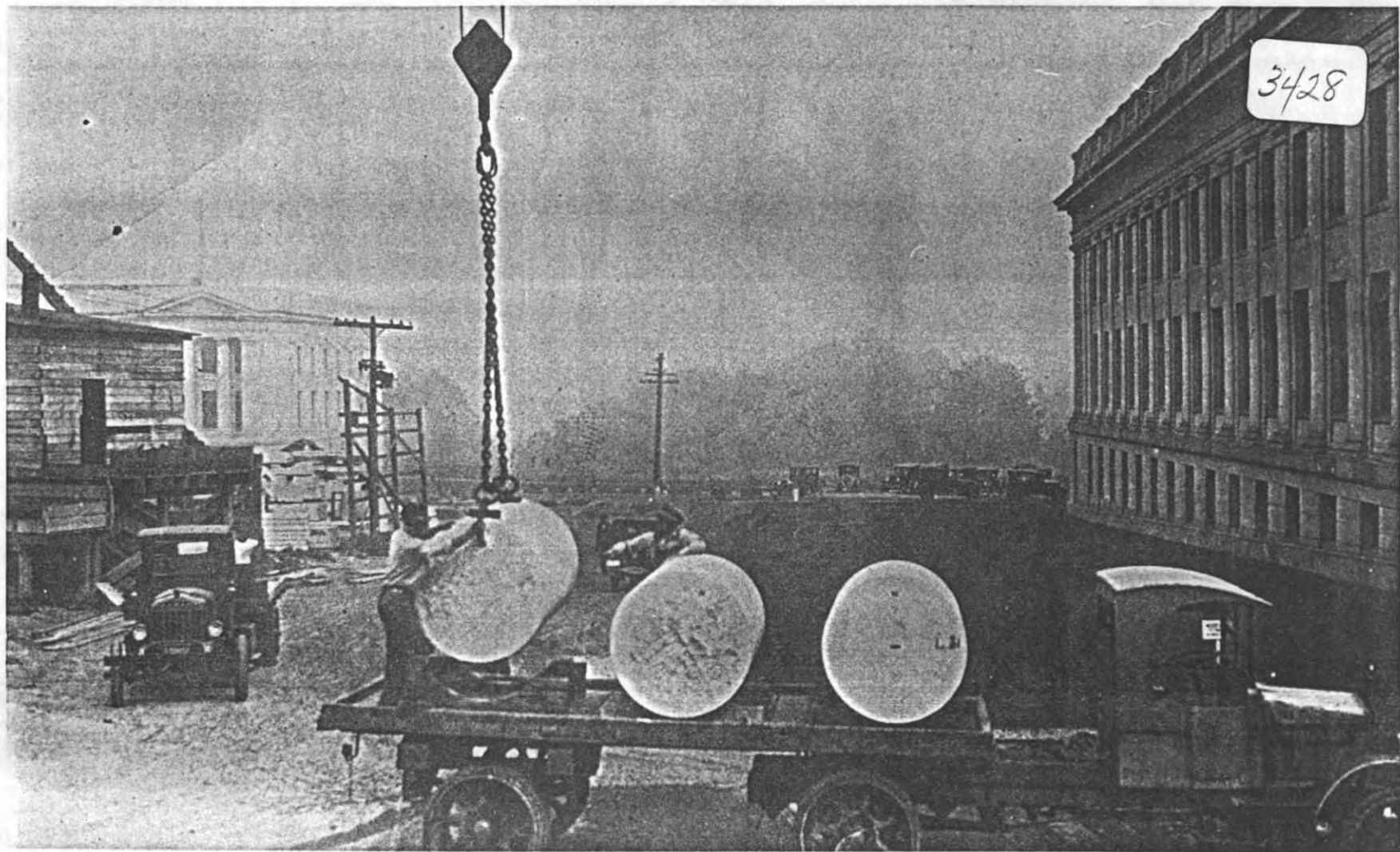
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Medium-duty	—————	Unimproved dirt	- - - - -
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TUMWATER, WASH.
 SW/4 OLYMPIA 15' QUADRANGLE
 N4700—W12252.5/7.5

1959
 PHOTOREVISED 1968 AND 1973
 AMS 1478 III SW—SERIES V891

22092 Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1968 and 1973. This information not field checked. Purple tint indicates extension of urban areas.

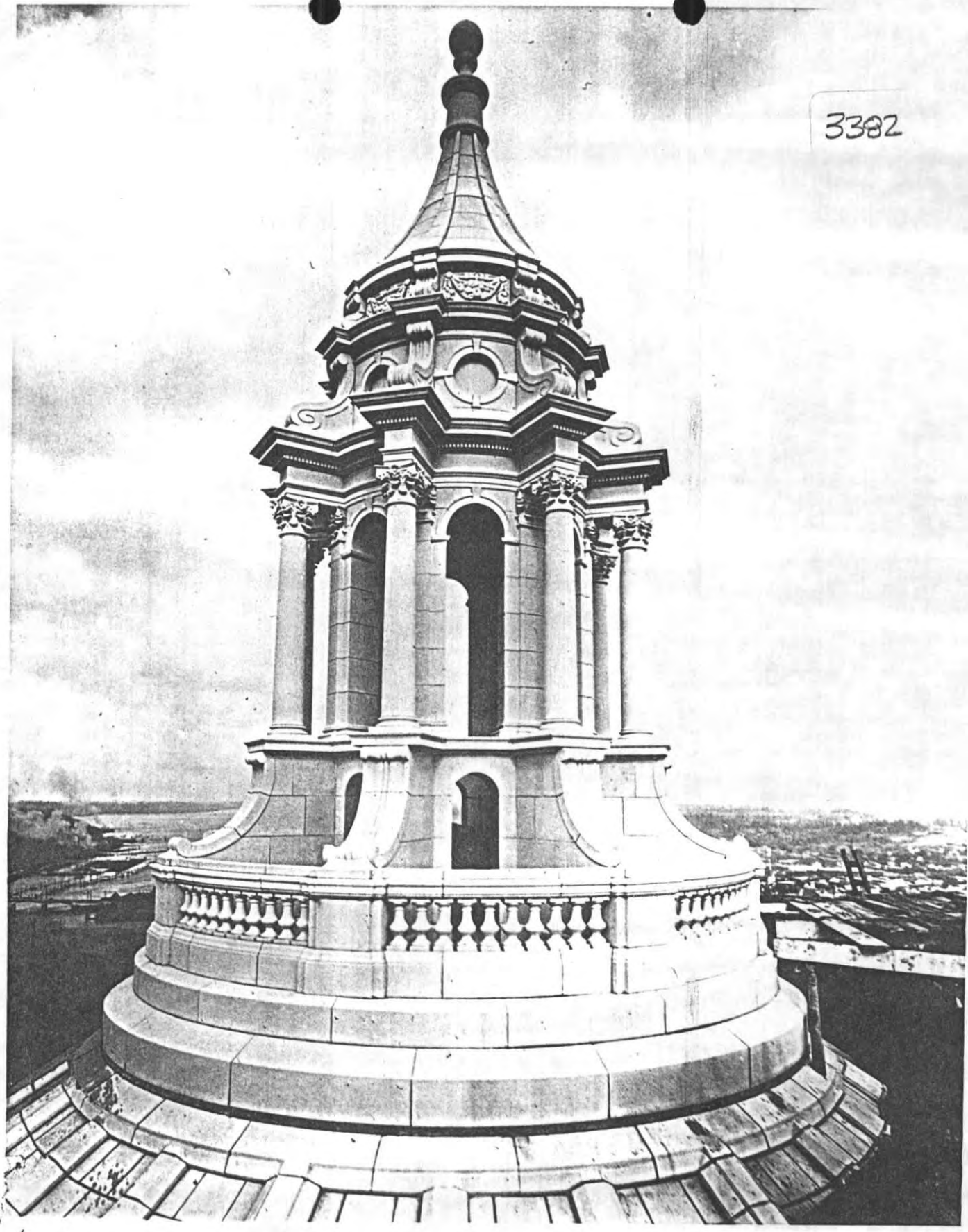
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 14-77 IV NE



BAINBRIDGE ISLAND HISTORICAL SOCIETY
P. O. Box 11653
Bainbridge Island, WA 98110-5653

RALPH MUNRO COLLECTION

3382



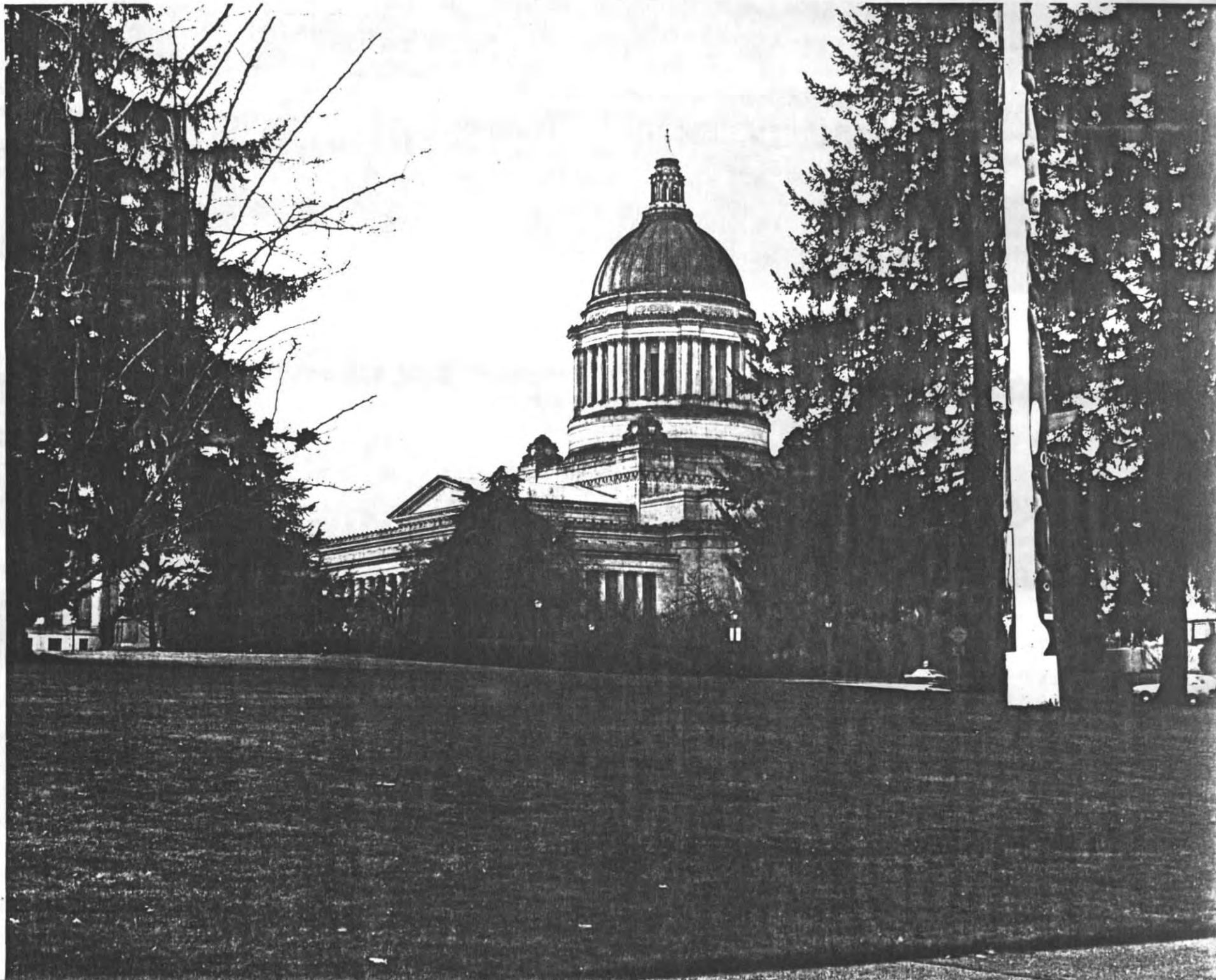
BAINBRIDGE ISLAND HISTORICAL SOCIETY
P. O. Box 11653
Bainbridge Island, WA 98110-5653

RALPH MUNRO COLLECTION

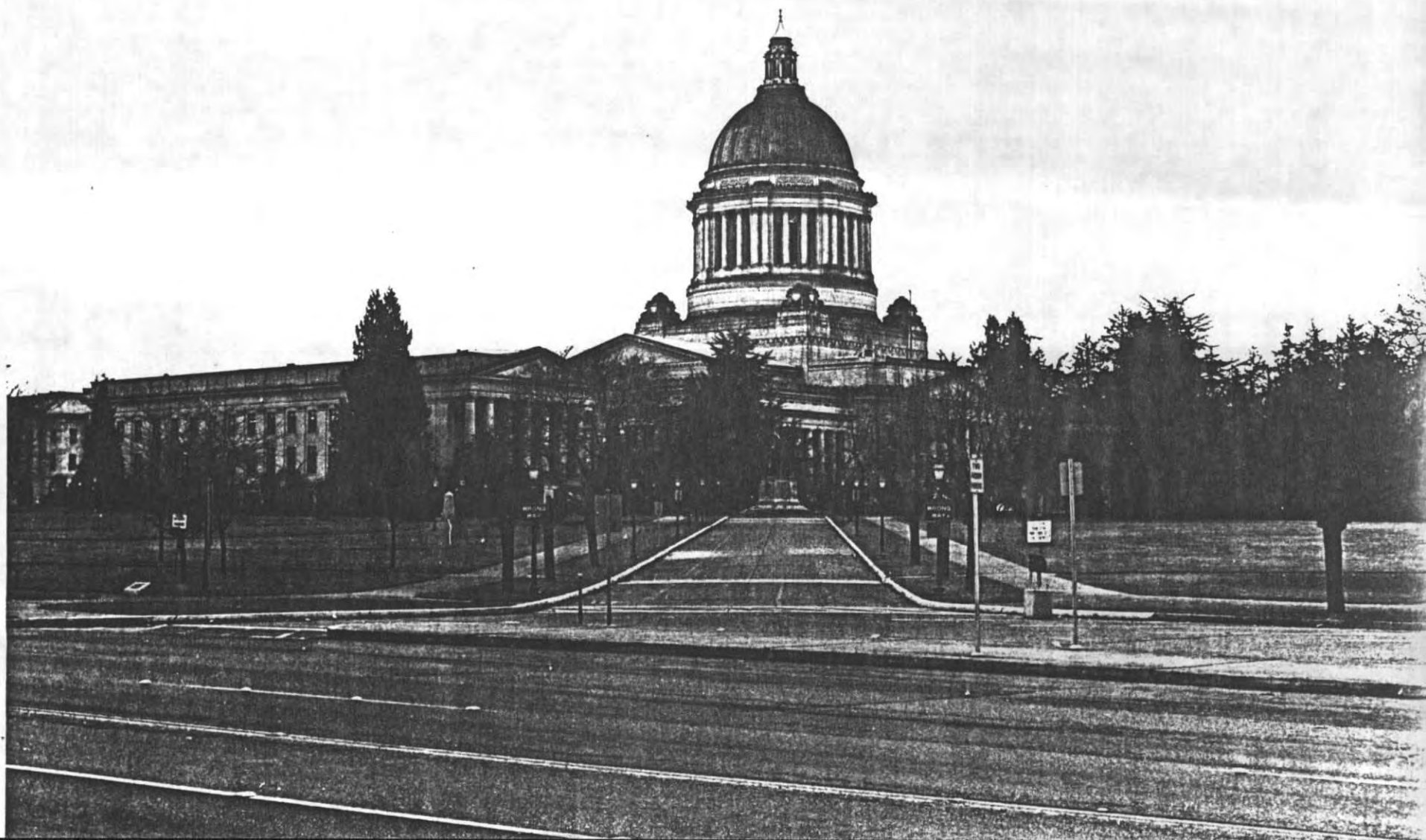












Washington State Capitol Historic
District: view of south end of
district looking west
Thurston County, Washington
J. H. Vandermeer
January 1979
Office of Archaeology and Historic
Preservation

4 of 6



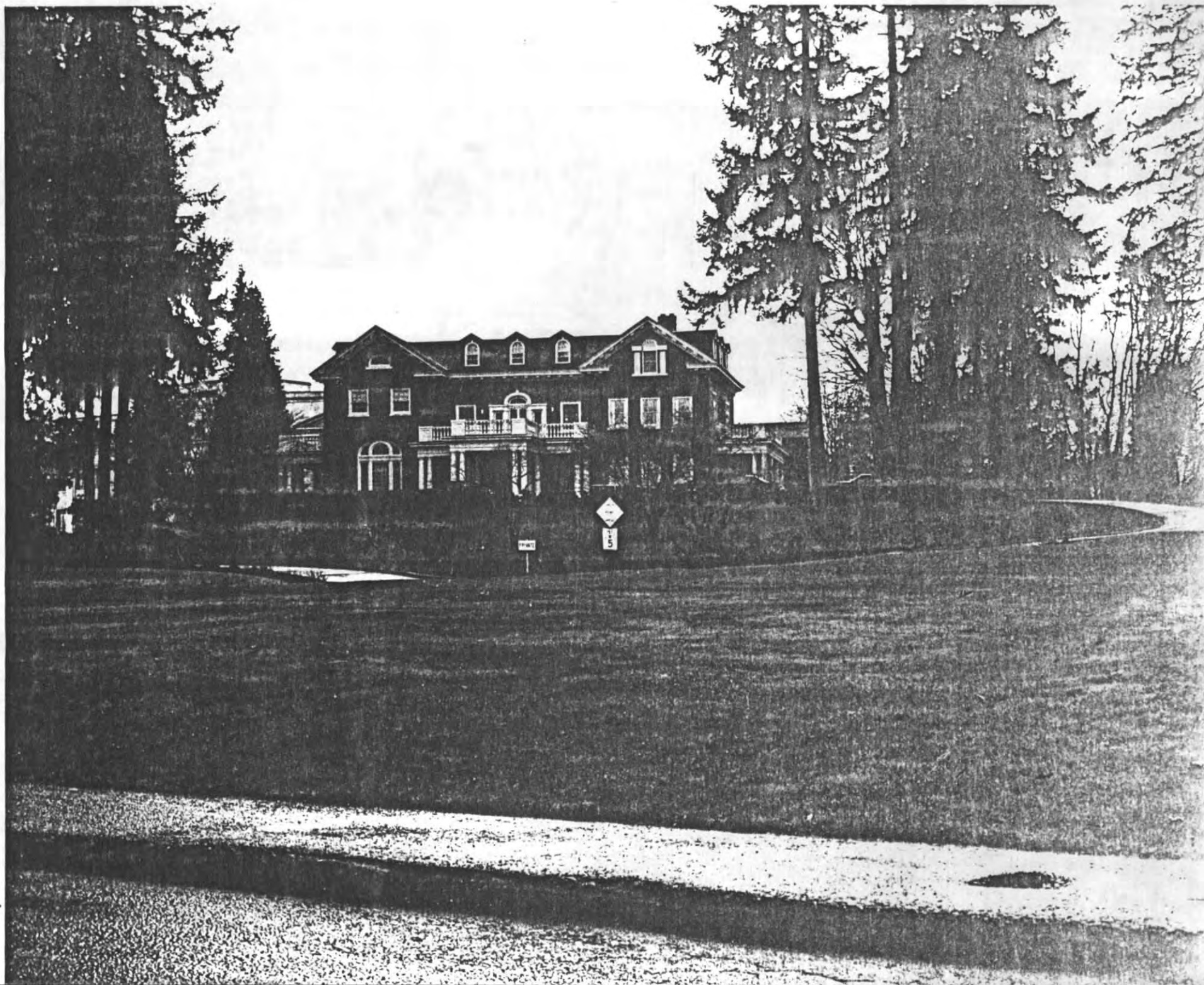
Washington State Capitol Historic
District: Temple of Justice
Thurston County, Washington
J. H. Vandermeer
January 1979
Office of Archaeology & Historic
Preservation, Olympia, WA
West and north facades

5 of 6



Washington State Capitol Historic
District: Governor's Mansion
Thurston County, Washington
J. H. Vandermeer
January 1979
Office of Archaeology and Historic
Preservation, Olympia, WA
North facade

6 of 6

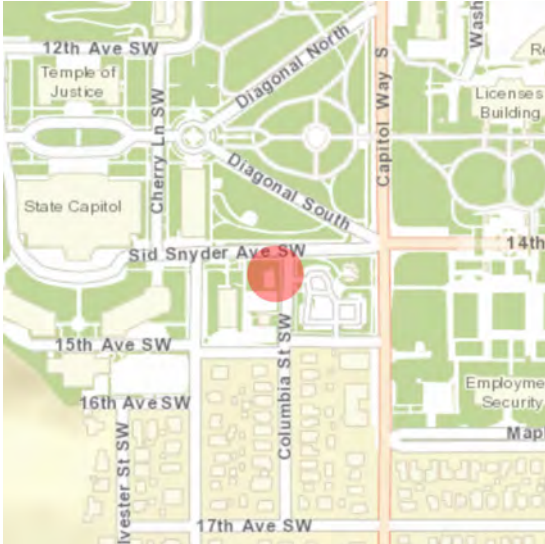


Historic Property Report

Resource Name: Carlyon, Dr. P.H. & Edna, House

Property ID: 20146

Location



Address: 201 14th Ave SW, Olympia, WA 98501
Tax No/Parcel No: 31300300100
Plat/Block/Lot: ALLEN E J / Block 3 / Lots 1-9
Geographic Areas: Thurston County, OLYMPIA Quadrangle

Information

Number of stories: 1.5

Construction Dates:

Construction Type	Year	Circa
Built Date	1923	<input checked="" type="checkbox"/>
Built Date	1921	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Politics/Government/Law
Architecture



Historic Property Report

Resource Name: Carlyon, Dr. P.H. & Edna, House

Property ID: 20146

Architect/Engineer:

Category	Name or Company
Architect	Wohleb, Joseph

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2006-01-00004, , OLYMPIA	2/6/2003	Not Determined	
2015-10-00257, , Capitol Campus Survey	4/14/2014	Determined Eligible	Michael Houser, 9/24/2001
2020-11-07281, DES, Legislative Campus Modernization (LCM) Predesign - Newhouse, Press Houses, Pritchard Library; Capitol Campus			

Photos



Northwest corner



Northeast corner



Southwest corner



East facade



Carlyon Structure Report.pdf



Historic Property Report

Resource Name: Carlyon, Dr. P.H. & Edna, House

Property ID: 20146

Inventory Details - 2/6/2003

Common name: UPI Building
Date recorded: 2/6/2003
Field Recorder: Shanna Stevenson
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Gable
Structural System	Wood - Balloon Frame
Roof Material	Asphalt/Composition
Plan	Irregular
Form Type	Single Dwelling - Gable Front and Wing
Cladding	Wood - Clapboard

Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Craftsman

Surveyor Opinion



Historic Property Report

Resource Name: Carlyon, Dr. P.H. & Edna, House

Property ID: 20146

- Significance narrative:** From available information, the house was built ca. 1921 by P. H. and Edna Carlyon. Carlyon was a dentist who was very active politically. It is a Craftsman style house typical of what was being built in that period and is significant architecturally in the context of the South Capitol Neighborhood National Register Historic District. It is also associated with P. H. Carlyon, a political figure prominent in state and local politics. P.H. Carlyon was trained at the Philadelphia Dental College. He came to Olympia in 1884 and opened a dental practice but later became prominent in local and state politics. Carlyon was elected Olympia mayor in 1904 and instituted changes including an ordinance that only stone, brick or concrete buildings be erected in the business district. He advocated for the acquisition of Priest Point Park. He was president of the Chamber of Commerce and spearheaded the building of the Federal Building on Capitol Way. In 1907 he was elected to the legislature where he championed the cause of Olympia as the capital and promoted the construction of permanent buildings on the Capitol grounds. He also backed the Carlyon Fill which filled much of downtown and created the deepwater port in 1910-11. He headed a coalition to connect the Port of Olympia to the rail lines of the Great Northern, Northern Pacific and Union Pacific railroads. He served in the State House from 1907 to 1911 and in the Senate from 1913 to 1929. He was elected president pro tem of the Senate in a number of sessions. He proposed the Capitol Lake project and was a major supporter of paving all major state highways and the Good Roads Association. Edna Rogers Carlyon lived in the house until her death in 1954
- Physical description:** Set on a corner lot near the Capitol building, the house is a large, one and one-half story irregularly shaped house with wide bracketed eaves and fascia boards. The eaves have exposed rafter ends. The house has shingle cladding. The building has a poured concrete foundation. The gable-roofed house has a projecting front porch with similar detailing of bracketed eaves and cladding to the main building. It is supported by square columns on a low concrete wall and wraps around the front (south) and east sides. The porch has arched openings with a keystone center design. There is a gable roof dormer on the east side with similar detailing to the main house. Windows are tripartite with decorative upper mullions (flanking the front porch and on the east side), others are double hung sash, multi-pane casement, six over one double hung. All of the windows have a distinctive wide board and window head surround. A basement garage is accessed from the east side of the rear of the house.
- Bibliography:** Olympiana Shanna Stevenson, published by the State Capital Museum, 1982
Pioneer Title Company Records, Thurston County Assessor Field Books and photographs.



Historic Property Report

Resource Name: Carlyon, Dr. P.H. & Edna, House

Property ID: 20146

Inventory Details - 4/14/2014

Common name: UPI Building
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination DOE for FEMA

Detail Information

Characteristics:

Category	Item
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shingle
Plan	Rectangle
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable
Structural System	Wood - Platform Frame

Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Craftsman

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): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: Completed ca. 1923, the UPI Building represents the former residential character of the south end of the present Capitol campus, as well as the extant and adjacent residential context (i.e., South Capitol Neighborhood National Historic District). Built as a single-family home, the building has been adapted to other functions over time, including offices for state agencies and reporters covering news stories related to the Capitol. Historic names include the Carlyon House and the Schumacher House. Olympia architect Joseph Wohleb designed the house in the Craftsman style for P.H. and Edna Carlyon. One of the most popular styles for residences in the early 20th century, the Craftsman style is seen throughout the South Capitol neighborhood. Wohleb designed at least two other Craftsman style single-family residences nearby (223 18th Avenue SE and 203 18th Avenue SE), both prior to the UPI Building. He also designed at least one Craftsman style duplex (211 19th Avenue SW). The UPI Building exhibits hallmarks of the Craftsman style, including, but not limited to: one to two stories, exposed rafters, open eaves, extended purlins under the gables, and a porch with square porch supports. In 1938, the Carlyons also bought lot 7 to the south, to extend their property. Between



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1923 and 1946, they are listed at this address. P.H. Carlyon passed away in 1946 but Edna, his widow, continued to live in the house through 1953 and owned it until her death in 1954. The house passed to their heirs—Fred Carlyon, Ann Vaughn, Lorne Hinton, and Tate Henry Rogers, among others.

P.H. Carlyon, a native of the Midwest, moved to Olympia in 1884 after studying at Philadelphia Dental College. He married Edna Rogers, also from the Midwest, in 1902. Edna moved to the Pacific Northwest as a child with her family by 1880. P.H. Carlyon started a dental practice in Olympia, but he became more known for his political and civic leadership. Elected as the mayor of the city in 1905, he also served as Chamber of Commerce president. He pushed for a public water system and the acquisition of Priest Point Park. He also shepherded construction and reconstruction projects, including the 1914 Federal Building on Capitol Way. He championed funding for the state Capitol construction.

After the Carlyon's residency, the house continued to function as a single-family home for others. When Edna Rogers Carlyon passed away, the heirs to the Carlyon estate rented the home for a while. In 1954, Harold and Ruth Kerry resided in the house. Not long after, in 1957–1958, the house stood vacant. In 1959, William and Thelma Schumacher purchased the house from Tate Henry Rogers, sister-in-law to the deceased Edna Rogers Carlyon, for \$30,000. Governor Albert Rosellini appointed William Schumacher as chairman of the Washington State Tax Commission from 1957–1962, during which time the Schumachers purchased the house. The Schumachers occupied the building through 1965, often hosting gatherings related to William's governmental position. They rented the house to domestic tenants between 1965 and 1967, including Stephen and Cynthia Cray. In 1968, the Schumachers leased the house as overflow office space to state agencies, including the Department of Institutions and later the Department of Natural Resources. Between 1969 and 1971, the State of Washington purchased the property. By 1982, the house's function shifted again, to serve as office space for news agencies covering Olympia and the state legislature.

The UPI Building and the neighboring AP Building to the south have both housed the media since the early 1980s. The media associations gave these two buildings their common names and the general moniker of "press house(s)." The front room (living room) of the UPI Building functioned as the Universal Press International office, hence the name UPI Building. Additionally, the building provided operations space for the The Seattle Times newspaper, Gannett News and others. Over the years, the press corps covering the legislative news occupied various office locations on the Capitol campus, including portions of the first and fourth floors of the Legislative Building. When the media took over residency of the two press houses, reporters submitted stories directly from the houses using a rapidly evolving array of technology, from teletype and fax machines to computers. Radio and television reporters apparently also used the press houses.

In 1992, Bremerton Sun correspondent Adele Ferguson was among those who had an office in the UPI Building. Ferguson made her mark in Olympia as the first female reporter among the Capitol press corps and is still a blunt, controversial, no-holds-barred media voice. Though she left the Bremerton Sun in 1993, Ferguson continued to write for other news sources and maintained an office in the UPI Building between 1992 and at least 1993; she may have had office space there sporadically through 2006.

When the Legislature is in session, the building has also served temporary press visitors. The press house function continues to the present day, although the shift away from print media in recent years has resulted in a diminished press staff presence.

Physical description:

The UPI Building, historically known as the P.H. and Edna Carlyon House, lies southeast of the Capitol group and immediately east of the Newhouse Building. Located at 201 14th Avenue Southwest, the house occupies the southwest corner of Columbia Street



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Property ID: 20146

Southwest and 14th Avenue Southwest. The building's residential Craftsman style and wood exterior set it apart from the core Capitol campus group.

Character-defining spaces and features:

- Massing
- Wood shingle cladding
- Wood frame sashes
- Wood window and door surrounds
- Cross gable roof form
- Gable end bargeboard, knee braces, exposed purlins
- Porch

The UPI Building occupies a rectangular footprint and exhibits asymmetrical massing. The front of the house faces north, overlooking 14th Avenue Southwest and the Capitol campus grounds towards downtown Olympia. Concrete sidewalks and grass covered parking strips line the north and east lot edges. An empty grassy lot borders the house to the west. A graveled parking lot to the south separates the UPI and AP buildings. The one-and-a-half story building sits on a flat site, thanks to the retaining walls along the west, north and east edges of the property (inside the sidewalks and alley). A flight of concrete steps at the lot's northeast corner leads up from the sidewalk intersection to a paved approach to the front porch.

This wood frame building rests on a poured concrete foundation. A painted board course forms the watertable, above which the exterior walls are clad with painted wood shingle siding. Poured concrete comprises the front (north) porch steps as well as the steps to the rear (south) entrances. Flat, painted wood casings and headers with thin, slightly projecting caps mark all of the window and door openings above the basement level. The windows typically feature wood sills on the exterior.

A gable roof with wide, open eaves covers the building, the ridgeline extending north-south. A secondary gable roof telescopes out, offset to the east, over the north porch. Towards the rear (south) end of the floor plan, cross gables form a gable end in the east and west elevations. The east cross gable extends a few feet to the east beyond the front portion of the house. The west and south elevations are flat, with no projections. A gable dormer perforates the east roof slope. Knee braces support some of the exposed, extended purlins at the eaves in all the gable ends and the gable dormer. Simple, broad bargeboards adorn the gable ends. Asphalt-composition roofing clads all of the roof sections. Gutters are contemporary.

The house has four entrances—a front (north) door, a rear (south) door, and two basement access points. The front (north) entry is recessed and the northeast corner of the house is cut away, which gives more space to the porch by sacrificing some interior square footage. The front (north) door has been replaced with a contemporary type. The porch consists of a concrete floor, low concrete sidewalls with projecting caps, and concrete steps. Arched drain openings perforate the bottom of the sidewalls. Concrete cheekwalls, also with projecting caps, line the steps up to the porch. The concrete foundation, porch sidewalls and cheekwalls all have a stucco finish. Painted, square wood piers support the porch roof and rest on the sidewalls. Subtle, nearly flat arches span the openings between the piers, each with a decorative wooden keystone. The gable end of the porch is clad with painted wood shingles, identical to the rest of the exterior walls. The wooden arches suggest simplified entablatures; with the keystones, these elements echo the Classical motifs of the Capitol campus group. The porch wraps the northeast corner and extends along half of the east facade.

The rear (south) door faces the parking area. This single door is set flush with the east half of the exterior wall, within the original wood surround. The door is a contemporary faux panel, hollow metal type. The doorway opens from a mud room directly onto a concrete stoop, bordered by concrete cheek walls similar to those at the front porch. The



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bottom step is adjacent to the gravel parking lot. Another south side door accesses the basement, at the bottom of a flight of below grade concrete steps. This door is a multi-lite, wood framed door typical of the period. The basement stairwell has metal pipe railings. A contemporary metal garage door is located at the bottom of a paved driveway which slopes down from Columbia Street on the east facade.

Most windows in the house are single or paired one-over-one or multi-over-one, double hung wood framed sashes. There are also single lite sashes, three-lite sashes, and multi-lite casement types. Operation types and proportions vary. At the front (north) end of the first story, the windows exhibit a single row of upper lites, leaving most of the window opening to the lower sash. At the second story, the multi-lite upper sashes are more balanced, exhibiting two rows of lites over a proportionally equal lower sash. These multi-over-one windows occupy more prominent elevations/spaces, while the simpler, one-over-one windows are present in less prominent locations. Rectangular, three-lite hopper windows permit daylighting to the basement as well as select other spaces. Six-by-six casement windows occupy select openings in the first and second stories in the east and south elevations.

Interior

The interior of the house retains a high degree of intact historic finishes and building fabric. Modest wall, ceiling and floor treatments reflect the original residential use, although contemporary treatments (e.g., carpeting) cover the original in some spaces. The conversion to offices resulted in a repurposing of the spaces but with relatively little disruption to the original fabric. Most historic light fixtures have been removed, except in the basement where incandescent sockets are extant. Radiators are present in every room. A central stairwell, featuring wood risers, treads, and nosing, provides circulation between the first and second floors. The stairwell to the basement leads down from near the kitchen, south of the main hall.

The floor plan originally consisted primarily of a living room, dining room, kitchen, bedrooms, and a bathroom on the first floor. The second floor has been attic space except for one finished bedroom under the east gable. The front (north) door opens into the main hallway. French doors off the hallway lead into the former dining room and former living room. The former living room occupies the front (north) end of the first floor and has a fireplace in the south wall. The former dining room and the kitchen comprise the east side of the first floor. Former bedrooms and two bathrooms (one original, one created from a former closet) line the west side of the house. The rear (south) door accesses the kitchen via a mud room, or enclosed back porch. A utility room completes the southeast corner of the floor. The full-height concrete basement contains storage space.

Plaster walls and ceilings are mostly extant, but the original ceiling coves have been largely lost except in one bedroom. The baseboards, door and window trim, thresholds, and general molding are composed of wood. The fireplace has wood surrounds and a simple wood mantle; square clay tiles adorn the hearth and firebox of the fireplace. Fir floors are stained or painted on the first and second floors, covered in places by carpet. Ceramic tiles line the bathroom floor and the kitchen countertops (some countertops covered with laminate). Built-in original wood cabinets and drawers provide storage in the kitchen. The original bathroom has a built-in vanity and laundry chute. Bead-board clads the mud room walls.

Alterations

The UPI Building clearly exhibits the original design, function, workmanship, and form. Exterior alterations have been limited, such as replacing the original central brick chimney with a central metal chimney pipe. The original siding and windows are intact. Three of the four exterior doors (front, rear, and garage) have been replaced with non-historic versions; the south basement door is intact. Interior alterations have addressed



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the changing use of the building, from single-family residence to offices, yet many original features and finishes are extant, such as the kitchen sink and cabinets. Original walls, floors, built-ins, doors, and more are intact. Some partition walls and removable floor finishes have been added. The ceilings have been lowered in some rooms and textured sheetrock installed, but the original plaster ceilings are presumed to be present above. Lath and plaster ceilings are intact and exposed in some spaces.

The following list contains the known major projects undertaken since completion of the building. Projects are arranged chronologically.

- 1950 Plumbing and sewer updates
- 1956 Electrical work
- 1965 Chimney repair permit for W.S. Schumacher (owner at the time)
- 1971 post, a first floor closet became a bathroom.
- 1998 Reroofed with new asphalt-composition roof; replaced select cladding sections (e.g., at gutters) in kind; installed new rafter tails, bargeboard and gutters; new trim at gable ends; removed chimney to two feet in the attic and metal flue added.

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The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.

The Washington State Department of Enterprises Services, Facilities Division, also maintains an impressive record of drawings, including specifications, in their Records Center.

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Historic Property Report

Resource Name: Highways Building

Property ID: 26045

Location



Address: 214 14th Ave SW, Olympia, WA 98501

Tax No/Parcel No: 31300300100

Plat/Block/Lot: ALLEN E J / Block 3 / Lots 1-9

Geographic Areas: Thurston County, OLYMPIA Quadrangle, T18R02W

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1934	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Government	Government - Government Office
Government	Government - Government Office

Historic Context:

Category
Architecture
Politics/Government/Law



Historic Property Report

Resource Name: Highways Building

Property ID: 26045

Architect/Engineer:

Category	Name or Company
Builder	Boyer, Harry
Architect	Wohleb, Joseph

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
2015-10-00257, , Capitol Campus Survey	4/14/2014	Not Determined	
2020-11-07281, DES, Legislative Campus Modernization (LCM) Predesign - Newhouse, Press Houses, Pritchard Library; Capitol Campus	11/24/2020	Determined Eligible	Nicholas Vann, 11/24/2020

Photos



North (front) facade



East facade



South (rear) facade



Detail of north entry



Typical interior corridor view



Stairwell, looking east



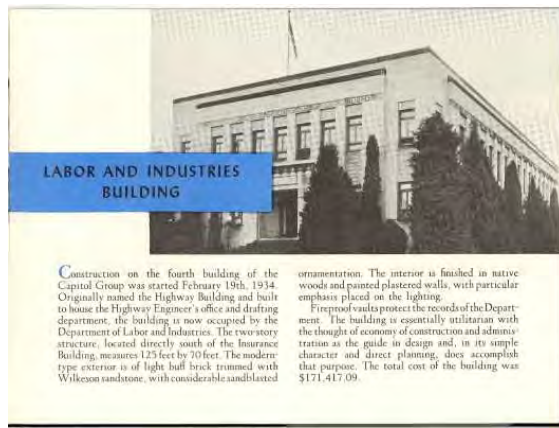
Historic Property Report

Resource Name: Highways Building

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Southwest corner



LABOR AND INDUSTRIES BUILDING

Construction on the fourth building of the Capital Group was started February 19th, 1934. Originally named the Highway Building and built to house the Highway Engineer's office and drafting department, the building is now occupied by the Department of Labor and Industries. The two-story structure, located directly south of the Insurance Building, measures 125 feet by 70 feet. The modern-type exterior is of light buff brick trimmed with Wilkeson sandstone, with considerable sandblasted

ornamentation. The interior is finished in native woods and painted plastered walls, with particular emphasis placed on the lighting. Fireproof vaults protect the records of the Department. The building is essentially utilitarian with the thought of economy of construction and administration as the guide in design and, in its simple character and direct planning, does accomplish that purpose. The total cost of the building was \$171,417.09.



Original HPI form(s)



Historic Property Report

Resource Name: Highways Building

Property ID: 26045

Inventory Details - 1/1/1900

Common name: Irv Newhouse Building

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Highways Building

Property ID: 26045

Inventory Details - 12/11/2001

Common name: Irv Newhouse Building

Date recorded: 12/11/2001

Field Recorder:

Field Site number:

SHPO Determination

Detail Information

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



Historic Property Report

Resource Name: Highways Building

Property ID: 26045

Inventory Details - 4/14/2014

Common name: Irv Newhouse Building
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Plan	Rectangle
Cladding	Brick
Structural System	Masonry - Precast Concrete
Cladding	Stone
Roof Type	Flat with Parapet
Foundation	Concrete - Poured

Styles:

Period	Style Details
Modern Movement (1930-1970)	Art Deco

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

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: Built in 1934, the Newhouse Building followed the Temple of Justice, Insurance Building, and the Legislative Building as the fourth major building completed on the Capitol campus. Although it stood on the West Capitol Campus, the committee did not consider the Newhouse to be part of Wilder and White's originally intended Capitol group. Historic names for the building include the Washington State Highway Building (Highway Building), the Labor and Industries Building, and the Institutions Building. Architect Joseph Wohleb designed the Newhouse Building. Seattle engineer Lincoln Bouillon prepared drawings for the mechanical and electrical elements. The Seattle structural engineers, W.H. Witt Company, consulted on the structural framing design and calculations. The committee approved all designs and specifications. Stylistically, the building exhibits designing architect Joseph Wohleb's preference for interpretation of the Capitol group's prevailing Classical theme through the distilled and streamlined vocabulary of Art Deco. In terms of massing, fenestration and overall form, the Newhouse Building draws on influences from the Insurance, Temple of Justice and Legislative buildings. The parapet detailing and slight projections bear strong similarities to the (then recently completed) Thurston County Courthouse (1930), also designed by Wohleb.



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Construction, including excavation and rough and finish work, lasted just over four months. Contractors began staking out the site for excavation and grading on February 20, 1934. Construction was complete, furnishings placed in the building, and occupancy formally commenced on July 1, 1934. The Highway Department held a grand opening celebrating their new quarters just over a week later on July 10, 1934. The Washington State Department of General Administration (now the Department of Enterprise Services), Division of Facilities has retained ownership of the Newhouse Building from the date of its construction through today. Since construction, however, the building has undergone three name changes and several occupancy shifts.

The Washington State Highway Department occupied the building first. Stone carvers chiseled the department's name in the Wilkeson sandstone panels over the main, north entrance. Due to this tenancy, the building was initially known as the Highway Building. A radio room on the second floor was a new feature on the Capitol campus. The Highway Department installed a short wave radio system in the room to keep direct contact with the department's work crews. In particular, the radio system allowed crucial communication with snow removal crews during the winter to provide direction when telephone lines were down.

As early as 1940 and by at least the late 1940s, the building became offices for the Department of Labor and Industries. This change in occupancy followed the transition of the Highway Department to the newly completed O'Brien Building (1940). By the early 1950s, the building's name changed to the Labor and Industries Building. Between 1955 and 1956, Labor and Industries personnel moved their offices, making way for the Department of Institutions to move into the Newhouse Building. By 1956, Wohleb had prepared drawings for remodeling the interior for Institutions personnel. By the early 1960s, lettering above the front entrance identified the building as the Institutions Building. From at least the 1960s and continuing through 1976, Social and Human Services occupied the majority of the offices.

In 1976, some Senate offices and the lieutenant governor temporarily moved into the building during structural repairs to the Legislative Building. Since that time, the Senate has continued to occupy the entire building. In honor of former State Senator Irving R. Newhouse's outstanding service to the people of Washington state, the building was formally dedicated as the Irv Newhouse Building in 1998. Senator Newhouse had maintained an office on the building's second floor.

The Newhouse Building emerged amidst the struggles and hardships of the Great Depression. Federal work relief funds and programs tried to counter rising unemployment across the country. In Washington state, the Highway Department was crowded into inadequate quarters given the volume of their relief work and statewide role, and the Washington state Capitol campus remained unfinished. Thus, the committee and state legislators, with some prompting from local organizations, realized the opportunity at hand. In February 1933, state business and labor interests petitioned for the completion of the Capitol group as a means of relieving unemployment. The petition estimated 270,000 labor days could be spread among 100-plus building trades, factories and industries as part of the construction and landscape improvements. This work could relieve the impending urgency of providing work and would be in accordance with the national government's first objective of putting people back to work.

Meanwhile, the Highway Department, having experienced a drastic cut in appropriations from the Legislature, was handling \$6,000,000 in federal public works programs, \$1,400,000 under the Federal Civil Works Program, and more than \$1,000,000 from the state bond issue. The Department had in excess of \$5,000,000 worth of work under contract employing over 8,000 workers.

The headquarters for the Highway Department, from which this immense volume of work was directed, was located in storage rooms on the fourth floor of the Insurance Building.



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The spaces were entirely inadequate in lighting and ventilation for office and drafting room use. The small spaces required the relocation of some of the bridge drafting tables to other buildings, and the relocation of additional offices to the first floor and/or garage of the Legislative Building, spreading the department across the Capitol campus. These pressures, coupled with the availability of funds supplied by the federal government, led to the committee putting forward resolution in 1933 that recognized the inadequate office space for state agencies and resolved to negotiate with federal funding sources to erect new buildings on the West Capitol Campus, particularly to house state offices.

With approval to move forward in hand, the committee met on February 17, 1934, to discuss the construction of the building for the Highway Department. Joseph Wohleb submitted tentative plans and specifications to the committee, which were subsequently approved. Based on Wilder and White's plan for the Capitol group, two additional buildings were planned for the south portion of the campus. The Legislature appropriated the sum of \$40,000 for the construction of the Newhouse Building, in cooperation with the Federal Civil Works Administration and other funding sources.

The Newhouse Building became the first in a series of federally supported work relief projects directed towards providing suitable quarters for state government and completing Wilder and White's Capitol campus plan. The Newhouse Building is unique among later relief projects as the only building constructed on the West Capitol Campus using labor from the Federal Civil Works Administration (CWA).

Construction of the Newhouse Building was the last outstanding project on the entire CWA program. The Federal CWA program was inaugurated on November 23, 1933, and started in Washington state on November 30, 1933. CWA projects typically focused on road improvements, but also included building construction and repair work on the Eastern, Western and Northern State Hospitals, the State School for the Blind, the State Soldiers' Home, and the Washington Veterans' Home. The CWA was intended as a short-term program to sustain the nation during the 1933–34 winter while successor programs such as the Federal Emergency Relief Administration were under development. Governor Clarence D. Martin and Director Charles F. Ernst headed the Washington branch of that program (WERA).

The Federal Civil Works Administration (CWA) provided funding to cover the construction labor. Work was done on "force" accounts, meaning no contracts were let and the State handled all funds and employment details. This expedited the pace of construction. The building cost an estimated \$171,417, of which approximately \$164,418 was used to cover labor and materials. Furnishing costs were approximately \$7,000. Upon completion of the work, a study of statistical data indicated that labor amounted to approximately 85 percent of all monies paid. Olympia contractor Harry Boyer oversaw and managed construction of the Newhouse Building. Mr. Boyer had worked previously with Joseph Wohleb on construction of the Thurston County Courthouse (1930). The project employed close to 150 men, working two six-hour shifts. Some of the known suppliers and subcontractors included a number of regional firms:

- Spokane Paper and Stationery Company, wholesale merchandisers located in Spokane, supplied and laid linoleum.
- Steel Products Inc. of Seattle supplied partitions and panels.
- Tobin Roofing and Sheet Metal Works supplied the roofing.
- Walker Cut Stone Company of Tacoma carved one stone of the frieze for use as a sample. They also provided rental of equipment for cutting and carving stone.
- Wilkeson Sandstone Quarry supplied the exterior sandstone.
- Washington Brick, Lime and Sewer Pipe Company supplied the exterior pressed brick cladding.

Work was completed by July 1, 1934, and Highway Department staff moved into the new



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building, throwing a grand celebration on July 10, 1934. Then State Highway Director Lacy V. Murrow spoke, and staff proudly welcomed visitors to their new home, having emerged from the relative obscurity of the Insurance Building's fourth floor storage rooms.

The Newhouse Building is important as the first office building designed specifically to house one government function, the State Highway Department. Though located on the West Capitol Campus, the building was not a part of the Capitol group, standing slightly to the side of the administrative group. It was also the only building on the Capitol campus constructed with the aid of the Federal Civil Works Program and attests to the early role federal relief programs held in the completion of the Capitol group, the provision of state offices, and unemployment relief for Washington citizens. It was a successful project for Joseph Wohleb, giving the building a historically significant role as it led to his continued employment by the committee for designs that included two defining members of the Capitol group—the O'Brien and Cherberg buildings.

Physical description:

The Newhouse Building, located at the northeast corner of 15th Avenue Southwest and Water Street Southwest, lies southeast of the core Capitol group. The building's regular massing and fenestration, along with the masonry fabric, are all in keeping with the Capitol group, yet its Art Deco stylistic elements convey a distinctive presence on the Capitol campus. The brick veneer and internal reinforced concrete frame also set the building apart from the core Capitol campus buildings. Character-defining spaces and features:

- Massing
- Internal reinforced concrete frame
- Brick veneer
- Wilkeson sandstone elements (e.g., exterior cladding at wall base)
- Flat roof and parapet
- Carved stone frieze

The Newhouse Building features a narrow, rectangular footprint oriented north-south. This compact, two-story building with a full daylight basement occupies a relatively flat site.

Reinforced square concrete footings carry a perimeter foundation wall and basement slab on grade. A load-bearing, reinforced concrete frame carries the building's stone and brick cladding. Reinforced concrete columns within the wall panels on intervals match the footing placement. Floor systems consist of reinforced concrete beams and joists spanning the perimeter walls. A reinforced concrete slab forms the floor substrate on each level. Non-load-bearing, hollow clay tile walls form interior partitions. Subsequent partition wall additions consist of wood and metal stud walls. The building exterior features two cladding materials, a predominately gray Wilkeson sandstone with dark reddish veins, and brick having variegated coloration. Courses of sandstone panels clad the building's base. Sandstone is also employed as parapet caps, as the carved frieze, and as the upper trim along the slight wall projections. Bricks used in the veneer cladding feature a hard, cream-colored bisque with variegated colors and features in the glazing. The glazing on the outer face(s) consists of dark and light speckles intermixed with warmer tones. During the firing of the brick, some portions fired darker than others and produced more pronounced brown to reddish coloring shifts across the brick face. Approximately five different levels of coloring exist within the basic scheme. When the bricks were laid up, these different types were randomly intermixed across the building's facades in a running bond. Recessed panels above the windows received only the brick having a darker, more pronounced coloring, highlighting these panels and their stacked soldier course bond. Brick pilasters frame first and second story window bays on all facades. Unreinforced brick masonry comprises the parapet core.

The building features all contemporary aluminum windows added in 1990. These



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windows feature a bronze finish and are sympathetic in form to the original vertical grain fir windows. The new molded outer trim covers the existing original mahogany window trim. Windows consist of a bottom hopper-type window surmounted by two casement windows with a transom above. Basement windows feature contemporary one-over-one single-hung sash. Reinforced concrete areaways with contemporary skylight coverings enable day lighting for the basement office spaces.

A flat roof, sloped to drain at the south end, caps the building. Bronze scuppers set within the parapet augment drainage off the building's south end. Roof drains feed downspouts enclosed within the building that connect to the Capitol campus storm water system. Contemporary bituminous built-up roofing over hard insulation covers the concrete roof deck. The roofing wraps up onto the sides of the parapet walls. A roof hatch accesses the roof from the attic.

The Newhouse Building features three entrances—a main north entrance, a secondary south entrance, and a utilitarian east side entrance. The main entrance serves as a monumental approach to the building, leading onto the first floor. A flight of sandstone stairs leads to a recessed exterior vestibule. An outer set of metal frame doors, each having a single glass panel, leads to an inner lobby. Sidelights flank the doors with a fixed transom above each. A set of inner wood door jambs with a fixed transom frame the lobby. Alaskan Tokeen marble panels clad the exterior vestibule walls, with a darker marble base and cap. The ceiling is finished with painted plaster with a cove molding. The lobby features painted plaster walls. A reception area is located just beyond the inner set of doors.

The secondary south entrance accesses a small first floor vestibule. The doorway consists of a pair of contemporary metal frame, two panel doors with glass in both panels and a fixed transom above. A concrete landing leads to the entrance. A non-original metal canopy shelters this entrance.

The utilitarian east entrance leads down a steep concrete ramp to the basement doorway. Delivery trucks may offload supplies from this entrance directly to the stock room. A contemporary door is framed in within the original opening.

Interior

The Newhouse Building contains three floors—a full finished basement, first floor, and second floor. Originally, most of the floor plan was designed for offices, vaults, drafting and board rooms, with allotments for archival storage and incidental spaces. As building tenants and their needs changed, the vaults and archives shifted to conference, copy and storage rooms, and small offices. Drafting rooms also became offices. Placement of the offices and the former drafting rooms along the outer wall perimeters afforded the greatest amount of day lighting. Offices continue to be located along the outer perimeter of the north and west walls. Internal circulation depends upon the central corridor for access between offices and conference rooms as well as connection to the stairs at the south and north ends of the building. Men's and women's restrooms flank the stairway on the south end of the second floor.

The basement layout resembles the floors above, with the central corridor for circulation and offices located around the perimeter walls. Originally, the basement housed the Highway Department's archives along the full length of the west wall. The department's main boardroom occupied the eastern portion of the basement. The 1956 remodel designed by Joseph Wohleb converted the archives and the west portion of the boardroom into offices and a machine room.

On the first and second floors, offices occupy the former drafting rooms along the east wall. Subsequent changes by new occupants retained the basic layout of offices along the perimeter walls. Originally, the central portion of the first floor contained the fire proof Highway Department vault, which has also been converted to office space. Immediately north of the vault was the reception room. Visitors entering through the main, north



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entrance arrived directly at the reception desk from which they were directed to the appropriate office.

Three stairways allow circulation between the various floors. All the stairways feature terrazzo treads and risers, with either terrazzo or mahogany bases. The first floor reception room opens onto the main (public) northeast stairway, accessing the basement and second floor. This half-turn stairway features a wood railing and metal balusters along the inside edge of the stairway with a round wood railing mounted to the walls on the opposite side. The landing between the basement and first floor features a three pane window. The landing between the first and second floors features a similar three pane window with transom. These windows are unique to these locations and from the exterior clearly identify the stairway location.

The public south stairway provides direct access from the south entrance to the basement and second floor. These stairs feature a wood railing with metal balusters and a round wood railing mounted along the side wall. The private northwest stairway connects the first floor northwest corner office, formerly the director of highway's office, and the north end of the basement corridor. This stairway originally provided a rapid and discrete means for the director to arrive at the basement boardroom without having to cross through the public reception room or walk to the south end of the building.

Flooring inside the building principally consists of marble and terrazzo. The front entrance vestibule features marble flooring. The front lobby, between the two door sets, and the rear entrance feature terrazzo flooring. The lobby features a grid pattern consisting of two terrazzo types. One consists of pink (majority) and black (minority) aggregate set in a brown binder. This type is also used for the stairways. The other consists of white and green (majority) and black and pink (minority) aggregate set in a brown binder. The border features smaller brown, pink, and green aggregate set in a brown binder. Toilet rooms feature terrazzo with brass dividers and a darker terrazzo border and base. The front reception area, all offices, corridors and storage rooms feature contemporary carpeting. These spaces all have a mahogany base along the walls. Originally, these spaces featured vinyl flooring.

Wall finishes throughout the building consist primarily of painted plaster. Added wood and metal stud walls feature a skim coat of plaster over sheetrock. A mahogany chair rail runs along the length of the corridor on each floor. First floor and basement ceilings consist of contemporary acoustic drop panels set in tracks. Second floor ceilings feature painted sheetrock. Toilet rooms feature ceramic tile wainscots with dark tile caps, which also trim the doorway. Toilet rooms feature original mirrors.

All interior openings feature stained mahogany casings and jambs. The two-panel, stained wood office doors feature a recessed lower wood panel with obscure upper glass panel and a hopper-type transom above. Toilet rooms feature similar doors, although slightly narrower. Doors to closets and storerooms consist of similar two panel doors, with wood in both the upper and lower panels. Doors feature either round doorknobs or contemporary lever type handles.

Alterations

Alterations to the Newhouse Building have primarily impacted interior spaces, as departments adjusted the internal layout of offices to fit their changing needs. The 1956 remodel designed by Joseph Wohleb converted the drafting rooms, archival storage spaces, and other spaces into offices for the new building tenants (Labor and Industries Department). Subsequent changes by new occupants retained the basic layout of offices along the north and west perimeter walls. Building systems have been upgraded to provide comfortable working conditions with modern amenities. The following summary of modifications is presented in chronological order. These physical modifications represent a chronology of the building's evolution.

- 1956 Remodel for Department of Institutions offices, designs by Joseph Wohleb



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- 1965 Earthquake repairs. Office alterations in the northwest basement corner
- 1966 Remodel of basement area for research and program analysis section
- 1972 Second floor partitions alterations and lounge addition in the southwest basement corner
- 1982 Lighting modifications, replacing incandescent fixtures with fluorescent tube type fixtures
- 1988 Floor plan revisions
- 1990 Window replacements, applying fabricated aluminum coverings over existing exterior trim and replacing sash and frame with new aluminum windows
- 1996 Exterior door replacement at south (secondary) entrance
- 1998 Elevator addition centrally located on the building's south end and serving all three floors
- 2003 Emergency exterior repairs affecting the areaways, brick and stone work, and addition of metal straps on the front facade following the 2001 Nisqually Earthquake

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The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.

The Washington State Department of Enterprises Services, Facilities Division, also maintains an impressive record of drawings, including specifications, in their Records Center.

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Resource Name: Highways Building

Property ID: 26045

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Historic Property Report

Resource Name: Highways Building

Property ID: 26045

Inventory Details - 11/24/2020

Common name:

Date recorded: 11/24/2020

Field Recorder: Nicholas Vann

Field Site number:

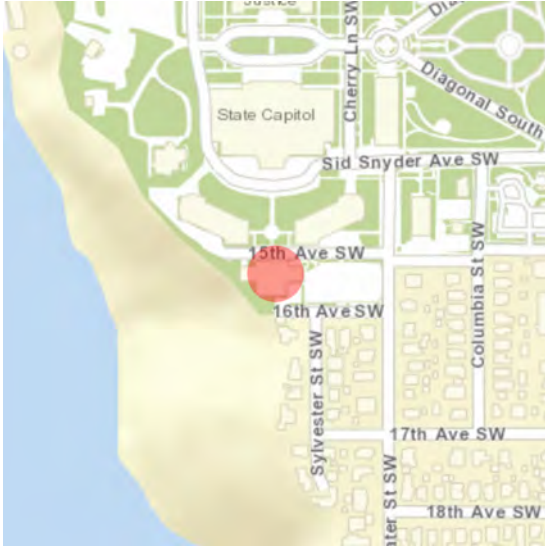
SHPO Determination

Historic Property Report

Resource Name: Washington State Library

Property ID: 26054

Location



Address: 415 15th Avenue SE, Olympia, WA
Tax No/Parcel No: 09850005000
Plat/Block/Lot: Sylvester DC PT
Geographic Areas: Thurston County, OLYMPIA Quadrangle, T18R02W

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1958	<input type="checkbox"/>
Built Date	1959	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Education	Education - Library
Government	Government - Government Office
Education	Education - Library
Government	Government - Government Office

Historic Context:

Category
Politics/Government/Law
Architecture



Historic Property Report

Resource Name: Washington State Library

Property ID: 26054

Architect/Engineer:

Category	Name or Company
Builder	Kuney-Johnson Company
Architect	Thiry, Paul
Engineer	Notkin, James
Architect	Thiry, Paul; Holmdahl, Otto E.

Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
National Register	8/3/2015		1958 - 1959	State	A, C
Washington Heritage Register	8/3/2015		1958 - 1959	State	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	3/8/2004	Not Determined	
2015-10-00257, , Capitol Campus Survey	4/14/2014	Determined Eligible	Michael Houser, 9/24/2001
2016-01-00452, , Capitol Lake - Deschutes Estuary Long-Term Management Project	2/20/2020	Survey/Inventory	
2020-11-07281, DES, Legislative Campus Modernization (LCM) Predesign - Newhouse, Press Houses, Pritchard Library; Capitol Campus			

Photos



North facade



Interior view of Northwest Room, looking south; Callahan mural visible above the built-in shelving



Northeast corner



Southeast corner



DuPen fountain on the front (north) facade

Historic Property Report

Resource Name: Washington State Library

Property ID: 26054



Fitzgerald mosaic on first floor, at top of basement stairs



east façade



south façade



west façade



Register nomination form



Original HPI form(s)



Historic Property Report

Resource Name: Washington State Library

Property ID: 26054

Inventory Details - 1/1/1900

Common name: Joel M. Pritchard Building

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination

Styles:

Period	Style Details
Modern Movement (1930-1970)	New Formalism



Historic Property Report

Resource Name: Washington State Library

Property ID: 26054

Inventory Details - 3/8/2004

Common name: Joel M. Pritchard Building

Date recorded: 3/8/2004

Field Recorder: M. Houser

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Cladding	Stone
Roof Material	Asphalt/Composition - Built Up
Foundation	Concrete - Poured
Roof Type	Flat with Parapet
Structural System	Metal - Steel
Form Type	Commercial - Central Block with Wings
Plan	T-Shape

Styles:

Period	Style Details
Modern Movement (1930-1970)	New Formalism

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

Bibliography: Featured in Pacific Architect & Bullder - Sep 1959



Historic Property Report

Resource Name: Washington State Library

Property ID: 26054

Inventory Details - 4/14/2014

Common name: Joel M. Pritchard Building
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination DOE as part of FEMA review

Detail Information

Characteristics:

Category	Item
Plan	T-Shape
Cladding	Stone - Ashlar/Cut
Roof Type	Flat with Eaves
Structural System	Masonry - Precast Concrete
Foundation	Concrete - Poured

Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern
Modern Movement (1930-1970)	New Formalism

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
Property potentially contributes to a historic district (National and/or local): Yes



Historic Property Report

Resource Name: Washington State Library

Property ID: 26054

Significance narrative: Built in 1959, the Pritchard Building (originally the Washington State Library) was the last monumental building to be added to the West Capitol Campus. Architect Paul Thiry proportioned the massing to reflect the form and scale of the Classically designed Capitol group, although the Pritchard Building differs in architectural sensibilities with a decidedly Modern identity. The location, monumentality and shared design elements with the Capitol group emphasized the essential role of the Washington State Library within the state government. Furthermore, in the building's orientation to the Legislative Building and its use of Wilkeson sandstone as an exterior cladding, the Pritchard Building assumes a sense of shared purpose and belonging in the Capitol group.

The State Library Commission's (SLC) interest in Thiry was the functional efficiency of his plan and his interest in working on libraries and with their staffs. Thiry met frequently with the State Library's staff, to get their input on the floor plan and other design aspects. Throughout the process, Paul Thiry and Maryan Reynolds (State Librarian at that time) worked closely together (Reynolds often called Thiry three to four times a day with ideas and questions) in deciding on embellishments, interior arrangement and furnishing choices. Thiry described his conception of the design as taking what he and the State Library staff knew regarding their present and future requirements, and reconciling that knowledge with contemporary library design practices. For example, the first floor is largely open and visible from the first floor mezzanine, a configuration originally intended to enable maximum operational flexibility with a minimum of staff to monitor activities. Thiry chose Wilkeson sandstone instead of Indiana limestone, although it was then three times more expensive, in order to match the earlier Capitol buildings, as well as for the stone's durability, good quality, and because it was a Washington product. Numerous lesser details, specifically the building's base, the regular spacing of window bays, and the recessed panels below the windows, evoke the Classicism of adjacent Capitol buildings without directly using their detailing. Textures employed on the exterior walls are plain, comprised of the grainy texture of the Wilkeson sandstone contrasting with the glass surfaces of the broad windows. The windows provided functional transparency. At the time of construction, this represented a significant development in library design meant to encourage library use. The large window openings also provide a panoramic view out over Deschutes Estuary. The sensitivity for and inclusion of views is an important regional variant within Modernism in the Pacific Northwest.

The Washington Room (west end of basement) received more design attention, both in terms of the space and the furnishings, than any other room in the building. Originally staffed by a specialist in Northwest History, the Washington Room functioned as a depository for materials pertaining to the Pacific Northwest. The shelving originally displayed books from the State Library's collection of Pacific Northwest materials, including volumes purchased in 1853-1855 by Territorial Governor Isaac Stevens. Rare documents were kept within a secure area in the stacks.

The major contemporary artworks commissioned for the Pritchard Building were an integral part of the architectural design, intended to enhance the building and accent the human element. This extensive inclusion of artwork was possible largely due to the economical design of the building. The Capitol Committee approved embellishments for up to 2-1/2 percent of the total construction costs, and gave Paul Thiry and Maryan Reynolds full authority to choose the artists and the type of art. Commissioned specifically for individual locations within the building, all of the site-specific works inside the building were emblematic of midcentury regional modern aesthetics and were executed by major figures in the American art world working at the peaks of their careers.

Artwork commissioned for the building included: (exterior) bronze sundial, bronze sculpture; (first floor) marble wall mosaic, untitled mural on canvas, marble side and coffee tables, (basement) Washington Room murals, color transparencies.



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Physical description:

The Pritchard Building is located between 15th and 16th Avenues Southwest. Situated immediately south of the Legislative Building, framed between the O'Brien and Cherberg buildings, Pritchard completes the south end of the original Wilder and White Capitol group master plan (1928). Character defining spaces and features include:

- Massing, consisting of low front volume and tall rear stack
- Wilkeson sandstone cladding
- Window bays along the front volume
- Artwork commissioned as part of the original building construction
- Washington Room (west end of the basement)
- Waffle slab stack design

The elevated building site slopes gradually downward from the southeast to the north. This allows the building a prominent position, matching the scale of adjacent buildings despite its small stature. The elevated site also fixes the Pritchard Building as the focal point for the graduated ascent from the Legislative Building, across the flat terrace occupied by the O'Brien and Cherberg buildings. The west and southwest sides of the site drop off sharply into the Deschutes Estuary, affording a view out over Capitol Lake.

The building features plantings along the front (north) facade and northeast corner, in two large planters elevated above the terrazzo walkway on either side of the portico, and a third elevated planter off the building's northeast corner. A formal walkway bordered by annuals leads north from the building to the sundial plaza. East of the building stand a loose grouping of deciduous trees and shrubs, as well as conifers retained along the outer edge of the adjacent parking area. A staggered series of deciduous trees, planted in a diagonal line to stabilize the slope, extend along the site's steep west slope.

The overall form of the building is a "T" (200 by 100 feet). Due to the site conditions and the two original operational needs (archival and people, meaning staff and visitors), Thiry designed the building with two portions. Archival needs necessitated an enclosed block form, and people needs required a flexible, open plan. For the latter, he created a low, open volume, two-storied structure with one floor below grade, having a horizontally extended front (north) facade. This portion forms the top of the "T" in the T-shaped footprint. For the archival needs, he crafted a seven-storied block of stacks, which rises above the low, front volume. The total combined floor space of the two volumes is 61,000 square feet.

The foundation consists of reinforced concrete footings with a reinforced concrete slab on grade for the basement floor. According to the original drawings, the substructure features a repetitive skeletal construction in which the walls are tied to the floors above and below. Exterior walls feature a veneer of Wilkeson sandstone over the reinforced concrete substructure.

Thiry used large sandstone panels along the base from grade up to the first story, with the joints centered below the portico columns and every other window column. Elevated planters project from this base to serve as a pedestal for the portico. Slender columns clad in Wilkeson sandstone support the thin flat roof, providing an open first story volume punctuated by broad window bays. The same ashlar coursing is employed on the stacks and penthouse; however, the use of slightly smaller panels lessens the visual prominence of the stacks' massive enclosed volume. Wide panels across the north face of the penthouse spread its mass horizontally. The massive window bays, repeating in rhythmic procession across the north facade's first story, continue along the east and west ends.

The roof and drainage system consist of a thin roof over the front portion of the building, sloped slightly towards drains along the roof's perimeter while maintaining a flat profile. The slope stops approximately four feet back from the outer edge of the roof. The roof over the low main portion and the portico overhangs four feet on all sides. Over the stacks, the roof is sloped towards two drains that ran down through the stacks on the



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north side of the south columns (east and west ends) with a low concrete parapet around the roof's perimeter. A similarly sloped roof and drain is used on the penthouse. The roofline of the penthouse is slightly above the roofline of the O'Brien and Cherberg buildings.

The front north entry is a formal composition of stairs, elevated planters, pool, portico, and vestibule. Two broad, quarter-turn terrazzo stairs ascend from grade at either end of the portico. A stone railing identical to the railing across the portico encloses the landing on the west stair. Elevated planters reside between the monumental stairs. Recessed between the planters, a bronze sculpture by Everett DuPen is on a bench cantilevered over an illuminated polished terrazzo lined pool.

The elevated portico features a terrazzo floor with a colonnade of Wilkeson sandstone clad columns spaced on 20 foot centers. A sandstone railing extends between the columns. The open nature of the portico reinforces the transparency and connection of the building's interior with its surroundings. Set within the portico is the public entry vestibule, comprised of two sets of double doors with aluminum frames that open outwards, leading into the first floor.

The walls of the vestibule are composed of three Wilkeson sandstone slabs, one on either side and a third across the top, all pinned together with metal dowels. The entire unit, offset to the west of the central north-south axis that aligns the centers of the Legislative Building and the Pritchard Building, also projects onto the portico, maximizing interior space. By shifting the small entry off center, Thiry visually unified the stacks, the low open frontal volume, and the front entry composition (portico, planters, pool and stairs) without the small doorway conflicting.

A second stair leads up from a landing that projects east, across the front of the elevated northeast planter, out from the east stair's landing. This concrete and stone stair leads to the service parking lot. Service entries are located on the first floor of the stacks in the north corner of the east wall to provide staff and shipping access, and on the south side of the penthouse for roof and mechanical systems access (two doors). Throughout the building's composition, Thiry was careful to maintain alignment of the various elements from top to bottom.

Interior Spaces

The interior of the building consists of two distinct sections according to the building's original State Library operational needs. One, the low, horizontally extended two-story portion along the north side of the building was designed for public and staff use with one floor below grade. This section consists of a main floor and basement; each was double the height of the stack floors. Second, the enclosed, seven-story vertical mass of the stacks (with two floors below grade) was designed without windows for the State Library's collection.

The first floor design utilizes a flexible, open plan, readily accessible from the exterior, with reinforced concrete beams spanning north-south. Functionally, the first floor was split between public use on the west side and staff use on the east side, with the entry area linking these two uses. Placing the entry off center removed the main desk from the direct path of the public entering the building.

Spaces on the first floor consist of offices (former administrative spaces), cafeteria (former reading room), and utilitarian service spaces. The entry is the central circulation point for these spaces and also accesses the basement stairway and the main elevator core for the upper stack levels. Dominating the entry and public space is the James FitzGerald mosaic, mounted on a wall above the basement stairwell. An open, contemporary seating plan occupies the west portion of the space, supporting the cafeteria function tucked back into the first floor level of the stacks.

The east part of the first floor consists of grouped work spaces (offices). A corridor leads from the entry area down the middle of the east portion to a small vestibule at the east



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end and the former State Librarian's office and the conference room. A painting by Mark Tobey hangs at the east end of the corridor, and the view down the corridor from the main desk provides a telescoping effect. Partitions along the north and east walls of the office area maintain alignment with the window mullions.

The original partitions, featuring solid expanses of glass in their upper portions, remain around the former State Librarian's office and associated conference room. These, and the partitions around the toilet between the State Librarian's office and the conference room, are the only partitions extending to the ceiling. The Mark Tobey painting hangs from these partitions.

Basement spaces provided primarily office and utilitarian service functions. The basement consists of an east-west corridor with main volumes at either end and on the corridor's south side. Secondary spaces are to the north and below the portico. Functionally, the basement's primary spaces are split between public (central and west portions) and private (east portion) with the public corridor providing circulation between these spaces.

Access to the basement for the public was provided through the stairway leading down from the first floor entry area, with private access via the central stair and elevator core. Besides the corridor, the only public spaces in the basement were the Washington Room (west end) and toilet rooms. The corridor originally featured large illuminated color transparencies of Washington's resources and industries mounted in display cases along the south wall; only the display cases remain. Secondary spaces off the corridor's north side consist of public and staff toilets, staff lounge with kitchenette, a public phone inset into the wall, a storage room, as well as work and mechanical equipment rooms (mostly below the portico).

The Washington Room, located at the west end of the basement corridor below the first floor reading room, consists of a single open volume accessed from two doors in the east wall opening from the corridor and map room. Above the wood shelving with glass doors along the room's perimeter is Kenneth Callahan's mural, furred out to be flush with the outer face of the shelving. The room also originally featured a moveable table, exhibit case, standing shelves, files and a card catalog. The mural and shelving remain; however, all books and displays have been removed.

Thiry designed the library's stacks with open interiors, free of large beams. The seven-storied stacks, intended specifically for the storage of the State Library's collection, were placed along the ribbing of the waffle slab ceiling. The waffle slab construction eliminated the need for heavy beams, which would have conflicted with the flexible arrangement of stacks. Functionally, the stacks are open on the north, with access from the exterior on the east wall. The waffle floors consist of three inch slabs with ten inch deep beams, which reduce the ceiling height to 7 feet 6 inches without lights. In plan view, each floor is essentially identical, consisting of a stair, dumb waiter and elevator core in the center of the north portion. Today the stacks function as storage space. Thiry included the dumbwaiter in order to minimize people having to move between floors.

In anticipation of future expansion, Thiry designed concrete block knockout walls on the south end of the stacks. Located along the midpoint of the stack's south wall, these walls were placed on each floor, stacked by floor in a vertical line.

Alterations

From the Pritchard Building's construction in 1959 until 2001, it had the same occupant and the same use. In 2002, the agency was transferred to the office of the Secretary of State and physically relocated to an office park in Tumwater. Consequently, alterations through 2001 were minimal and done primarily in response to space needs, technological upgrades, and changes in interior decoration, collection growth, and increases in staff. Following 2002, more substantial alterations were made to the office spaces, windows, and reading room. However, the original overall landscaping, massing, exterior materials



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and finishes, interior spatial volumes and relations remain intact.

The following brief summaries of modifications are listed chronologically and represent a chronology of the building's physical evolution.

- Site: Removal of trees off the southeast corner and along the south side of the stacks adjacent to the building. A gravel walk was added along the south and west sides of the building.
- 1965 New partitions added, in response to changes in spatial needs. Movable, seven foot high partitions were added in the basement creating three new office spaces. These partitions were an early effort to meet the rapidly expanding need for administrative space within the building, and would change spaces throughout the building as areas were subdivided to accommodate staff increases.
- 1976 Interior decoration alterations. These changes consisted of changes to the color scheme through new wall coverings, carpet, paint, and murals in the staff lounge, map and microfilm rooms, general office area, and north stair. The interior was repainted with a color scheme of whites, off whites, gold and light browns, with additional blues and yellows in the stair core and elevator interior.
- 1979 Added concrete stairs on the exterior northeast and northwest corners of the stacks, connecting the basement, basement mezzanine and first floor. This addition altered the interior layout and the exterior corners of the stacks visually; however, this area is not visible from the public frontage.
- 1993 The original finish flooring was replaced throughout the first floor and basement with carpet of a uniform color (except in Head and Deputy Librarians' offices). In the stacks, rubber floor tiles replaced existing loose laid rubber floor tiles in the shipping area. On both stairs, rubber treads and risers, with rubber floor tiles on the landings replaced existing finishes.
- 1996 Window replacement. Existing original windows were removed in stages that began prior to 1996. This began with the changing of windows in the southeast and southwest corners and southwest side, followed by replacement of the frontal portion. The new windows altered the original design intent of broad expanses of glass and the curtain wall effect.
- 2002 Addition of an enclosed reception area directly opposite the main entry and the addition of large-scale, exposed HVAC duct work partitions for the kitchen's serving area projecting out from the stack area into the first floor; removal of the interior set of doors on the main entry vestibule; division of the first floor into two portions through a partition wall off the wall holding the FitzGerald mosaic. Miscellaneous mechanical alterations to the basement, stacks, and roof.

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The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.

The Washington State Department of Enterprises Services, Facilities Division, also maintains an impressive record of drawings, including specifications, in their Records Center.

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Historic Property Report

Resource Name: Washington State Library

Property ID: 26054

Inventory Details - 2/20/2020

Common name:

Date recorded: 2/20/2020

Field Recorder: Spencer Howard

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Washington State Capitol Campus - Public Lands-Social Security Building)

Property ID: 26055

Location



Address: 304 Sid Snyder Ave SW, Olympia, WA 98504

Tax No/Parcel No: 09850005000

Plat/Block/Lot: SYLVESTER DC

Geographic Areas: Thurston County, OLYMPIA Quadrangle, T18R02W47

Information

Number of stories: 4

Construction Dates:

Construction Type	Year	Circa
Built Date	1937	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Government	Government - Government Office
Government	Government - Government Office

Historic Context:

Category
Politics/Government/Law
Architecture



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Property ID: 26055

Architect/Engineer:

Category	Name or Company
Builder	Sheble Construction Company
Architect	Wohleb, Joseph

Districts

District Name	Contributing
Washington State Capitol Historic District	<input checked="" type="checkbox"/>

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
2015-10-00257, , Capitol Campus Survey	4/14/2014	Not Determined	
2018-10-07658, DAHP, Capitol Campus Exterior Preservation Projects - Capitol Court, Cherberg, and Insurance Buildings			



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Photos



Northeast corner



Southeast and east facades



Main corridor, typical of all floors



Main (north) lobby



Register nomination form



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Original HPI form(s)



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Property ID: 26055

Inventory Details - 1/1/1900

Common name: Cherberg Building

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Washington State Capitol Campus -
Public Lands-Social Security Building)

Property ID: 26055

Inventory Details - 11/1/1974

Common name: Cherberg Building

Date recorded: 11/1/1974

Field Recorder:

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Washington State Capitol Campus - Public Lands-Social Security Building)

Property ID: 26055

Inventory Details - 4/14/2014

Common name: Cherberg Building
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Plan	Irregular
Roof Type	Flat with Parapet
Foundation	Concrete - Poured
Cladding	Stone - Ashlar/Cut
Structural System	Masonry - Precast Concrete

Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Neoclassical

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

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: Completed in 1937, the John A. Cherberg Building expanded the available office space on the Capitol campus. Wilder and White’s master plan for the Capitol campus predetermined the building’s footprint, while the composition of the surrounding buildings set the stylistic tone. Used as offices for various state departments and legislators, the Cherberg Building’s spaces have been host to events and decisions that shaped Washington state history. The historic name for the building was the Public Lands–Social Security Building. In the mid-1970s, it was referred to as the Senate Office Building.

Architect Joseph Wohleb designed the Cherberg Building in the Neoclassical Revival style with interior Art Deco design influences. Built with PWA funds during the Great Depression, the Cherberg Building occupies an important place within the progressive streamlining of fundamentally Classical design elements on the Capitol campus. At the time of the building’s construction, the Art Deco style represented then contemporary expressions of Classical themes, distilling the principal design motifs, organization, proportions, and relations to an abstract state still fully capable of conveying an imposing governmental presence.

Exterior detailing—such as the spacing and use of true entasis (a slight convex curve in the shaft of a column) on the portico columns, and molding proportions and



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types—displays Wohleb's firm understanding of this Classical style's design principles. On the interior, Wohleb departed from the Classical standards of the previous campus buildings, although he continued to use the same materials (e.g., Alaskan Tokeen marble to clad the walls and floors of the foyer, first floor corridor, and elevator lobbies). The detailing and fixtures were distinctly Art Deco. As architectural companions, the O'Brien and Cherberg buildings book-end the public plaza between them.

The historic associations central to the Cherberg Building's significance are the use of Public Works Administration (PWA) funds, the continuation of Wilder and White's master plan via architect Joseph Wohleb, and the provision of and con-tinued use as state government office space on the West Capitol Campus. The PWA and the Federal Works Agency represented federal Depression-era ef-forts to revitalize the nation's industry. Planning for the construction of the Cherberg Building occurred during the Great Depression of the 1930s.

On April 19, 1935, the committee met to discuss applying for one of the PWA grants. The committee tasked architect Joseph Wohleb with drafting the preliminary plans and cost estimate for the grant application, eventually also selecting him to continue as the project architect. He presented the drawings to them for review in May, 1935. By September of the same year, a federal grant totaling \$318,975 had been approved for the new office building. That amounted to forty-five percent of the estimated total construction cost.

The 1935 grant application reflected the essential pre-design concepts that the building be of the same class and character as the other monumental Capitol group buildings, with a matching sandstone exterior. On the interior, Wohleb focused on the need for extensive office space, document storage and shared public resources. Interior spatial organization revolved around reducing public spaces and large corridors. Only the first floor has a sizable corridor, off of which are entrances to offices and meeting spaces. The three floors above use progressively less space for corridors and public space, utilizing that space instead for offices. In the final design, eighty percent of the building was originally usable office, storage and meeting space, the highest percentage of any building at that time on the Capitol campus. There were approximately forty offices per floor, varying in size and layout. Wohleb sent a letter to each of the tenants near the end of the construction process to finalize their floor plans before build out began. Of course, the layouts have changed repeatedly over the years to accommodate new tenants and changing technology.

The building's engineering systems also set it apart from its predecessors. It was completely air conditioned and ventilated, new technology for that era. A layer of cork insulation covered the roof to reduce the heating and cooling load throughout the building. An extensive system of ducts under the floor hid all the electrical wiring. These ducts could be accessed every six feet for maximum flexibility in office and lighting layout. The building was connected to the campus central steam plant for heating. By December, 1935, funding and construction documents were ready. The committee began the process of selecting contractors and awarding contracts for the construction of the new office building. That same month, H. Kathman of Nisqually won the contract for the grading, excavation and sewers. Excavation concluded in early 1936. In August of 1936, Grand Master Ralph E. Tiejie officiated at the setting of the corner stone at the northeast corner of the building. Within the corner stone were placed copies of various important documents, as a time capsule.

By November of 1936, with construction well underway, the State began calling for bids for the fixed and movable furnishings. Construction drawings addressed the lighting fixtures, wall clocks, drinking fountains and recessed fire extinguisher cabinets, but Wohleb developed a separate set of specifications and drawings for the desks, chairs and other movable furnishings. He again followed his predecessors, Wilder and White,



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dividing the furniture by types and into categories based on quality of material and design. Wohleb also sketched examples of each of the pieces, using furniture in the other campus buildings, including the Legislative Building, as a guide. The furniture for the women's public toilet rooms was an exception, probably not designed by Wohleb and distinctly Art Deco in character. The chromed steel tubing and streamlined design made these pieces stand out as unique on the Capitol campus.

The principal contractors involved in the construction of the Cherberg Building:

- H. Kathman – excavation, grading and sewers
- Sheble Construction Company, general construction
- General Installation Company, plumbing and heating
- Stewart Electrical Company, electrical
- Dando Furniture Company, furnishings

The Cherberg Building was completed and ready for occupancy in September, 1937. The Public Lands Department occupied the second floor along with the Capitol Committee. According to an occupancy history compiled for the Department of Enterprise Services, the Department of Finance, Budget, and Business initially occupied the first floor, while the Washington State Liquor Control Board and the State Department of Welfare used the third and fourth floors, respectively. By 1947, the building's occupants consisted of the Department of Public Lands, the Washington State Liquor Control Board, the Department of Public Institutions, the Washington State Board of Prison Terms and Paroles, the Department of Public Welfare, and the Director of Budget. The Department of Social Security, while named in the building's original title, was not a documented occupant until 1950. In the years that followed, a multitude of state agencies and departments successively laid claim to the building's interior spaces, altering and rearranging interior partitions to accommodate their functions. In 1966-1970, the building was remodeled to serve as offices for state legislators and their staff. In 1985, the building was renamed and dedicated in honor of John A. Cherberg, lieutenant governor at that time. In the early 1990s, the Public Lands offices left the Cherberg Building for a new building. The Cherberg Building continues to primarily house offices and hearing rooms for the Senate.

Physical description:

The John A. Cherberg Building, located in the Capitol group, lies southeast of the Legislative Building and directly east of the O'Brien Building at the southwest corner of the intersection of 14th Avenue Southwest and Water Street Southwest. The building's horizontal massing and regular fenestration, bronze exterior doors and windows, and Wilkeson sandstone cladding are all in keeping with the Capitol group. Character-defining spaces and features:

- Massing
- Internal reinforced concrete frame
- Wilkeson sandstone elements
- Granite base
- Pedimented porticos
- Marble elements
- Bronze elements
- Central stairway
- Floor plan
- Entrance lobbies

The Cherberg Building stands on a relatively flat site and features an elongated, four-story plus full daylight basement massing. The building's shape consists of two offset end blocks connected by a diagonal central wing, oriented northeast-southwest. This particular shape mirrors the O'Brien Building. Pedimented porticos accent the building's north and east facades, closest to the Legislative Building.

The exterior walls of the Cherberg Building feature broad expanses of relatively



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unadorned sandstone. A flat roof surrounded by a parapet caps the building. Although it is a reinforced concrete frame structure, the exterior sandstone cladding matches the adjacent Capitol buildings and conveys the appearance of a load-bearing masonry structure. Joseph Wohleb divided the building horizontally in a Classical tri-partite manner with a base, middle body and upper cap. A low band of granite stretches around the building's base, but visually the first story sandstone walls appear as the building's base. A beltcourse divides the base from the two story middle body. A sandstone entablature, complete with a projecting cornice, marks the transition between the middle and upper portions of the tripartite composition, just below the fourth story. The cornice and the pilasters of the middle body are the only decorative elements on the majority of the building's facade. Only at the northeast end did Wohleb increase the level of decoration. There, he emphasized the main (north) entry by projecting the portico to the north and mimicking it on the east facade.

The porticos fulfill a defining stylistic role for the building and mimic the Legislative Building's south portico as well as the Insurance Building's north portico, honoring the Wilder and White designed buildings. Porticos consist of a lower base, colonnaded middle section, and pedimented crown. The base at the north portico serves as a primary first story entrance. Three pairs of large, double doors recessed within rectangular openings in the sandstone base provide access to the interior. The doors are mostly glass set within bronze frames.

To facilitate the building's function as office space, Wohleb employed operable exterior windows that allow for ready adjustment of ventilation by the occupants. Relites share day lighting with the central interior spaces, as do skylights on the fourth floor. All exterior windows featured extruded bronze sash and frames with a natural bronze finish. Windows on the first through fourth stories consisted of paired casement windows with a hopper window below and fixed transom above each, with the exception of the fourth story windows which did not have transoms. The openings are slightly recessed at each story. Sandstone spandrel panels divide the third from the second story windows. Today, the upper story windows remain intact. Skylights underwent minor modifications in the 1980s. Basement windows were completely replaced circa 2001. Interior relites have undergone minor ongoing modifications involving in-kind replacement or relocation depending on tenant needs.

Concrete perimeter foundation walls and two inner rows of piers carried on footings beneath the central wing support the reinforced concrete structural frame. Additional footing-supported piers beneath the east and west portions of the building filled in the corner spaces of these respective portions. The building's structural framework consists of reinforced concrete posts with reinforced concrete beams and girders having integrated floor slabs. Positioning of the beams and girders corresponded to the inner pier placement, rather than the perimeter piers carrying the stone cladding.

Originally, four entrances accessed the Cherberg Building. These were the main (north), the south, the service, and the personnel tunnel entries. Two additional entrances have been inserted into former window openings—in the west facade (facilitating access with the O'Brien Building) and an east side basement entrance.

Interior

The original spatial organization focused on maximizing office space. Wohleb's design consisted of two parts. First were fixed core spaces in the first floor entrance lobbies, corridors, public restrooms, elevator and stairway. Second were peripheral secondary semi-permanent spaces, including the service elevator, hallways, stairways, offices, document storage and service spaces, and private restrooms. This basic functional program remains essentially unchanged today.

Circulation depends on the central corridor on each floor, from which two to four capillary hallways branch off to service the secondary rooms. Conference rooms and



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open staff spaces occupy the formerly windowless storage and service spaces that once filled the central portion at either end of the corridor on each floor. Placement of the offices along the outer wall perimeters afforded the greatest amount of day lighting. Offices continue to be located along the outer perimeter. Secondary stairs at either end of the building provide staff circulation between floors, while the central stair and passenger elevators afford the main means of public and staff access. Finishes originally reflected the level of public access and responsibilities of office occupants. Private spaces have historically featured modest finishes and materials, such as metal baseboards and sheet vinyl flooring. Public spaces, such as the main (north) entrance lobby and the main corridors, feature high quality finishes including Alaskan marble on the floors and walls. Highly detailed bronze elements emphasized the Art Deco character. Public lobbies feature gilded, decorative plaster ceilings. Chrome-plated light fixtures illuminate the public spaces. Doorways and radiator grilles are all of bronze, as are the ornate grilles over the exterior doorways as well as the open doorways between the lobbies and the corridors. The same marble finishes denoting public spaces extend into the public restrooms on each floor. The public elevator, with its contemporary etched bronze doors and bronze and steel cars, sustains this level of quality and public stature. The main public stairway accesses all of the floors. This stairway's marble wainscot, flooring and treads echoes the finishes of the corridors. Oak handrails with bronze support brackets line both sides of the stairway. The east and west stairways providing staff circulation exhibit plaster ceilings and walls with concrete landings and stairs. The same oak handrails with bronze brackets as in the main public stairway serve these stairs. Select handrails have been added or replaced in-kind. The most important public space in the building has always been the main (north) entrance lobby. It impresses upon visitors and staff alike the important governmental role of the building. Three sets of double-doors open to the space from the exterior. An open doorway continues to the main corridor. All the doorways have decorative, geometric themed bronze grilles overhead. The lobby's marble floor is inlaid with a compass design at the center, surrounded by a repeating diamond pattern executed in light and dark pieces of Alaskan marble. The walls also showcase light and dark marble below a plaster ceiling, which has a decorative center consisting of concentric square bands of plaster gilded with aluminum leaf and a light pigmented wash. Light bulbs set within the trough surrounding the recessed central portion of the ceiling illuminate the space, along with daylighting from the exterior. Centered in each wall, light colored marble panels surround the doorways or alcoves. These panels are reminiscent of pilasters plus a lintel. These panels are highlighted with inlaid bronze strips and decorative floral motifs sandblasted into the marble panels. The alcoves to either side of the lobby feature cast bronze radiator grilles set flush with the face of the lobby's sidewalls. A central chevron pattern, flanked by vertical bands of inward-facing half circles, comprises the main portion of the grilles. A band of stylized double-leafed palmettes, separated by vertical bars, marks the top of the grille and a band of single-leaf palmettes marks the bottom. In the recess above the radiators, canvas murals over plaster were originally mounted behind plate glass set in a bronze frame with concealed lights above for illumination. The south entrance lobby historically functioned as an important alternate primary entry, located on the back side of the Cherberg Building. The level of finishes and relation to the main corridor are similar to the main (north) entrance lobby. A pair of double-door entries at grade lead to the exterior, and an open doorway aligned with the west exterior door leads to a short corridor connecting the deep lobby with the main corridor. The same bronze grilles as used in the north lobby occupy the transom/relite openings. The south lobby features a marble floor similar to the main entrance lobby, although without the inlaid compass and diamond pattern, with two bands emanating from either side of



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the pier between the doorways. Alcoves on either side of the south lobby feature projecting cast bronze radiator grilles matching those in the main entrance lobby with marble sills above. The original drawings indicate a painted stencil decoration on the plaster ceiling, but maintenance efforts have obscured (painted over) the original ceiling details. A central ceiling mounted chrome-plated electrical fixture provides artificial lighting.

The service entrance lobby provides access to the building's interior, notably to the freight elevator and the west stairway. Centrally located on the south side of the building's west end, this lobby's utilitarian finishes distinguish it as a secondary space. A single double-door entry leads to the exterior. The service entrance lobby originally featured a trowel finish concrete floor with a metal lath and plaster suspended ceiling. Plaster walls were painted and steel trim outlined the doorways. The west wall featured a concrete base with metal screed. Modifications have changed the floor finish, installed contemporary lighting fixtures, refinished the walls and ceiling in-kind and replaced the original doors to the exterior with sliding glass doors.

Included as part of the original plans, only the portion of the personnel tunnel's access to the basement corridor was constructed in 1937. Construction of the O'Brien Building enabled the extension and completion of the tunnel connecting the two buildings.

Alterations

Alterations to the Cherberg Building have focused mostly on the interior. The exterior of the building is largely intact, with changes limited to maintenance and ADA related concerns. Public spaces remain essentially intact, providing the original ambiance of a monumental government building and enabling circulation into and between the various floors. Secondary spaces, although extensively altered on all floors to meet changing tenant needs, maintain a functional organization similar to the original design. There have been moderate impacts on the corridors and restrooms on each floor. User comfort standards, technological advances, and the basic utility of the building prompted upgrades in building systems, including electrical, heating, ventilation, lighting, and communication and data systems.

The first modifications during the mid-1950s started what would become a familiar process of subdividing existing office spaces approximately every ten years. These were localized changes, however, limited to specific areas within each floor, rather than broad floor-wide remodels. In the 1970s, the House committees moved from the Cherberg Building to the O'Brien Building, creating more space for the departments and agencies remaining in the Cherberg Building.

With the moving of the Senate Hearing rooms into the building's first floor, the 1980s brought the most dramatic interior changes, not only to physical layout but also function. The first floor was reconfigured to provide space for four large hearing rooms with an extension of the primary corridor to the west facade, facilitating access with the O'Brien Building. The upper floors also underwent substantial changes as conference rooms were added to the second floor, the east end of the third floor and the fourth floor. Toilet rooms on the first through fourth floors were revised for improved ADA access and a modern elevator added to accommodate the increased occupancy level.

The following list contains the known major projects undertaken since completion of the building. Projects are arranged chronologically.

- 1966 Tenant changes spurred alterations to the first, second and fourth floors, with each floor undergoing adjustments to their original configurations, adding offices within existing offices. Some replacement of original light fixtures.
- 1960s Conversion of basement's archival storage spaces into a communications controls and data processing center. Addition of east exterior entrance to basement. Electrical and mechanical systems were modified. On the second and third floors, office spaces continued to be subdivided and partitions rearranged.



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- 1970s Building systems upgrades, ADA accessibility modifications (e.g., entrance ramps)
- 1984 West end of first floor remodeled to accommodate Senate hearing and staff rooms. West exterior entrance added in former window opening.
- 1988 East end of first floor remodeled to accommodate Senate hearing and staff rooms.
- 1990s Partial upgrade of electrical and technical systems, and ramp and exterior stair rail revisions. A major partition wall revision also undertaken at this time following the transition of the Commissioner of Public Lands and his staff to the new Natural Resources Building.
- 2001 Major basement renovation including reconfiguration of existing offices and relocation of basement bathroom facilities from the southeast side to the northeast corner.
- 2006 Completion of a complete building rehabilitation and seismic upgrade. The north lobby ceiling gilding was restored at this time. Interior finishes were cleaned and repaired. All building systems were upgraded. Historic light fixtures restored and/or replicated.
- Unknown Original canvas murals in the main entrance lobby alcoves were removed and plaques added to the wall commemorating the name change of the building. The main entrance lobby ceiling was repainted based on a contemporary pattern and color scheme, since restored to the original.

Bibliography:

The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.

The Washington State Department of Enterprises Services, Facilities Division, also maintains an impressive record of drawings, including specifications, in their Records Center.

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Resource Name: Washington State Capitol Campus -
Public Lands-Social Security Building)

Property ID: 26055

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Historic Property Report

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Property ID: 26055

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Resource Name: Washington State Capitol Campus -
Public Lands-Social Security Building)

Property ID: 26055

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Historic Property Report

Resource Name: Washington State Capitol Campus -
Public Lands-Social Security Building)

Property ID: 26055

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Location



Address: 416 Sid Snyder Ave SW, Olympia, WA 98501
Tax No/Parcel No: 09850005000
Plat/Block/Lot: SYLVESTER DC
Geographic Areas: Thurston County, OLYMPIA Quadrangle, T18R02W47

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1928	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Government	Government - Capitol
Government	Government - Capitol

Historic Context:

Category
Architecture



Historic Property Report

Resource Name: Legislative Building

Property ID: 675422

Architect/Engineer:

Category	Name or Company
Builder	Pratt and Watson
Architect	Wilder and White
Builder	Sound Construction & Engineering Co.

Districts

District Name	Contributing
Washington State Capitol Historic District	<input checked="" type="checkbox"/>

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
2015-10-00257, , Capitol Campus Survey	4/14/2014	Not Determined	
2019-12-09153, DES, Legislative Building - exterior repairs	12/6/2019	Determined Eligible	Nicholas Vann, 12/6/2019

Photos



100218 dome cleaning_Ben Helle (1).JPG



100218 dome cleaning_Ben Helle (2).JPG



Northeast corner



Southeast corner



North facade



Southwest corner



Interior view of Rotunda, looking east



Interior view of Senate Chamber



Interior stairway leading to south port cochere



Register nomination form



Historic Property Report

Resource Name: Legislative Building

Property ID: 675422

Inventory Details - 4/14/2014

Common name: Legislative Building
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Gable
Structural System	Mixed
Plan	Rectangle
Roof Type	Conical
Cladding	Stone - Ashlar/Cut

Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Neoclassical

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

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: Completed in 1928, the Legislative Building is the focal point for the Capitol campus. The significance of the Legislative Building stems from both the architectural and historic context associated with its planning, construction, and sustained state government use. The Legislative Building's spaces have been host to events and decisions that shaped Washington state history. Architects Walter Wilder and Henry White designed the Legislative Building in the Neoclassical Revival style, which conveys an imposing governmental presence. Conversely, the building also welcomes the public and reflects the development of Washington state. The exterior cladding is Wilkeson sandstone, quarried in Pierce County, Washington. The main north entrance bronze doors exhibit panels showing symbolic scenes from the state's history, from the Territorial Legislature Building to logging and tall ships. The historic associations central to the Legislative Building's significance are the continued realization of Wilder and White's master plan and the provision of and continued use as state government space on the West Capitol Campus. The present building resulted from the second design contest for the Washington state Capitol.



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Preparations for construction of the present Legislative Building began in 1920. Wilder and White had found that the existing foundation constructed for an earlier design by Ernest Flagg would limit the size of the future building, thereby negatively impacting the size of the interior offices as well as creating a size disproportion between the building and its envisioned dome. Therefore, with some convincing by Wilder and White, the State Capitol Committee approved the abandonment of the Flagg foundation and the resultant expansion of the proposed floor plans. Work began in March, 1922, with the Tacoma-based firm Pratt and Watson as general contractors for Phase One (primarily foundation and first floor). Ground was broken to unearth the Flagg foundation, which had sat exposed to the elements for more than 20 years, used by local children as a playground and as a sheep corral by a local citizen.

On September 1, 1922, a cornerstone containing a time capsule was laid at the northwest corner of the building. By February, 1923, the contractors completed Phase One of construction. The Seattle-based Sound Construction and Engineering Company undertook phases two and three, beginning in August, 1923. Phase Two focused on the remaining floors. Phase Three addressed the dome's assembly as well as interior finishing, lighting and heating systems, elevators, and wall hangings.

After construction began, Wilder and White continued to refine design details. Among these, they changed the dome dimensions, reducing the original proposed height by 20 feet and returning to a more circular structure on a central square base. The dome also became more florid in appearance with the addition of a line of lunettes. Each floor's allotment for office space increased, and a set of stairs on the southern end of the second floor Rotunda was removed for north-south access to a ceremonial landing directly beneath the dome, where the state seal was embedded in the marble floor. One of the highlights of Phase Two came in late October, 1923, as crews prepared a giant concrete slab to be used as the dome's foundation. This slab covered 130 square feet and measured more than 22 feet thick in places. Concrete was poured over reinforcing steel for four straight days and nights to ensure maximum cohesiveness. The remaining construction work during Phase Two progressed rapidly. By the end of 1924, much of the Legislative Building's exterior walls were complete. The walls were over two feet thick and consisted of precisely cut stone from Tacoma, weighing from only a few pounds to over 18 tons, pieced together as an enormous jigsaw puzzle over a backing of concrete and brick. By late 1924, much of the roof was completed and the base for the dome was taking shape.

The third construction phase, the dome, began in July, 1925. For construction of the dome, stone cut in Tacoma was once again shipped to Olympia and pieced together meticulously. Masons maintained the dome's constant circle as they moved upward and inward, setting more than 1,400 stones, each with a precise location. On October 13, 1926, masons placed the final stone in the dome. The Legislative Building was the second to last of the domed Capitol buildings to be built in the U.S., and one of the last to employ a self-supporting masonry construction. With a height of 278 feet, the Legislative Building dome ranks among some of the tallest in the world, including the domes of St. Peter's Basilica in Rome, St. Paul's Cathedral in London, and the United States Capitol Building in Washington, D.C.

While construction of the dome was progressing, workers continued with finishing details of the building, including ornamental stone carvings on the Corinthian columns. Despite initial difficulties finding skilled stone carvers, Sound Construction Company eventually assembled a team of carvers from all over the country as well as a number of skilled craftsmen from Scotland. They completed the work with a combination of hand tools and sandblasting equipment.

Governor Hartley dedicated the Legislative Building on March 28, 1928 without a ceremony. The Legislature of 1929 served as the first to convene inside the new building.



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The Old Capitol still housed the legislators' offices at that time, with the Legislative Building functioning as meeting space. Hartley's 1928 re-election campaign succeeded, making him the first governor to be sworn into office inside the Legislative Building in January, 1929. It was not until the State Centennial in 1989 that the building's ornamental interior plasterwork was painted and the first formal dedication of the building was celebrated.

The concept and design of the Legislative Building, along with the rest of the Capitol group, date from an era of monumental architecture in the U.S. The design, in particular, derives from the City Beautiful Movement and from the American Renaissance of the early 20th century. The Legislative Building shares its classical, Roman-inspired heritage with New York City's Pennsylvania Station and Metropolitan Museum of Art. By the time the Legislative Building was completed in 1928, a much broader stream of architectural and engineering concepts had swept over America's cities. Modern design ideas, skyscrapers, streamlined aesthetics and production line construction methods all shifted American architectural expression. Although some modern Art Deco influences may be seen in the stone carving and interior detailing, Wilder and White realized their monumental vision in an unalloyed, graceful expression from a classical moment in American architectural design.

Physical description:

The Legislative Building is located at the center of the Capitol group, west of the intersection of 14th Avenue Southwest and Cherry Lane Southwest. Character-defining spaces and features include:

- Massing
- Masonry structural system
- Wilkeson sandstone elements
- Granite elements
- Pedimented temple fronts on north and south entrances
- Marble elements
- Bronze elements
- Dome
- Grand stairways
- Floor plan
- Rotunda
- Legislative spaces including but not limited to the Senate and House chambers
- Executive branch office spaces
- Public spaces

The Legislative Building is surrounded on three sides (west, north and east) by a raised plaza at the first story level. Granite clads the retaining walls and forms the balustrade that rings the edge of the plaza. Interspersed at regular intervals there are stone pedestals between the balusters. Alternate pedestals serve as bases for bronze lampposts, which feature lion's feet at their bases and are topped with a spherical lamp. The plaza serves as a roof for the garage space underneath. Concrete panels form the plaza's deck; some of the panels originally incorporated cast glass tiles to provide natural light to the garage. The pedestals at the north monumental stairway are carved with the state seal.

The main part of the building forms a square block behind the pediments on the north and south. Four story wings extend the footprint to the east and west, giving an overall rectangular plan. Wilder and White divided the building horizontally in a Classical tripartite manner with a base, middle body and upper cap. The first story serves as the base and supports the middle body's second and third stories. The fourth floor is the cap. The exterior walls feature broad expanses of relatively unadorned Wilkeson sandstone. The cladding covers a concrete and brick structural system. Ornamentation, such as the carved stone cheneau (cresting) and cornices, occurs near or at the roofline. The four-



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story, gable-roofed wings extend east and west of the domed section of the building. The first story serves as a base for colonnades of two-story columns on three sides of the wings. The stonework is set in large blocks with emphasized joints in an ashlar pattern. The bronze-framed windows are set deeply into regularly spaced recesses in the podium. Freestanding, two-story Doric columns support a simple but tall cornice, topped with a short parapet wall. Behind the columns, the wall of the building is a smooth ashlar stone surface. Bronze-framed windows are located between each column. At the base of the columns, simple iron railings line the promenade outside the windows. On the third story, iron railings protect the lower window openings.

The fourth story is set back from the face of the building, partially hidden by the entablature above the colonnade. The entablature, decorated with bands of various motifs, is topped with a stone cheneau, or cresting. This entablature wraps around the block from the pediment; a similar entablature wraps the wings at slightly lower level on the walls. Above the pediments, the stone walls continue to rise before ending in a simple cornice.

The core's square block steps back above the fourth floor, providing the base for the dome. Round-topped pylons with volutes ease the connection between the square block and the circular footprint of the dome on the four corners. Several bands encircle the drum, serving as a base for an open colonnade of columns. Pairs of engaged Corinthian columns are located at the eight points of the drum; in between are two freestanding columns. Behind the columns is a stone drum pierced by tall windows. An ornate stone cornice with cheneau tops the columns. The round ribbed dome rests on a carved band of garlands and swags. A stone lantern graces the top of the dome. Its base has a sandstone baluster railing. Eight arched openings are emphasized by intervening columns. Above the cornice over the colonettes, volutes flank round, recessed panels. The flared conical roof at the summit ends in a ball finial.

Wilder and White designed the Legislative Building with formal, public, central entrances in the north and south facades. Pedimented fronts mark both these entrances. Stone beams, coffers and rosettes divide the soffits of the pedimented fronts. The north entry is the primary formal entrance, with a monumental granite stairway leading up to the second floor. Rising from a broad base, the stairs narrow to the width of the entrance as they continue upward. Stone ramparts flank the ends of the upper level of stairs. At the summit of the stairs, a classical pediment is supported on eight Corinthian columns. The pediment was left undecorated but the top edge of the roof is ornamented with a carved stone cheneau.

The other formal entrance, in the south facade, is on the first floor. Distinct from the north entrance, the south entrance features a porte cochere formed by the pediment and columns extending from the building. The columns rest on a sandstone podium which contains three openings that match the locations of the doors to the building's entrance doors. A driveway and raised concrete sidewalk were designed to pass under the porte cochere. A bronze lantern, suspended by chains from the center of the soffit, illuminates the pathways below. The State Reception Room windows on the third floor overlook the porte cochere. The three bronze-framed, French windows line up with the windows over the doors on the first floor. Visitors to the Reception Room used to be able to open the windows and walk onto a stone balcony. On the roof above the State Reception Room, a bronze-framed skylight illuminates the room below.

At both the north and south entrances, three pairs of massive, cast bronze exterior doors shield pairs of bronze-framed, glazed interior entry doors. The north exterior doors feature panels illustrating the various industries and occupations in the state. These doors are topped with cast bronze cornices and glass transoms covered with bronze grilles. The central north doors are fixed shut now but the flanking doors remain operable. Bronze lanterns are mounted on the walls on either side of the north entrance.



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At the south entrance, the bronze doors have simpler decoration, as rosettes. The south main entrance's central doors are raised two steps above the first floor. Secondary entrances are located at the four corners of the building at the first floor level. On the east and west facades, the doorways are recessed into the podium of the building. These private entries lead to adjacent offices and contain stairs to the elected officials' offices on the upper floors. Bronze doors with asterisk grilles connect to the interior, except at the modified southeast ADA entrance. Two secondary entrances also flank the monumental stairway on the north side of the building, accessing the first floor. The garage is entered from driveways on either corner of the north side. The paved driveways slope gently down between the plaza walls and granite wing walls.

Interior

The basic floor plan of the Legislative Building is simple, formal and symmetrical. There is a square, central section of four floors, surmounted by a dome. The Rotunda under the dome contains eminent public space above the first floor. Rectangular wings of equal size on the east and west flank this central sections and contain House and Senate activities, as well as offices for elected officials.

Finishes reflect the level of public access. The most important public spaces in the building have always been the Rotunda and the main (north and south) entrance lobbies. These impressed upon visitors and staff alike the important governmental role of the building. Public spaces received the highest quality finishes. In contrast, less public spaces feature modest finishes and materials. Nearly all the marble in the public areas of the building is Alaskan—white and gray, heavily figured. Some of the pattern is book-matched; other areas are laid up in ashlar form. Typically, the top trim of the wainscots, bases and borders around the floors are darker pieces of the same marble to accentuate the edges. Some of the floors are laid in patterns of compasses or receding squares of lighter and darker marble.

The formal south entrance accesses the first floor. A grand marble staircase leading up to the second floor corridor and Rotunda dominate that entrance lobby. The opening to the corridor is supported with square piers which are repeated as pilasters in the east and west walls. Major girders in the ceiling have been boxed in with marble. The minor beams are plaster and the ceiling is coffered with rosettes. Two bowl-shaped Tiffany chandeliers hang from the marble girders. These have a cast glass saucer at the bottom and 16 torches with glass shades around the rim. In 1996, bronze handrails were installed at the south entrance lobby staircase to the second floor.

On the second floor, the north entrance lobby directly connects to the main (north) public entrance. Oriented with the long axis east-west, the north entrance lobby's ends form apses with semi-domed ceilings coffered with rosettes. There are two wide bands containing bas relief panels on industrial themes between the semi-domes and the barrel vaulted ceiling above the center of the room. Bronze lanterns hang from chains attached to these broad bands. A large skylight with bronze grille work runs the length of the barrel vault, which is also coffered with rosettes. There are curved bronze grilles set in the semi-circular end walls.

Public corridors flank both sides of the south entrance lobby and lead to the interior circulation corridors. These corridors form a continuous square around the Rotunda and are relatively ornate with marble walls and floors. Pilasters mark the important connections to openings and directional changes. Plaster ceilings are illuminated with cast glass bowl light fixtures suspended on decorative chains. Marble water fountains are built into the walls in each hallway.

Secondary corridors from the minor entrances are less ornate than the Rotunda corridors to which they connect. The secondary corridors exhibit marble wainscot, plaster walls and plaster cornices. Openings in the masonry walls are formed into elliptical arches of plaster. The etched schoolhouse light fixture shades are mounted on gold plated bases.



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Smaller elevators are located in the north and south corridors just off the Rotunda area. These originally had bronze grille doors and interiors.

The first floor Rotunda corridors exit out the north facade on either side of the monumental stairway. Those vestibules are lined with marble on the floors and walls. Ornamental cornices with dentils connect the walls to the flat plaster ceiling. A painted metal door with a glass panel leads from the stair alcove to the vestibule. A large bronze mechanical grille dominates the south wall of the vestibules. Schoolhouse light fixtures on gold bases illuminate these spaces.

The four public stair towers adjacent to the Rotunda bear similar details to each other. The stairs and surrounding floors are Alaskan marble. The walls are paneled with ashlar or slab marble to the bottom of the stringers, except at the first floor, where the marble stops at wainscot height with plaster above. The stair railings are cast in iron and painted. The railing panels form an asterisk pattern and are topped with wood handrails. The paneled square newel posts are surmounted with a ball finial.

The Rotunda is centered in the floor plan. This tall, open space soars 174 feet from the floor to the top of the interior dome. The square room has massive piers in each corner supporting four large arches, which in turn support the base of the dome. Set a half story above the second floor, the Rotunda floor is accessible via marble staircases leading up from the north and south corridors or down from the east and west corridors. Above the second floor, the corridors surrounding the space overlook the Rotunda, with balustrades along the north and south corridors. Marble railings with urn shaped balusters protect the third floor overlooks; bronze railings wrap the fourth floor level.

In the center of the floor is a bronze casting of the Washington State Seal. The Rotunda walls are Alaska Tokeen marble laid up in an ashlar pattern to the springline of the dome. In the four corners of the Rotunda, wing walls flank the stair openings, creating platforms at the third floor level. At these platforms there are ornamental, bronze Roman firepots. Bronze grilles mounted in the floors of these platforms provide heating. An ornate chandelier is suspended from the center of the dome. Massive arched window openings in the north and south walls above the fourth floor level permit daylighting to the space. Small rooms located on the north walls of the north Rotunda corridor, near the entrance lobby, originally held a telegraph office and a newsstand. They now serve as storage. In the south corridor, these small rooms are devoted to elevators. In the interstitial spaces of the outer walls of the east and west Rotunda corridors, two small storage rooms flank the entrances to the House and Senate locker rooms, each containing a private stair for elected officials. These stairs have marble walls and steps and plaster ceilings.

At the first floor, the circular room underneath the Rotunda initially functioned as a lunch room. Walls have marble to seven feet above the floor. The shallow domed ceiling is plastered. The floor originally consisted of rubber tiles. The cafeteria function relocated on the same floor; the circular space is now reservable for large meetings and gatherings.

At the third floor, the State Reception Room is located off the Rotunda to the south. This ornate, formal space has a high level of finish befitting its ceremonial functions, such as hosting the Governor's Inaugural Ball. The rectangular room has marble fireplaces at the east and west ends. A bank of doors opens onto the Rotunda corridor through the north wall of the room. Opposite, in the south wall, three windows overlook the porte cochere and south entrance. The walls are finished with Violet Breche marble from Italy. Marble panels over the windows and doors are carved in low relief.

The shallow barrel-vaulted ceiling has a large central skylight with bronze grille work installed over. Two ribs cross the vault at the ends of the skylight with cast plaster details in a bay leaf motif. Two Tiffany crystal chandeliers hang from these ribs. The remainder of the ceiling has a checkerboard of octagonal and diamond coffers with rosettes, bordered with a Greek key motif. The deep cast plaster cornice is of a Doric design with mutules, triglyphs, and guttae. The herringbone teak floors are bordered with a dark Levanto



Historic Property Report

Resource Name: Legislative Building

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marble at the edges. A wool carpet was specially woven for the room in a lively floral pattern to protect the wood floor. The original mohair drapes are intact, as are the original furnishings, including two sets of bronze andirons and a massive central table. The andirons and table were gifts of the architects.

Placement of offices along the outer wall perimeters of the east and west wings afforded the greatest amount of day lighting. Offices continue to be located along the outer perimeter and display a range of finishes, from moderate to high quality, depending on the original occupant and the level of alteration over time. Originally, these spaces typically had plaster walls and ceilings with rubber tile flooring. Inside the ring of offices are two large, enclosed courts. These courts have thick masonry walls. At the first floor, the courts in the wings are cut in half on a north-south axis with hallways connecting to the secondary corridors.

At the second floor, Senate and House locker rooms are centrally located in the east and west wings, flanking the Rotunda. The locker rooms are split into two spaces: the locker room itself and a long narrow kitchen (originally toilet rooms) for the respective Senate and House cafeterias. The locker rooms once contained rows of freestanding lockers in the center of the room and wall mounted lockers on the perimeters and balcony areas overlooking the room. The balconies have been enclosed with glazed partitions.

At the third floor, the two-story tall Senate and House chambers are centrally located in the east and west wings, flanking the Rotunda. The Senate Chamber is situated in the east wing, the House Chambers in the west. Corridors and offices surround them on their three outside walls. Both chambers are highly decorated, reflecting their formal role. The long dimension of the chambers is oriented east-west with a raised dais and podium at one end. The plaster walls on the four sides of the rooms have segmental arches over inset alcoves—one arch per wall, meeting in the corners of the room. At the north and south walls, these arches span the openings over the fourth floor visitor galleries. At the east and west walls, the arches create alcoves over the dais and entry. Cast plaster eagles on brackets serve as the keystones for these arches. The four arches and main ceiling are decorated with similar motifs as the ceiling and other spaces in the building, including egg and dart molding, coffers with rosettes, and garlands. The lower half of the Senate Chamber walls are clad with German Rose Formosa marble. The lower half of the House Chamber walls are clad with French Escalette marble. Carpeting covers the concrete floor in both chambers.

On the second floor, four elected officials (Governor, Secretary of State, Treasurer, and Lieutenant Governor) occupy office suites at the four corners of the wings. Each office suite forms an L-shape and includes offices on either the north or south perimeter wall. Each suite typically has a long, open reception room entered through a pair of oak paneled doors. Adjacent to the doors are private elevators for officials and legislators. Elected officials have private toilets on the outside corners, as well as private stairs to the exterior of the building. There are also staff toilets and vaults in each suite.

On the third floor, the perimeter spaces surround the House and Senate chambers include lounges, committee rooms, toilet rooms, and offices of various size and import. The Lieutenant Governor's original office suite is at the northeast corner of the third floor, now serving as the Senate Majority Leader's suite. Repurposing of these spaces over time have resulted in the addition and/or relocation of some partition walls. The fourth floor originally contained similar perimeter spaces. Multiple renovations, including a major remodel in 1988, heavily modified these spaces at the fourth floor.

The public toilet rooms throughout the building were consistently designed with similar details. Marble covers the floors and much of the walls. Simple flat trim borders the windows and doors. A simple cove cornice connects the plaster on the walls above the marble wainscot to the plaster ceiling. Marble partitions on nickel legs along with quarter-sawn oak doors form the stalls. There are public toilets adjacent to the south



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entrance lobby. The toilet rooms were modified twice during the two ADA upgrades in 1974 and 1992, and fluorescent lights replaced the original fixtures.

Narrow fan rooms and additional toilet rooms are located where the north walls of the wings connect to the Rotunda pavilion. Although the fan rooms contain updated or additional equipment, the rooms themselves, with their exposed brick walls and concrete floors and ceilings, remain unchanged.

The finishes in the garage under the north stairway are mostly exposed concrete, except for some granite slabs in the stair vestibules at the north end. On the south side of the garage, two bronze grille doors access the north Rotunda stair towers. From the garage, underground tunnels on the east and west sides lead to fan rooms and equipment spaces.

Alterations

Alterations to the Legislative Building have focused mostly on seismic damage repairs and reinforcing the building for future seismic events. User comfort standards, technological advances, and the basic utility of the building prompted upgrades in building systems, including electrical, heating, ventilation, lighting, and communication and data systems. Legislators' need for individual offices led to the conversion of large committee rooms on the third and fourth floors into smaller, private spaces. Hearing rooms moved to the O'Brien and Cherberg buildings.

Several structural repair projects followed major earthquakes in 1949 and 2001, including seismic reinforcement measures to ensure the building's longevity. For example, concrete shear walls were installed in the Rotunda stair alcoves and in a U-shape around the interior offices and House and Senate chambers. Floor diaphragms were reinforced in the corners of the Rotunda corridors.

The following list contains the known major projects undertaken since completion of the building. Projects are arranged chronologically.

- 1949 Repairs to building following major 1949 earthquake. Stone lantern at the dome's cupola replaced with a metal one. At that time, the cupola was also reinforced with steel in the columns, cornice and sides of the arches.
- 1956 Elevator upgrades, including replacement of original bronze grille doors, rebuilding of cabs, and updates to operating equipment.
- 1973 Major structural upgrade installed concrete shear walls in select locations (e.g., corridors). Air conditioning system added, requiring installation of acoustical drop ceiling in most perimeter offices. Radiators in those spaces also replaced with fan coil units.
- 1974–1975 ADA updates, including conversion of private southeast corner entrance to a public, universally accessible, entrance. Public restrooms updated for ADA.
- 1985 Realization of original decorative paint schemes in Rotunda, House and Senate Chambers as well as some elected officials' offices. Plaster repairs. New metal railings installed in galleries. General cleaning of marble and bronze elements.
- 1988 Remodel of fourth floor perimeter offices. All partitions removed and replaced with new, replicating the detailing of the originals. Upper walls redone in gypsum board.
- 1992 Additional ADA updates to restrooms.
- 2001 Seismic repairs and building rehabilitation following major Nisqually (2002) earthquake. Reinforcements included strengthening the dome. Concrete shear walls installed in the colonnade drum, requiring most of the windows to be infilled. In the Rotunda, marble panels were removed and later reinstalled after the insertion of shear walls. Areas of rubber tile flooring disturbed by reinforcement measures were replaced with vinyl flooring.

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The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.

The Washington State Department of Enterprises Services, Facilities Division, also



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maintains an impressive record of drawings, including specifications, in their Records Center.

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Historic Property Report

Resource Name: Legislative Building

Property ID: 675422

Inventory Details - 12/6/2019

Common name:

Date recorded: 12/6/2019

Field Recorder: Nicholas Vann

Field Site number:

SHPO Determination

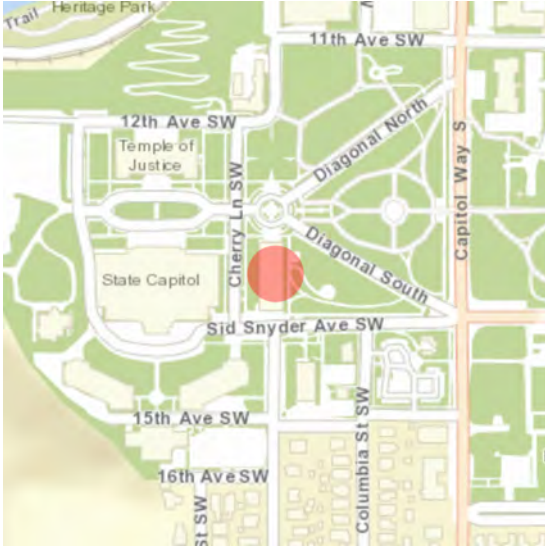


Historic Property Report

Resource Name: Insurance Building

Property ID: 675424

Location



Address: 302 Sid Snyder Ave SW, Olympia, WA 98501

Tax No/Parcel No: 09850005000

Plat/Block/Lot: SYLVESTER DC

Geographic Areas: Thurston County, OLYMPIA Quadrangle, T18R02W47

Information

Number of stories: 4

Construction Dates:

Construction Type	Year	Circa
Built Date	1921	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Government	Government - Government Office
Government	Government - Government Office

Historic Context:

Category
Politics/Government/Law
Architecture



Historic Property Report

Resource Name: Insurance Building

Property ID: 675424

Architect/Engineer:

Category	Name or Company
Builder	Pratt and Watson
Architect	Wilder and White

Districts

District Name	Contributing
Washington State Capitol Historic District	<input checked="" type="checkbox"/>

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
2015-10-00257, , Capitol Campus Survey	4/14/2014	Not Determined	
2018-10-07658, DAHP, Capitol Campus Exterior Preservation Projects - Capitol Court, Cherberg, and Insurance Buildings			

Photos



Southwest corner



Interior corridor view



East facade



Register nomination form



Historic Property Report

Resource Name: Insurance Building

Property ID: 675424

Inventory Details - 4/14/2014

Common name: Insurance Building
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Stone - Ashlar/Cut
Roof Material	Metal - Standing Seam
Structural System	Masonry - Brick
Roof Type	Gable
Plan	Rectangle

Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Neoclassical

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

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: Begun in 1920 and completed in 1921, construction of the Insurance Building proceeded concurrently with finish work on the Temple of Justice and the closely related design development of the Legislative Building by Wilder and White. Referred to during the schematic design phase as the "Office Building," and later during the design development phase as "Office Building 'A,'" this building did not formally receive its title as the "Insurance Building" until construction was well underway. The exterior form displays the simple rooflines, pedimented porticos and linteled window and door openings characteristic of the Neoclassical Revival style. The buff-colored Wilkeson sandstone cladding and Index granite base integrate the building within the core Capitol group. Interior public spaces finished in Alaskan Tokeen marble and ornamental plaster convey the formal stature associated with state government. Architects Wilder and White designed the Insurance Building. The Seattle-based architecture partnership of Bebb and Gould provided on-site superintendent services as construction of the building progressed. Concurrently with the Insurance Building project, Bebb and Gould also oversaw for Wilder and White the final interior and exterior work on the Temple of Justice (built in 1911, with interior and exterior finishing



Historic Property Report

Resource Name: Insurance Building

Property ID: 675424

completed in 1919) and the construction of the Power Plant (1920). Richard D. Kimball of New York served as consulting engineer for the Insurance Building and Pratt and Watson served as the general contractors.

On September 16, 1919, the Washington State Capitol Commission continued initial discussions from their previous meeting regarding the construction of a new Legislative Building on the West Capitol Campus. During this September 16th meeting, Wilder informed the commission that completing construction of a new legislative building to an extent sufficient to permit occupancy during the next session of the legislature would not be feasible; given the complexity of such a monumental building, the design and associated revisions alone could exceed several years. Wilder recommended the commission begin instead with the construction of an office building for which design, construction and occupancy could be achieved within a few years, relieving space constraints at the Old Capitol Building (1892) in downtown Olympia. ?

The commission voted unanimously to temporarily suspend design of the Legislative Building and instead focus on preparation of initial plans for one of the office buildings, later named the Insurance Building, within the master plan. Wilder confirmed that his firm could have the tentative plans ready for the commission's consideration at their September 30th meeting. He anticipated the cost of an office building would not exceed \$600,000. ?At the September meeting, Wilder and White's tentative plans and report for the Insurance Building addressed changes to the design relative to proposed sketches in their 1912 Capitol group master plan. The plans and report detailed the overall functional layout and finishes the architects had envisioned for the building. The existing Temple of Justice served as a baseline for scale, proportions, detailing, and materials. During this meeting, Bebb and Gould were also formally introduced as the desired local associated architects. They were to assume similar responsibilities for the Insurance Building as they had as associated architects for the interior and exterior finishing work then in progress on the Temple of Justice.

Departures from Wilder and White's original master plan were minimal. Wilder and White wanted the Insurance Building to blend with the surrounding structures, particularly the Temple of Justice and the future Legislative Building. To that end, the architects restrained the building's height to only three stories so that it would not visually overpower the Temple of Justice. Square pilasters were substituted for engaged columns along the Insurance Building's side facades to maintain a consistent level of detailing with the Temple of Justice. The architects substituted freestanding porticos on the Insurance Building's north and south ends for previously conceived enclosed colonnades, as an attempt to better unify the campus. They counted the porticos as important design elements to magnify this visual cohesion. Window opening depths were utilized to help achieve the desired monumental character.

Interior spatial arrangement centered on the goal of being flexible, to allow for future changes in tenant needs. To this end, Wilder and White placed the public spaces (stairs, elevator, corridors, and lobbies) at the building's core with offices wrapping the perimeter on each floor. Wilder and White viewed the single elevator as sufficient for the number of floors and tenants in the building. Exterior doorway placement, which at this stage included side entrances, was organized both to reduce the use of stairs as well as to facilitate circulation with other proposed Capitol group buildings. Wilder and White envisioned an open court above the fourth floor, with natural lighting from the numerous rooftop skylights.

Preparation of the final plans and associated specifications for the Insurance Building proceeded quickly. Wilder and White submitted completed sets for review, and the commission unanimously approved these on December 30, during their last meeting of 1919. Regional newspapers advertised the call for bids, including The News Tribune of Tacoma, the Seattle Post-Intelligencer, The Spokesman Review of Spokane, and



Historic Property Report

Resource Name: Insurance Building

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Olympia's Morning Olympian.

The final plans contained some modifications from the sketch plans of September. Dated December 15, 1919, the final drawings were titled "Office Building A" as the state had not yet decided which department would be assigned to the building. Wilder and White emphasized that campus design cohesion should drive design, material, and finish choices. Relative to the September sketch plans, Wilder and White reduced the overall projection of the south portico, removed proposed side entrances, and reduced the number of side facade window bays from 19 to 16. The overall intention was to maintain the scale of the building in relation to the Temple of Justice. Building length and column heights were slightly increased. The building's overall volume went from an initial approximate 60,000 to 98,000 cubic feet.

Just four weeks later, the commission received and opened bids during its meeting on January 29, 1920. All exceeded the estimate of constructing the building for less than \$600,000. The schedule called for the building to be partially occupied by January 1, 1921, and construction completed by September 30, 1921. The commission interviewed two applicants, Pratt and Watson (then working on the interior and exterior finishes of the Temple of Justice) and the Puget Sound Bridge and Dredging Company, voting in favor of Pratt and Watson and awarding them the contract for \$823,000 and total completion in 20 months. The following week at the February 3 meeting, the commission awarded the grading contract, totaling \$38,358, to Harrison Brothers and Company of Tacoma. Construction commenced soon after, and finish work on the building interior was underway by summer.

Through the course of constructing the Insurance Building, the following contractors supplied their goods and services:

- The Walker Cut Stone Company supplied the Wilkeson sandstone for the building.
- Simon Ventilighter Company, Inc. of New York furnished the vane shades for the skylights and windows.
- Bergh-Griggs Company of Tacoma installed the heating, ventilation and plumbing systems.
- B. Gehri and Company of Tacoma supplied and installed the roofing.
- The NePage McKenney Company of Seattle installed the electrical fire alarms.
- Tacoma and Roche Harbor Lime Company of Roche Harbor furnished lime for the building.
- L. Akins, Inc. (formerly Building Directories, Bulletin and Sign Company, Inc.) of New York furnished the bronze frame directory boards.
- The Talcott Brothers of Olympia supplied the clocks.
- Dahlstrom Metallic Door Company furnished the interior metal doors.
- Edward F. Caldwell and Company of New York was chosen for the Class A Fixtures. H.E. Gleason Company of Seattle (successors to Cascade Gas and Electric Fixture Company) was the only bidder for and received the Class B Fixtures contract.

Temporary occupancy began on January 7, 1921, with the Insurance Commission moving into the first floor space. The Insurance Commission briefly shared the first floor with the Labor Commission and the Reclamation Board before those agencies moved to their permanent quarters as the upper floors were completed. On March 24, 1921, the passing of House Bill No. 11 (known as the Governor's Administrative Code) meant Governor Hart's office was moving into the second floor of the Insurance Building, throwing the interior work on the building into overdrive. According to revised floor plans prepared by the architects (dated March 18, 1921), completed spaces on the second floor had to be revised and partitions removed and added according to the new intended tenant. The decision to locate the governor's office in the second floor substantially impacted the perimeter office spaces, particularly in the north end. Wilder and White's revisions placed the governor's office in the northeast corner office and a board room in the



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opposite northwest corner. This left the middle portion of the north end for his assistant secretary and a reception area. In order to reach the reception area, Wilder and White extended the north end of the corridor and continued the marble flooring into the reception area. In addition, the commission urged the exterior stonework be completed as soon as possible, placing added pressure on the Walker Cut Stone Company and carvers to deliver and work the stone.

In April 1921, the contractor received formal approval to proceed with carving the lettering at each end of the building, marking the final name transition from Office Building A to the Insurance Building, which corresponded to the building's primary resident agency, the Washington State Insurance Commission. The December 15, 1919, drawings included the lettering; however, the title block and all correspondence referred to the building as Office Building A until the lettering was formally approved. On August 17, 1921, the Washington State Capitol Commission formally accepted the Insurance Building as complete. Total cost amounted to \$1,083,498—well beyond the initial construction cost expectation of less than \$600,000; construction-related costs amounted to \$1,032,035; and furnishings totaled \$51,463.

Tenancy within the Insurance Building was profoundly affected by the nearly full realization of Wilder and White's Capitol group master plan through completion of the Legislative Building (1928), the Cherberg Building (1937), the O'Brien Building (1940), and the Newhouse Building (1934). As each new building opened for occupancy, the number of different state agencies housed within the Insurance Building decreased, leaving the building to its two primary, long-term tenants, the Washington State Insurance Commission and the Tax Commission.

Physical description:

The Insurance Building, located at the northeast corner of 14th Avenue Southwest and Cherry Lane Southwest, defines the eastern edge of Wilder and White's Capitol group. Situated immediately east of the Legislative Building and as the second building designed for the Capitol by Wilder and White, the Insurance Building's construction solidified the arrangement and ultimate group placement. Character defining spaces and features:

- Massing
- Gable roof form and pediments
- North and south porticos
- Wilkeson sandstone elements
- Index granite elements
- Alaskan Tokeen marble interior elements
- Bronze light standards, railings, shields (north portico), window frames, sash and hardware
- Bronze doors, frames, thresholds and hardware
- Form, dimensions, and color of light standard globes (existing globes are contemporary)
- Overall fenestration
- Vestibules and all associated original materials
- Main corridors on first through third floors
- Clock (relocated to current second floor location)

The Insurance Building features a narrow, rectangular footprint oriented north-south. The four-story building with a below-grade partial basement occupies a sloped site. Due to the topography, the first story sits partially below grade at the building's south end. Two-story projecting porticos define the north and south building ends and feature Wilkeson sandstone columns turned from solid stone. The columns rest upon a sandstone ashlar panel clad base with a full width pediment rising above each portico. The building stands on a reinforced concrete perimeter foundation carried on spread footings. Concrete footings carry piers arrayed beneath the building's first floor slab and are aligned with columns carrying the upper floors. Additional perimeter foundation



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sections project beneath the porticos, exterior stairs and landings. Inner foundation walls provide additional support around the elevator pit and serve as a separation between the north basement and south, unexcavated section. Perimeter foundation walls consist of three foot thick reinforced concrete. A tile foundation drain wraps around the perimeter of the building at the foundation.

Walls consist of a load-bearing brick structure with stone cladding. Index granite clads the lower base with broad expanses of relatively unadorned Wilkeson sandstone on the upper facades. Two-story pilasters continue along either side of the building's length. All stone joints feature beaded mortar profiles.

The porticos fulfill a defining stylistic role for the building. Each is proportioned and detailed to harmonize with the materials, scale, and rhythms of the Temple of Justice. Porticos consist of a lower base, colonnaded middle section, and pedimented crown. The base at each portico serves as the point of access for first floor spaces. The middle section of the south portico contains an entrance to the second floor. Double doors at the second floor's north end lead to the middle section of the north portico. Access doors on either end of the fourth floor provide entry to the unfinished attic space behind the pediment at each portico.

Flooring within the north portico consists of Wilkeson sandstone flagging laid lengthwise east-west over two beds of reinforced concrete. The south portico features six foot wide granite pavers, with smaller sandstone flagging laid east-west at either end. The more durable granite corresponds to high-use areas. In 1949, painted, board-formed, and reinforced concrete soffits replaced the original sandstone soffit panels. Each portico originally featured seven ceiling mounted light fixtures, since removed. Painted cast bronze railings ornament the second story level of the porticos, with shields at the north end. Two added vents in the soffit of the north end service the mechanical spaces in the unfinished attic above.

A gable roof caps the building. Roof framing consists of a reinforced concrete slab carried on the perimeter walls and internal reinforced concrete columns. Original roofing consisted of standing-seam copper roofing. Standing-seam metal roofing over insulation comprises the existing roofing system. A low sandstone parapet crowns the gable roofline. Historically, the parapet was a balustrade with turned stone balusters; the balustrade was replaced in 1949 with the current parapet. Broad rooftop aluminum frame replacement skylights penetrate the side slopes of the roof, in the same locations as the original skylights. Round reinforced concrete frame roof dormers are set behind the parapet below the skylights. Select skylights have been covered over on the exterior and interior.

Windows penetrate the exterior walls in regular, rhythmic intervals. Bronze windows, tall and rectangular in form and framed by columns and engaged pilasters, provide day lighting for interior spaces. Contemporary glazing and applied UV film and contemporary interior window coverings provide shade to interior spaces.

The Insurance Building has three public entrances, all accessing the interior public north-south corridors via a set of inner and outer vestibules. Two are located in the south portico and the third is in the north. Both the north and south elevations exhibit broad flights of granite steps flanked by low granite-clad cheek walls and ornate bronze light standards, each with four translucent white globes. Bronze handrails have been added to many of the entrance stairs. There are also two restricted service entrances from the south end outer vestibule, under the south portico. Balcony doors open from the north end of the second floor onto the north portico, but these are not commonly used and the portico is not accessible from the ground.

The first-story north entrance is located in the base of the north portico. Three openings between stone piers lead from the landing to the outer vestibule, which is centered under the north portico. The outer vestibule features an Index granite base around the



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perimeter beneath the sandstone walls. The landing and outer vestibule flooring consists of added poured-in-place reinforced concrete, scored into sections with an exposed aggregate finish. The outer vestibule features three original ceiling-mounted fixtures. A pair of original inward-swinging bronze grille doors, centered in the south wall of the outer vestibule, connects to the inner vestibule. An added ADA ramp reaches the landing along this end of the building.

The first story south entrance provides public, secondary access to the interior. Located beneath the south portico, this entrance has two access routes, via open doorways flanking the exterior stairway to the second floor. These doorways connect to either end of an outer vestibule that runs nearly the full length of the south facade beneath the stairs. The outer vestibule is similar to the north version, with the same wall materials and same centered bronze doors leading to the inner vestibule. The south facade's outer vestibule has Wilkeson sandstone flooring, which slopes downward from either end towards the middle of the space. West of this main doorway, two single, metal panel service doors open to service spaces in the floor's southwest corner.

The second-story south entrance is located atop a direct flight of granite stairs. Double bronze grille entrance doors are similar to those found at the first-story entrances. A bronze grille also fronts the transom over this doorway.

The north balcony on the second story provides ceremonial and maintenance access to the north portico. This north entrance consists of a pair of bronze, inward-swinging doors. Essentially, these are closer in form and function to the building's windows but are designed to work like doors, latching at the top and bottom. These lead from the back of the current office area to the portico. The upper glazed panels are retrofitted with insulated glass.

Interior

The second floor serves as the principal floor, defining the level of finishes, materials, and entry for public spaces throughout the building. The corridors and elevator lobbies on the first through third floors, along with the fourth floor corridor, serve as the primary public circulation routes within each floor and to the floors above and below. The first floor corridor and elevator lobby sequence is the longest; the third floor sequence is the shortest. The finished spaces immediately opposite the elevator—distinguished from the corridor by a slightly greater width and ceiling height—constitute the elevator lobbies. The elevator ascends off the east side of the elevator lobbies on each floor. Originally the central stairway occupied the space opposite the elevator before being replaced with two smaller stairs added at either end of the corridors on the southeast and northwest sides. A telephone and vending area currently occupy the former central stairway space at the first floor.

The first through third floor corridors and elevator lobbies retain significant original features but the fourth floor corridor has been extensively altered. Contemporary marble additions extend the third floor corridor at either end. Contemporary, ceiling-mounted electric fixtures provide artificial lighting to the corridors and elevator lobbies on all floors. Added pairs of doors at either end of the corridors separate the respective inner entrance vestibules. Multiple added double- and single-leaf doorways exit to hallways servicing offices on either side of the corridors.

The public restrooms on each floor are located on either side of the elevator. While the public restrooms retain marble wainscot and flooring, they feature contemporary doors, stall partitions, fixtures, and lighting.

The perimeter spaces on the first through fourth floors house private offices, work, and storage rooms. The second floor's north reception area functions as a semi-public space for greeting and directing visitors. Offices feature contemporary finishes.

The partial basement space provides utilitarian service space for building operations. The south end of the basement remains unexcavated. The north end terminates on the south



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side of the elevator pit. Load-bearing foundation walls enclose the elevator pit. Stairs lead off the northwest corner to a tunnel leading to the powerhouse. A second access location cut through the east side foundation opens to an electrical vault. The floor, wall and ceiling finishes are concrete throughout the space. Minimal modifications to the basement have left a moderate level of original fabric.

The inner vestibules at the north and south ends of the building feature Alaskan Tokeen light marble flooring with a darker marble base and light marble walls. Marble floor slabs in the inner vestibules run east–west, perpendicular to the north–south arrangement in the corridors. Bronze doorstops are mounted to the floor behind the doors separating the inner and outer vestibules. All of the inner vestibules have painted plaster ceilings and contemporary double doors.

Alterations

Alterations to the Insurance Building have primarily impacted interior spaces, with only moderate exterior changes. The building’s fundamental exterior form and materials remain intact; however, alterations changed window glazing and limited stone panels, rebuilt and modified the balustrade, and painted exterior bronze elements. Exterior handrails and ramps were installed on the southwest and northwest corners of the building for ADA access.

The cumulative impact of changes to the Insurance Building’s interior spaces has been a loss of authenticity in perimeter office spaces and public lavatories. Public corridor and elevator lobby spaces retain authenticity, although with a moderate degree of invasive alteration. Removal of the central stairway and installation of the north and south stairways altered circulation patterns and aesthetics within the main corridors and elevator lobbies on the first, second and third floors.

The following summary of modifications is presented in chronological order. These physical modifications represent a chronology of the building’s evolution. Alterations:

- 1949: Roof balustrade, pediments, and sections of architrave and frieze rebuilt as part of seismic upgrades. Roof balusters replaced with solid sandstone panels.
- 1957: ADA ramp added
- 1957–1967: Multiple remodels of office spaces, including addition of partitions
- 1961: Service doors at first story south entrance replaced with a solid panel door. A rooftop mechanical unit installed.
- 1967: Lighting fixtures upgraded in perimeter spaces
- 1969: Ventilation system and partitions modified. Select interior doors replaced.
- 1971–1979: Multiple remodel projects throughout building. New partitions in perimeter spaces. All existing hollow clay tile partitions, marble sills, and perimeter wall and ceiling finishes removed in perimeter spaces. Shear walls and two new stairwells added. A reinforced concrete wall added along the perimeter wall. New fixtures, partitions, finishes, window sills and doors provided. Doors to the corridors relocated. Many floor finishes redone. Inner vestibule doors at first and second story south entrances replaced with steel frames and composite wood sash doors, with a second inner set of double-leaf doors added. Hardware altered on bronze doors. Inner vestibule light fixtures replaced. Bronze handrails and ADA ramp added. Roof scuppers added at four corners. Insulated glazing installed. Drop ceiling and window treatments added. Skylights replaced.
- 1980–1990: Bronze light standards and railings spray-painted
- 1987–1988: Minor interior remodeling, including new partitions
- 2000: Fire suppression system upgraded
- 2002: Plaster repaired, office space(s) remodeled, and card access readers added

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The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.



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The Washington State Department of Enterprises Services, Facilities Division, also maintains an impressive record of drawings, including specifications, in their Records Center.

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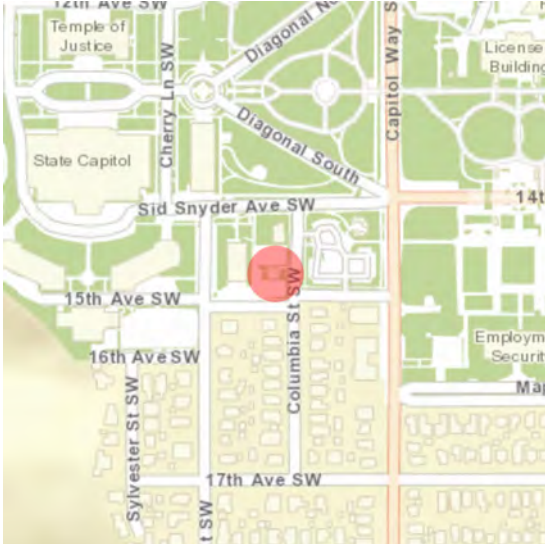


Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

Location



Address: 1417-1419 Columbia St SW, Olympia, WA 98501

Tax No/Parcel No: 31300300100

Plat/Block/Lot: ALLEN E J / Block 3 / Lots 1-9

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

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1936	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Single Family House
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Single Family House

Historic Context:

Category
Architecture



Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

Architect/Engineer:

Category	Name or Company
Architect	Ayer, Elizabeth

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
2015-10-00257, , Capitol Campus Survey	4/14/2014	Not Determined	
2016-01-00452, , Capitol Lake - Deschutes Estuary Long-Term Management Project	2/20/2020	Determined Eligible	Jim Thornton, 11/24/2020
2020-11-07281, DES, Legislative Campus Modernization (LCM) Predesign - Newhouse, Press Houses, Pritchard Library; Capitol Campus			

Photos



east façade



South facade



Northwest corner



East facade



Hanson Structure Report.pdf



Original HPI form(s)



Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

Inventory Details - 1/1/1900

Common name:

Date recorded: 1/1/1900

Field Recorder: Shanna Stevenson

Field Site number: 527

SHPO Determination

Detail Information

Characteristics:

Category	Item
Structural System	Wood - Balloon Frame
Plan	Rectangle
Roof Type	Gable
Foundation	Concrete - Poured
Form Type	Single Dwelling - Side Gable
Cladding	Wood - Clapboard
Roof Material	Asphalt/Composition

Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Colonial Revival

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: The duplex was designed by Elizabeth Ayer for Louise Hanson as a rental unit. Elizabeth Ayer was the first woman graduate of the University of Washington School of Architecture in 1921 and was a notable designer of residences throughout the northwest. It was the longtime home of William and Marie Sullivan. Sullivan was the State Insurance Commissioner for 28 years, most of which he lived in this house. This house is significant because it is an interpretation of the colonial style and again fits in well with the National Register District which features so many other architectural styles of residences of the 1910s to 1940s



Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

Physical description:

The duplex is located adjacent to the Capitol Campus on a block which has had other houses razed so it is now surrounded by a gravel parking lot. The two story rectangular house has Colonial Revival detailing. The house is set on a concrete foundation and has wide clapboard cladding with horizontal boards on the gable ends. The low pitched roof has close eaves. A hexagonal window is located on the gable ends. The windows are six over nine double hung windows on the first floor and six over six windows on the second floor. The windows are symmetrically arranged. The entries at the east and north side have molded metal projecting hoods with latticework supports. There is also an entry on the south side which has a simple shed roof supported by plain posts. Multi-pane bay windows are located on the south and west side and have similar molded metal roofs. The lower parts of the bays have diamond centers of two by four inch wood pieces with a design that radiates from the center design to the sides of the bay. There is a large central brick chimney.

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Interview with John F. Sullivan
Polk City Directories



Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

Inventory Details - 1/1/1900

Common name:

Date recorded: 1/1/1900

Field Recorder:

Field Site number: 527

SHPO Determination



Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

Inventory Details - 4/14/2014

Common name: AP Building, White House
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Plan	Rectangle
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shiplap
Roof Type	Gable
Structural System	Wood - Platform Frame
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Duplex
Cladding	Wood - Clapboard

Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Colonial Revival

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): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: Completed in ca. 1937, the AP Building represents the former residential character of the south end of the present Capitol campus, as well as the extant and adjacent residential context (i.e., South Capitol Neighborhood National Historic District). Built as a duplex, the building has been adapted to other functions over time, including offices for state agencies and reporters covering news stories related to the Capitol. Historically known as the (Louise) Hanson Duplex, the building has been referred to as the AP Building and the White House (in memory of reporter John White) since the 1980s. Louise Hanson purchased the lot (Lot 8, Block 3, E.J. Allen Plat) between 1935 and 1937. A previous residence on the property was removed, and the duplex was completed by 1937. Architect Elizabeth Ayer designed the duplex in the Colonial Revival style for Mrs. Hanson, as a rental property. Louise’s husband, O. C. Hanson, owned the Olympia Oyster Company. The couple resided in West Olympia until O.C. passed away in 1940, at which time Louise moved to Seattle.



Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

Ayer, the first licensed female architect in the state, was also the first female graduate of the University of Washington's architecture program. She worked for various firms, mostly in Seattle, and much of her early career paired her with fellow architect Edwin Ivey. Ayer and Ivey's portfolio is mostly residential and scattered across Western Washington. Ayer in particular took inspiration from traditional modes but adapted them to modern functions and lifestyles. The AP Building dates to her time working with Edwin Ivey and reflects her exploration of the emerging Regency Revival style, popular from the mid-1930s through approximately 1950. Her use of symmetrical composition, a two-story box form, no eave overhangs, six-over-six windows, decorative metal portico supports, and the octagonal window high up in a prominent facade are all hallmarks of this style, which can be classified as a subset of the overarching Colonial Revival. Unlike typical Regency Revival homes, however, the AP Building uses a gable instead of a hip roof. The building is an excellent example of a subset of the Colonial Revival style and of Ayer's work.

The AP Building was a rental property from the start. After Louise Hanson sold the duplex to Gladys Williamson in 1945, it continued to function as such. William and Marie Sullivan resided in the south (1419) unit for twenty years, from 1941 to 1961. He served as the State Insurance Commissioner from 1933 to 1961. Supreme Court Justice W. J. Steinert and his wife Marian resided in the other unit (1417) from 1947 to 1949. Many of the other renters over the years worked on the Capitol campus, such as Roberta L. Stillman, clerk-typist with the Department of Institutions. Jessie Thacker, a clerk with the Department of Licensing, was another long-term resident of the 1417 unit. She lived there with her husband Charles from 1957 through his death in ca. 1960; Jessie continued to occupy the 1417 unit until ca. 1966.

In 1970, Gladys Williamson Bush sold to the State of Washington and the shift in function to offices began. Various small state agencies and commissions occupied the building between 1970 and the early 1980s, including but not limited to: Department of Social and Health Services Planning Unit, the Senate Ways and Means Committee, the State Commission on Asian American Affairs, and the Washington State Women's Commission. The AP Building and the neighboring UPI Building to the north have both housed the media since the early 1980s. The media associations gave these two buildings their common names and the general moniker of "press house(s)." What was formerly called the Hanson Duplex became known as the AP Building for the Associated Press connection – the south side of the first floor functioned as the Associated Press offices as of the early 1980s. The Tacoma News Tribune and temporary press visitors during a legislative session used the north side of the first floor. Several other media outlets including Evergreen Radio, Northwest Radio, National Public Radio, the local newspapers for Everett, Olympia, Longview, and Vancouver as well as the Seattle Post-Intelligencer also held offices there. The remaining papers and radio reporters used the upstairs spaces. Prior to the 1980s, the press corps covering the legislative news occupied various office locations on the Capitol campus, such as portions of the first and fourth floors of the Legislative Building. When the media took over residency of the two press houses, reporters submitted stories directly from the houses using a rapidly evolving array of technology, from teletype and fax machines to computers. The press house function continues to the present day, although the shift away from print media in recent years has resulted in a diminished press staff presence.

Physical description:

Physical: The AP Building (historically known as the Louise Hanson Duplex) lies southeast of the Capitol group and east of the Newhouse Building, separated by an alley. Located at 1417–1419 Columbia Street Southwest, the AP Building occupies the northwest corner of Columbia Street Southwest and 15th Avenue Southwest. The building's residential Colonial Revival style and wood exterior set it apart from the core Capitol campus group. Character defining spaces and features:



Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

- Massing
- Symmetrical composition
- Wood horizontal lap siding
- Wood frame, multi-lite sashes
- Regular fenestration
- Gable roof form and lack of overhanging eaves
- Porticos with wrought iron supports

The AP Building occupies a rectangular footprint. Regular fenestration accentuates the symmetrical composition. The two story building sits on a flat site. The building's front faces east, overlooking Columbia Street Southwest. There is an entrance in each facade; the north and east elevations exhibit more formal symmetry than the south and west. Grass yards flank the house on the front (east) and rear (west), with a narrow grass strip on the north sides. A graveled parking lot immediately borders the building to the south. Another graveled parking lot to the north separates the UPI and AP buildings.

This wood frame building rests on a poured concrete foundation. The exterior walls are clad with painted wood horizontal lap siding except where the walls are clad with smooth shiplap, laid horizontally in the gable ends and vertically at doorways. Joints in the smooth shiplap siding are almost entirely obscured by paint. Poured concrete walks approach the house from the east, north and west sides.

A gable roof covers the building, the ridgeline extending east-west. There are no eave overhangs apart from the gutters and no gable end decoration, save a central window. Contemporary gutters are attached to the outside of historic wood ones, stretching along the roofline on the north and south facades. Asphalt-composition shingles clad the roof. The building has four entrances, one in each facade and all accessing the first floor. Door openings occur directly below an upstairs window. Each doorway features a period wood paneled, partially glazed single door. The east entry is centered in the facade. The west, north and south entries are slightly offset from center. At the east, north and south entries, flared hip hoods clad with standing-seam metal roofing cover the attached porticos. The north and east porticos are framed by decorative wrought iron supports with x-bracing in the uprights. The north portico ironwork retains x-bracing and circle motifs in a band below the hood. Painted wood lattice forms the north and south portico sidewalls. The south portico has a pent roof clad with asphalt-composition roofing. Poured concrete comprises all the portico bases, some with geometric inscribed motifs. Original porch light fixtures are generally extant.

All windows in the house are wood framed sashes; most are multi-lite, and those on the main (east and north) facades are double-hung. The windows are evenly spaced along the first and second floors. With their higher level of symmetry and formality, the east and north facades consistently reveal six-over-nine sashes at the first floor and six-over-six sashes upstairs. Select windows in the west and south facades show a variety of other operation types and sizes, including paired six lite casements and small fixed sashes. The west and south facades each have one multi-lite bay window adjacent to their respective entrances; the west bay window is incorporated under the portico hood. In the east gable end, a centered, multi-lite octagonal window illuminates the interior. At the west gable end, a rectangular six-lite sash does the same job. Select windows feature window-mounted air-conditioning units.

Interior

Built as a duplex, the interior is separated into a north unit and a south unit. The two units historically had similar floor plans. Some interior walls have been removed or doorways sealed to allow for the functional reuse of the building. The north unit's main entry is through the north facade and rear door in the west facade. The south unit's main entry is through the east facade and rear door in the south facade. The basement is full-height and finished in concrete.



Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

Interior finishes, typical of residential spaces for the period, typically included plaster walls and ceilings with hardwood floors. Kitchens are centered in the west end of the first floor, each with an adjacent dining room (illuminated by the bay windows). The south unit's kitchen retains the original wood cabinets and tile counter surfaces. Living rooms are in the east end of the first floor, with back-to-back fireplaces in the center wall between the units. Stairwells at the west end access the second floor, which historically contained two bedrooms and a bathroom per unit. The upstairs bathrooms retain much of their original fixtures and tilework. The pendant light fixtures at the top of both stairwells are original.

Carpeting currently covers most of the wood flooring and ceilings are generally covered with contemporary tiles. The wall between the two kitchens has been removed, opening up the space. The fireplaces have been covered over but retain their red brick hearths and surrounds, along with some scalloped ornamentation. The wall that once divided the units has been removed entirely on the second floor. A pass-through has been cut through the central wall in the basement, allowing access between the two halves. The basement access door from the north unit's interior has been sealed.

Alterations

The AP Building clearly exhibits the original design, function, and form. Some of the few exterior alterations have been the removal of the window shutters and removal of the central brick chimney above the attic level. Wood lattice at the porticos is a contemporary removable addition. The south portico is the least intact of the four but the rebuilt portions mirror the original configuration minus some details (e.g., scalloped hood trim). Interior alterations have addressed the changing use of the building, from multi-family residence to offices, yet many original features are extant. The house exhibits primarily original cladding, windows, massing, and entrances. Some small features (e.g., door hardware) have been replaced.

The following list contains the known major projects undertaken since completion of the building. Projects are arranged chronologically.

- 1974 Two 500 gallon oil tanks removed from property
- 1988 Electrical work
- 1990 Furnace alteration for both units
- 1998 Reroofed with new asphalt-composition roof; new gutters installed; center brick chimney removed above the attic level; metal flue added to vent the furnace
- 2001 Post-earthquake repairs included replacing sections of damaged plaster interior walls and ceilings, reattaching plywood fireplace cover, and general repainting.
- Unknown, Window shutters removed; removal of original detached garage from west side

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The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.

The Washington State Department of Enterprises Services, Facilities Division, also maintains an impressive record of drawings, including specifications, in their Records Center.

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Historic Property Report

Resource Name: Louise Hanson Duplex

Property ID: 675426

Inventory Details - 2/20/2020

Common name:

Date recorded: 2/20/2020

Field Recorder: Spencer Howard

Field Site number:

SHPO Determination

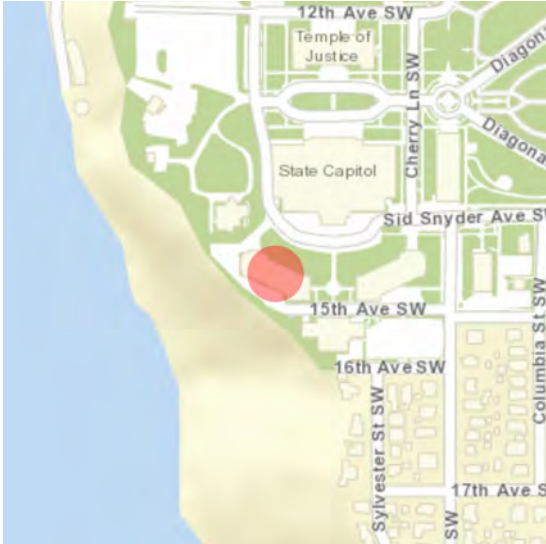


Historic Property Report

Resource Name: Transportation Building

Property ID: 675437

Location



Address: 504 Sid Snyder Ave SW, Olympia, WA 98501
Tax No/Parcel No: 09850005000
Plat/Block/Lot: SYLVESTER DC
Geographic Areas: Thurston County, OLYMPIA Quadrangle, T18R02W47

Information

Number of stories: 4

Construction Dates:

Construction Type	Year	Circa
Built Date	1940	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Government	Government - Government Office
Government	Government - Government Office

Historic Context:

Category

Politics/Government/Law

Architecture



Historic Property Report

Resource Name: Transportation Building

Property ID: 675437

Architect/Engineer:

Category	Name or Company
Builder	MacDonald Building Company
Architect	Wohleb, Joseph

Districts

District Name	Contributing
Washington State Capitol Historic District	<input checked="" type="checkbox"/>

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
2015-10-00257, , Capitol Campus Survey	4/14/2014	Not Determined	

Photos



North portico and partial NE facade



Southwest corner



Main north entrance lobby



Typical interior corridor view



East facade



Register nomination form



Historic Property Report

Resource Name: Transportation Building

Property ID: 675437

Inventory Details - 4/14/2014

Common name: O'Brien Building
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Flat with Parapet
Cladding	Stone - Ashlar/Cut
Plan	Irregular
Structural System	Masonry - Precast Concrete

Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Neoclassical

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

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: Begun in 1938 and completed in 1940, the John L. O'Brien Building joined the other major office buildings on the Capitol campus. Wilder and White's master plan for the Capitol campus predetermined the building's footprint, while the composition of the surrounding buildings set the stylistic tone. Used as offices for various state departments and legislators, the O'Brien Building's spaces have been host to events and decisions that shaped Washington state history. Historic names for the building include the Transportation Building, the Public Health Building, and the House Office Building. Architect Joseph Wohleb designed the O'Brien Building in the Neoclassical Revival style with interior Art Deco design influences. Built with PWA funds during the final stages of the Great Depression, the O'Brien Building occupies an important place within the progressive streamlining of fundamentally Classical design elements on the Capitol campus. At the time of the building's construction, the Art Deco style represented then contemporary expressions of Classical themes, distilling the principal design motifs, organization, proportions, and relations to an abstract state still fully capable of conveying an imposing governmental presence.

Exterior detailing—such as the spacing and use of true entasis on the portico columns, and molding proportions and types—displays Wohleb's firm understanding of this Classical style's design principles. Interior Art Deco detailing employs the same Classical



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design elements but expressed in the stylized vocabulary of the 1930s. Compared with Wohleb's work in the building's immediate predecessor, the Cherberg Building, the boldness of flourishes and extent of detailing at lobby ceilings, fountains, and walls in the O'Brien Building convey his increased comfort with the Art Deco style conventions (particularly given the compressed timeline of the project's design and construction). As architectural companions, the O'Brien and Cherberg buildings book-end the public plaza between them.

The historic associations central to the O'Brien Building's significance are the use of Public Works Administration (PWA) funds, the issue of site location during planning, and the provision of and continued use as state government office space on the West Capitol Campus. The PWA and the Federal Works Agency represented federal Depression-era efforts to revitalize the nation's industry. The O'Brien Building was the last building erected on the West Capitol Campus using PWA funds. During selection of the site for the O'Brien Building, clear Judicial and Legislative mandates reinforced the importance of following Wilder and White's master plan for the development of the West Capitol Campus.

Planning for the construction of the O'Brien Building occurred during the Great Depression of the 1930s. In 1937, the committee turned its attention to easing the cramped quarters shared by multiple state departments in the Newhouse Building, the Old Capitol, and the Insurance Building. State Capitol Building funds proved thin at that time, due to ongoing payments for the Legislative and Insurance buildings, financed by the sale of \$4,000,000 in bonds. By 1937, the state had paid off only \$250,000, leaving a debt of \$3,750,000. Because of this debt, the receipt of federal grants was imperative for the impending construction of the O'Brien Building.

Prior to April, 1937, the State had successfully employed PWA funds on three previous projects: the Newhouse and Cherberg buildings, and the granite base for Winged Victory (the Soldier's Memorial). Application for another PWA grant by the committee, acting on behalf of the State of Washington, went through various stages, with multiple revisions to the project as it progressed between 1937 and 1940. Issues of site selection, property acquisition, and scheduling proved difficult to resolve during the course of the application.

Design of the O'Brien Building proceeded concurrently with the PWA grant application. The April 5, 1937 grant application reflected the essential pre-design concepts that the building be of the same class and character as the other monumental Capitol group buildings, with a matching sandstone exterior. All construction throughout the building was to be of class "A", as in the Cherberg Building. Interior arrangement of the building was to provide for different state departments. All partitions were to be clay tile with painted plaster wall and ceiling finishes. To accommodate future office arrangements, lighting and telephone services were to be placed in under-floor ducts. The building would be connected to the campus central steam plant for heating. The project would equip each room with ventilation supplied by the building's central air conditioning system. Site improvements around the building would complete the Capitol campus landscaping plan previously adopted by the committee.³⁵

In July, 1938, Wohleb and the mechanical engineering firm Lincoln Bouillon proceeded with developing plans and specifications. As part of the design process, Wohleb interviewed the departments scheduled to occupy the new office building. The Department of Licenses would occupy the first floor, with the Department of Highways and Department of Conservation and Development sharing the second and third floors. The fourth floor was devoted to additional office space and had a large meeting room in the north end. On November 28, 1938 Wohleb presented the plans and specifications for the new building to the committee for review and comment.

Repeated revisions to the project scope by the committee and constraints of the PWA's



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project schedule along with unresolved issues of site location and property acquisition delayed the start of construction. In 1938, the decision on the actual site of the building remained tied up in court. Wilder and White's master plan presented the locations for continuing to build out the Capitol group. However, the location proscribed for a companion building to the Cherberg Building required the displacement of existing buildings (materials laboratory and greenhouse) and featured a potentially hazardous, steep embankment to the south and west. In the end, these obstacles proved surmountable and the present site was confirmed for the new office building location. To expedite construction in anticipation of a year-end deadline imposed by the PWA, the committee proceeded to advertise for and consequently award the excavation contract in November, 1938.

The committee accepted a revised grant award from the PWA on December 7, 1938. In order to comply with PWA regulations, the committee had to have all contracts for the project awarded before December 31, 1938. This gave Wohleb and the committee less than one month to finalize the bid drawings and specifications, advertise for and open bids, and award the remaining construction contracts. Once the issue of site selection was resolved, the need for acquiring additional property to extend the south edge of the West Capitol Campus became apparent. The prospective acquisition included the entire area bounded on the north by the West Capitol Campus, to the west by the meander line of the Deschutes Waterway, on the south by Bay Street, and on the east by Water Street.

The acquisition process was complicated. Several residences occupied the land that had to be acquired both within the PWA project timeline and according to PWA restrictions on how funds could be used. Correspondence described the sites as containing residences, garages, greenhouses, and auxiliary structures, as well as the neighborhood garbage dump and vacant lots overgrown with vegetation and trees. Acquisition of the prospective area proceeded between September, 1938 and May, 1940. The residences were subsequently removed, the basements were filled in and lawn planted, though paving for parking quickly replaced the lawn.

Initially, the building was scheduled to be completed before July 1, 1939 – an extremely condensed construction schedule. As the PWA emphasized, the essential purpose of the program was to relieve unemployment, hence the expedited timeline. However, delays extended the actual completion date.

Due to inclement weather, excavation had to be postponed approximately 103 consecutive days, which pushed back the start date of all the other contractors. Additional delays included numerous change orders and unexpected difficulties obtaining some materials from the East Coast due to war-related orders. The principal contractors involved in the construction of the O'Brien Building were:

- H. J. Adler Construction Company, excavation
- MacDonald Building Company, general construction
- G. Rushlight and Company, mechanical
- Lighthouse Electric Company, electrical
- Brown-Johnston Company, electrical fixtures

Multitudes of subcontractors also worked on the building. Among them, the Gehri Company fashioned the exterior sheet metal items, including the copper gutter work. The Vermont Marble Company installed the marble flooring. The MacDonald Building Company hired James F. Smith and Frank A. Smith for the interior plasterwork. The Shinn Company served as painting and decorating subcontractors. Oregon Brass Works fabricated the commemorative cast bronze tablets mounted to the building's northeast corner.

Work on the building's superstructure did not start until April, 1939. The MacDonald Building Company used the west section of the parking area behind the Cherberg



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Building to stage equipment and materials. On Saturday, October 7, 1939, the cornerstone for the O'Brien Building was laid during a traditional Masonic dedication ceremony, including short addresses from Governor Clarence D. Martin and Secretary of State Belle Reeves. Wohleb and all three members of the committee attended the ceremony, along with a platoon of uniformed state patrolmen and a corps of uniformed motorcycle patrolmen. Behind the cornerstone, the committee placed a sealed copper box containing various items, as a time capsule. The O'Brien Building was completed and ready for occupancy in June of 1940. The total building cost amounted to approximately \$895,023.

The committee did not give the building its first official name, Transportation Building, until construction was well under way. Major occupancy changes in the O'Brien Building resulted in corresponding changes to the building's name, as well as interior renovations to upgrade building systems and adjust spaces for each new tenant. The first three main tenants - the Department of Licensing, Department of Conservation and Development, and Department of Highways - moved into the O'Brien Building in 1940. The first two departments remained until ca. 1956, when they relocated to the newly completed General Administration Building. The Department of Highways remained until 1962. The 1962 occupancy change and renovation to receive the Department of Public Health resulted in renaming the structure the Public Health Building. The Pollution Control Commission and the State Pharmacy Board joined the Public Health offices in the building in the spring of 1963. The 1962-1963 occupancy changes marked the first major transition. The second occurred in the late 1960s with the remodel to receive House of Representatives members and staff offices; the Department of Public Health offices remained in the building until 1969 but other agencies relocated prior to that, in order to make room for the legislators and their staff. In late 1969, the Department of Public Health also moved out of the building, leaving the O'Brien Building to the House of Representatives members and staff. This change prompted a name change to the House Office Building. In 1989, the building was renamed and dedicated in honor of Rep. John L. O'Brien.

Physical description:

The John L. O'Brien Building, located in the Capitol group, lies southwest of the Legislative Building and directly west of the Cherberg Building. The building's horizontal massing and regular fenestration, along with the masonry fabric, are all in keeping with the Capitol group. Character defining spaces and features:

- Massing
- Internal reinforced concrete frame
- Wilkeson sandstone elements (e.g., exterior cladding)
- Granite base
- Pedimented porticos
- Marble elements (e.g., flooring, wainscot)
- Bronze elements (e.g., grilles, trim)
- Central stairway
- Floor plan (e.g., corridors, public/private space divisions)
- Entrance lobbies

The O'Brien Building sits on a relatively flat site and features an elongated, four-story plus full daylight basement massing. The building's shape consists of two offset end blocks connected by a diagonal central wing, oriented northwest-southeast. This particular shape mirrors the Cherberg Building. Pedimented porticos accent the building's north and west facades, closest to the Legislative Building.

The exterior walls of the O'Brien Building feature broad expanses of relatively unadorned sandstone. A flat roof surrounded by a parapet caps the building. Although it is a reinforced concrete frame structure, the exterior sandstone cladding matches the adjacent Capitol buildings and conveys the appearance of a load-bearing masonry



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structure. Wohleb divided the building horizontally in a Classical tri-partite manner with a base, middle body and upper cap. A low band of granite stretches around the building's base, but visually the first story sandstone walls appear as the building's base. A beltcourse divides the base from the two story middle body. A sandstone entablature, complete with a projecting cornice, marks the transition between the middle and upper portions of the tripartite composition, just below the fourth story. The cornice and the pilasters of the middle body are the only decorative elements on the majority of the building's facade. Only at the northwest end did Wohleb increase the level of decoration. There, he emphasized the main (north) entry by projecting the portico to the north and mimicking it on the west facade.

The porticos fulfill a defining stylistic role for the building. Porticos consist of a lower base, colonnaded middle section, and pedimented crown. The base at the north portico serves as a primary point of access for the first floor. Three pairs of large, double doors sit recessed within rectangular openings in the sandstone base. The doors are mostly glass set within bronze frames.

To facilitate the building's function as office space, Wohleb employed operable exterior windows that allow for ready adjustment of ventilation by the occupants. Relites share day lighting with the central interior spaces. All exterior windows featured extruded bronze sash and frames with a natural bronze finish. Windows on the first through fourth stories consisted of paired casement windows with a hopper window below and fixed transom above each, with the exception of the fourth story windows which did not have transoms. The openings are slightly recessed at each story. Sandstone spandrel panels divide the third from the second story windows.

There are four entrances. The main (north) entry is at the west end of the long internal corridor and faces the Legislative Building. An ADA entrance perforates the east facade, directly across from the corresponding west entrance to the Cherberg Building. The south elevation contains a service entrance and loading dock, and the basement has an entrance from the personnel tunnel which connects the Cherberg and O'Brien buildings.

Interior

The original spatial organization focused on maximizing office space. Wohleb's design consisted of two parts. First were fixed core spaces in the first floor entrance lobbies, corridors, public restrooms, elevator and stairway. Second were peripheral secondary semi-permanent spaces, including the service elevator, hallways, stairways, offices, document storage and service spaces, and private restrooms. This basic functional program remains essentially unchanged today.

Circulation depends on the central corridor on each floor, from which two to four capillary hallways branch off to service the secondary rooms. Placement of the offices along the outer wall perimeters afforded the greatest amount of day lighting. Offices continue to be located along the outer perimeter. Secondary stairs at either end of the building provide staff circulation between floors, while the central stair and passenger elevator afford the main means of public and staff access. Public restroom facilities are grouped on either side of the central vertical transportation elements.

Finishes reflect the level of public access and responsibilities of office occupants. Public spaces, such as the main (north) entrance lobby and the main corridors, featured high quality finishes including Alaskan marble on the floors and walls. Public lobbies feature gilded, decorative plaster ceilings. Bronze light fixtures illuminate the public spaces. Doorways and radiator grilles are all of bronze, as are the ornate grilles over the exterior doorways as well as the open doorways between the lobbies and the corridors. The same marble finishes denoting public spaces extend into the public restrooms on each floor. The public elevator, with its contemporary etched bronze doors, sustains this level of quality and public stature. Fluting in the marble panels flanking the elevator and at the wall mounted drinking fountains reinforce the Classical design. The main public stairway



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accesses all of the floors. This stairway's marble wainscot, flooring and treads echoes the finishes of the corridors. Oak handrails with bronze support brackets line both sides of the stairway.

The most important public space in the building has always been the main (north) entrance lobby. It impresses upon visitors and staff alike the important governmental role of the building. Three sets of double-doors lead to the exterior. An open doorway leads to the main corridor. All the doorways have decorative bronze grilles overhead. The alcoves in the lobby's side walls showcase cast bronze radiator grilles set flush with the face of the walls, topped by marble sills. In contrast to the Cherberg Building, the O'Brien north lobby exhibits uniform marble on the walls and floors, instead of alternating light and dark. Recessed wall lights set behind alabaster shades.

Private staff spaces distinguish themselves from public spaces through the use of lesser finishes. Historically, those included durable sheet rubber flooring and painted steel trim and casings. Walls and ceilings all featured hard sanded plaster finishes. In contrast to the bronze of public spaces, chrome-plated fixtures prevailed throughout private spaces. Chrome-plated restroom light and plumbing fixtures and sheet rubber flooring were used in the women's lounge. Basement spaces continued the same level of finishes as found in upper floor staff spaces. Remodels have altered the finishes in the private spaces over the years (see Alterations).

The east and west stairways providing staff circulation exhibit plaster ceilings and walls with concrete landings and stairs. The same oak handrails with bronze brackets as in the main public stairway serve these stairs. Select handrails have been added or replaced in-kind.

The first floor has public entrance lobbies at the east and north ends of the building, connected by a central corridor. Conference and hearing rooms are located off either side of the central corridor. The second through fourth floor layouts center around the core public spaces, or the corridor and elevator lobby at each of those floors. Most of the upper floors are dedicated to offices. Hallways extend out through the east and west portions of the floor to provide circulation amongst the offices and connection to the east and west stairways. Several vaults for document storage originally occupied the central portions of the floor on either side of the lobby. Conference rooms and open staff spaces occupy the storage and service spaces that once filled the central portion at either end of the corridor on the first through fourth floors. Public restrooms are grouped to either side of the central stairway and elevator. Due to the porticos at the north and west ends of the building, the west portion of the fourth floor (above the directors' offices on the first and second floors) has always been windowless. Historically, a storage room occupied the windowless space along the west edge of the floor, between the southwest conference room and the north boardroom.

Circulation in the basement is dependent upon the central stairway and elevators (passenger and freight), with the east and west stairways providing additional vertical connections. The central corridor connects the central stairway and elevators with the east stairway and the pedestrian tunnel leading to the Cherberg Building. Use of the floor was originally split between the Department of Highways, Department of Licenses, and the building's mechanical systems.

Alterations

Alterations to the O'Brien Building have focused mostly on the interior. Public spaces remain essentially intact, providing the original ambiance of a monumental government building and enabling circulation into and between the various floors. Secondary spaces (e.g., offices and storage rooms), although extensively altered on all floors to meet changing tenant needs, maintain a functional organization similar to the original design. There have been moderate impacts on the corridors and restrooms on each floor. The building has undergone three full-scale renovations, one each in the 1950s, 1960s, and



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1980s. A multitude of minor projects over several decades effected slight changes to isolated walls, building systems, and spaces. The east and north lobbies remain the most intact spaces within the building. The exterior of the building is largely intact, with changes limited to maintenance and ADA related concerns.

Alterations followed changes in tenant and department needs as well as the way government agencies conducted their operations. Departments and divisions expanded and contracted over time, and were accommodated by re-partitioning the offices. User comfort standards, technological advances, and the basic utility of the building prompted upgrades in building systems, including electrical, heating, ventilation, lighting, and communication and data systems.

Circulation patterns within the floors remain similar to their original design throughout these alterations. Changes to the corridors include polishing the marble flooring, in-filling and relocating doorways, carpeting the marble flooring in some areas, creating new reception areas, and adding contemporary elements such as can-type and wall-mounted lighting. After several cycles of change, high-quality original elements in private spaces designed by Joseph Wohleb have been replaced by lesser materials and finishes. An example of this is the substantially deformed perforated sheet metal that replaced the marble windowsills during the third major renovation.

The following list contains the known major projects undertaken since completion of the building. Projects are arranged chronologically.

- 1962 Major remodel of all floors for new tenancy of Public Health Department.
- 1966 Interior remodel of O'Brien and Cherberg buildings to accommodate offices for state legislators and their staff.
- 1982 Significant renovations, primarily affecting perimeter and core spaces on all floors.
- 1988 Continuation of 1982 work.
- 1996 ADA modifications to the public restrooms.
- 2002 Remodel of first floor hearing rooms, corridor and south hallway to current configuration.
- 2008 Complete building rehabilitation and seismic upgrade. All building systems were upgraded.

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The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.

The Washington State Department of Enterprises Services, Facilities Division, also maintains an impressive record of drawings, including specifications, in their Records Center.

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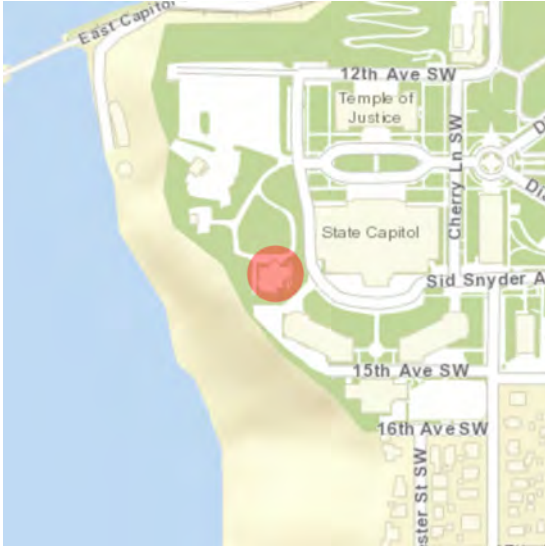


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Location



Address: XXX Governor's Mansion Rd, Olympia, WA 98501

Tax No/Parcel No: 09850005000

Plat/Block/Lot: SYLVESTER DC

Geographic Areas: Thurston County, OLYMPIA Quadrangle, T18R02W47

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1909	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

Historic Context:

Category

Architecture

Politics/Government/Law

Womens History



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Architect/Engineer:

Category	Name or Company
Builder	Dow Construction Co.
Architect	Russell & Babcock

Districts

District Name	Contributing
Washington State Capitol Historic District	<input checked="" type="checkbox"/>

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
2015-10-00257, , Capitol Campus Survey	4/14/2014	Not Determined	
2017-09-06683, DES, DES 2017-27 Major Projects Capital Budget Request	9/19/2017	Determined Eligible	Nicholas Vann, 9/19/2017
2019-01-00457, DAHP, Women's Suffrage Inventory 2019			

Photos



mansion-then.jpg



Refrigerator Magnet



Main receiving and function space



Formal dining room



Living room



Northwest corner



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East facade



Front (north) facade



Register nomination form



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Inventory Details - 4/14/2014

Common name: Washington State Governor's Mansion
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Structural System	Wood - Platform Frame
Form Type	Single Dwelling
Cladding	Brick
Foundation	Concrete - Poured
Roof Type	Gable - Parallel Gables
Roof Material	Asphalt/Composition - Shingle
Plan	Irregular

Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Georgian Revival

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

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: Completed in 1909, the Governor's Mansion is the earliest building on the Capitol campus and predates the Wilder and White master plan. Built to replace the simple wood-frame, rustic governor's residence that Territorial Governor Isaac Stevens had erected in 1856, the Governor's Mansion continues to serve as the residence of the state governor and their family. Over the Mansion's long history, it has also hosted many public events and state functions. Depending on the presiding governor and their family, the house has had varying levels of public accessibility. In 1907, the Washington State Legislature approved the mansion project. As part of the legislative authorization, the project established the State Building Commission (comprised of the governor, state treasurer and state auditor). That body supervised the selection of the site as well as the architect(s). In 1908, the contract was awarded to Ambrose Russell and Everett Babcock of Tacoma, among competition from other regionally significant architects at the time. Construction began in July 1908, during Governor Albert Mead's administration. Once the foundation was in place, a ceremony celebrated the placing of the cornerstone and a time capsule in August 1908.



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The Governor's Mansion was completed and ready for its first resident when Samuel Goodlove Cosgrove succeeded Mead as governor in January 1909. Exhausted from his campaign for office and suffering from kidney disease, a weakened Cosgrove left Olympia for California to recuperate soon after his January 27th inauguration. Governor Cosgrove died shortly thereafter in California, and Lieutenant Governor Marion Hay took over the office. Governor Hay and his family became the first residents of the Mansion.

The Mansion's association with the political happenings of the Capitol started almost as soon as it first welcomed guests. The day after Governor Cosgrove's inauguration, state legislators and other official guests gathered at the house for a housewarming party. At that party, prominent suffragists lobbied the opposition leader and won him over by the end of the event. The following day, Cosgrove changed his vote and supported women's suffrage when the bill came up for debate. The bill passed that year, followed by a state constitutional amendment in 1910 that gave most women in Washington the right to vote.

A status symbol for the still young state and the capital city, the Mansion reinvigorated the stalled 1890s effort of modernizing and expanding facilities for the state government. Designed by Russell and Babcock in the Georgian Revival style, the Governor's Mansion is one of the partnership's most prestigious residential works. They employed highlights of the style, such as Palladian windows, fanlights, dentils, a cornice accented by modillions, gable returns, (near) symmetrical composition, and multi-lite hung sashes.

Total cost of the house amounted to \$35,000. The principal contractors involved in the construction of the Governor's Mansion were:

- Dow Construction Company of Seattle, general contractor
- Thomas B. Bellingham of Tacoma, plumbing
- Tacoma Plumbing and Heating, hot water heating system
- Johnston and Sayre of Tacoma, electrical
- Weissenborn and Company of Seattle, interior decor
- Cascade Gas and Electric of Seattle, lighting

In general, labor and materials from Washington state were preferred for the building. A Seattle brickyard provided the exterior veneer brick. The Orcas Lime Company (Seattle) mined the lime from the San Juan Islands. Although the marble came from Alaska, a Tacoma company (Western Marble Co.) supplied it. The Tenino sandstone elements (e.g., copings) came from the quarry in Tenino, Thurston County. Washington firms also provided the cement, the wood roof shingles, and more.

The Governor's Mansion has been occupied nearly constantly since 1909. Governor Ernest Lister, his wife Alma, and their two children replaced the Hays as residents in 1913 after Lister took office. He was often at odds with legislators and state officials, and he resented the lack of privacy afforded by the Governor's Mansion. Lister moved his family into a private apartment near the Capitol campus in 1917, making him one of the few governors to opt out of residing at the Mansion.

In 1919, Lieutenant Governor Louis Hart took over office from Lister and moved his family into the residence. Although the Legislature appropriated funds for maintenance and repairs to the building at least every few years, it was reportedly in poor condition by 1924. During Hart's administration, the Governor's Mansion had numerous condition issues—a deteriorated roof and gutters, failing paint inside and out, and a worn interior. A major renovation occurred in the 1930s during Governor Clarence Martin's residency. When the 1949 earthquake brought the chimney down and through the kitchen roof, Governor Arthur Langlie and family were on their second residency in the house (1941–1945, 1949–1957). In the 1950s and 1960s, the house needed additional updates (e.g., plumbing and electrical) and renovations. At several points in its history, there have been heated debates and strong opinions voiced about replacing or relocating the Governor's Mansion. In the 1960s, amid discourses on how to expand and update the



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Capitol campus, architect Paul Thiry advocated the house's removal in favor of a new executive residence elsewhere on the campus. The voices in support of the home's rehabilitation included the residents at the time—Governor Daniel Evans and family—as well as previous first ladies. The cost estimates for rehabilitation versus replacement showed the former option to be considerably more economical. When the Legislature finally approved a renovation appropriation, in the amount of \$600,000 in 1973, the Evans family temporarily relocated out of the Governor's Mansion.

In 1975, the renovation work was complete and the Evans family moved back in. The next time a major renovation occurred, in 1999–2000, Governor Gary Locke and family also temporarily moved out of the Mansion while the work was conducted and then again after the 2001 Nisqually earthquake, so that repairs could be done.

Physical description:

The Governor's Mansion lies just west of the Capitol group and immediately southwest of the Legislative Building. Accessible by a private drive, the building's residential Georgian design and brick exterior set it apart from the core Capitol campus group. Character-defining spaces and features include:

- Massing
- Brick cladding
- Palladian windows
- Fanlights
- Multi-lite wood frame sashes
- Flat arch window headers with voussoirs
- Plain modillions along roofline
- Roof form on original core, including gable returns and gabled dormers
- Porte cochere
- West, north, and east porches and balconies

The Governor's Mansion occupies an irregular footprint. The original portion, or main core, has a rectangular plan. Modest additions have expanded the plan to the rear (south). Regular fenestration in the north, west, and east facades accentuates the Mansion's symmetrical composition. The two-and-a-half story building sits atop a slight rise. The front of the house faces north, overlooking a downward sloping and landscaped lawn. A private drive passes in front of the house, where a porte cochere anchors the facade. Brick driveways branch off from the drive to extend along the west and east facades. Vegetation, including some mature native fir trees, shields the house from the Legislative Building to the east and the O'Brien Building to the southeast.

Red brick clads the exterior of this wood frame structure. Brick also clads the rear additions and paves the driveways and walkways surrounding the house. On the front (north) and sides (east and west), attached porches are supported by Doric order, painted wood columns and brick pilasters. The columns are arranged in pairs or trios. A flat roof covers each porch; the west and north porches double as a second floor balcony. Each porch roof is wrapped with a full but simple entablature (architrave, frieze and cornice). Dentils mark the transition between the frieze and cornice.

Two parallel north-south gables cover the west and east extents of the main building, respectively. These gable ends top slightly projecting bays. An intersecting, east-west ridgeline connects the two parallel gable forms and covers the center of the floor plan. Thus, there are outward facing slopes to all four sides of the roof. Gable returns emphasize the gable ends. A cornice wraps the roofline. Modillions line the underside of the cornice, including in the gable ends and at the gable returns. Each side of the roof contains three dormers. All but one of the dormers are narrow, gable-roofed types with gable returns and one window each. Square, Doric-inspired columns frame the front of each of the gable-roofed dormers. There is one shed roof dormer, wider than the rest, in the rear (south) roof slope.

The front (north) entry is centrally located in the facade, highlighted by a fanlight over

the doorway. A fanlight is repeated on the interior, in the doorway between the entry vestibule and the hall.

The west (side) entries, accessible via the west porch, consist of pairs of French doors set within painted wood doorframes. Multi-lite transoms top each doorway. The west porch, constructed of concrete but featuring brick across most of its surface, is three steps above the driveway grade. The south end of the west porch meets the brick clad south addition. A single French door with the typical transom also accesses the far southern end of the west elevation.

The east (side) entries and porch are similar, except the east doors have a central set of larger doors flanked by the typical size. The rear (south) doors are through the south addition (see below).

Windows are typically wood framed, multi-lite sashes. There are multiple Palladian style windows, prominently located at the second floor north balcony as well as in the northwest and southwest gable ends. A modified Palladian window dominates the east end of the front (north) elevation at the first story. First and second story windows are generally six-over-six, eight-over-eight, or nine-over-nine sashes, but there are other sizes present. Round-arch double hung multi-lite sashes occupy the roof dormers. Semi-circular fanlights perforate the northeast and southeast gable ends.

The rear additions have poured concrete foundations and red brick veneer cladding. Although there is a gable portion to the west, most of the addition roof is flat, with parapets. The addition steps up from one-story to two. Metal roofing clads the addition's gable roof. Metal coping caps the parapet walls. In the west wall, a large multi-lite wood sash window allows daylighting to the interior and echoes the smaller round arch window types in the original core. Along the south and west elevations, brick steps lead up to French doors. The south doors are comprised of three sets of double French doors that open from the dining room onto a brick patio. The typical windows in the additions are similar in their wood framing and pane size to the original windows; operation types and proportions vary.

Interior

On the interior, the floor plan has always been divided between public and private (family) spaces. The first floor has always contained spaces for entertaining, such as the formal dining room and the ballroom, along with living and work space for the governor. The second floor has always had both private residence rooms for the governor's family along with more public guest rooms. The third floor—historically staff bedrooms, staff living area, and attic storage—continues to serve as private space. The partial basement is primarily used for storage, laundry, and mechanical space.

The north entry (the front of the house) features a vestibule with a small room on either side, formerly cloakrooms. Beyond the vestibule is the large entry hall. The rest of the first floor contains a ballroom with a small balcony, a formal dining room, a kitchen, a library (formerly the breakfast room), and a living or sitting room. The ballroom lies at the east end of the entry hall and the formal dining room is in the southeast corner. West of the entry hall is the living or sitting room, and the library to the south of that. The original first floor layout also included the governor's office. A grand staircase on the south side of the entry hall ascends to a landing, where it splits and each side continues upward to the second floor. A service stair is tucked in next to the library, west of the entry hall, and leads to the upper floors.

The second and third floors contain guest bedrooms and a private family residence for the governor. Originally, the west side of the second floor was private residence space, while the east side had bedrooms for guests. Some changes to the second floor have enlarged the private area. At the third floor, the former staff bedrooms are also now part of the private residence. The former staff living area, at the center of the third floor, now serves as the family room. The east side of the third floor continues to be attic storage



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space.

Alterations

The Governor's Mansion clearly exhibits the original design, function, and form. Exterior alterations have been limited, apart from the south additions. The porch balustrades at the second floor have been replaced and an ADA ramp has been added to connect the driveway with the front (north) porch. Most of the other exterior changes have been to repair damage from the 1949 and 2001 earthquakes. The interior finishes, however, have been highly altered as a result of constant use for both residential and other functions, along with necessary electrical, mechanical, and life safety updates.

In 1974–75, the floor plan was expanded to include the rear (south) addition, but the main first floor spaces (e.g., ballroom and formal dining room) retain their configuration. An informal dining or sun room, parlor, office, and rear entrance vestibule comprise most of the added first floor space. The second floor was also expanded to add bedrooms along the south side. The 1999–2000 renovations primarily affected the private residential areas upstairs, along with building systems.

The following list contains the known major projects undertaken since completion of the building. Projects are arranged chronologically.

- Ca. 1913 Garage and greenhouse added to Mansion property
- 1920s New vehicle approach laid; Mansion connected to Powerhouse (heat source)
- 1934 Added built-in shelving to library; around this time, other renovations refreshed interior finishes, recessed the radiators, and more.
- 1937 Guest rooms and select private spaces remodeled, designed by Joseph Wohleb
- 1949 Post-earthquake repairs
- 1974–1975 Major renovation including south addition (~4,000 square feet), updated electrical, mechanical and plumbing, new or refreshed interior finishes, added ADA restrooms, life safety improvements, etc. Garage relocated to the west, making room for new driveway and parking area. North ADA ramp added between driveway and porch. West porch extended. Second floor decks installed at west and north porches. South patio and service entrance added.
- 1999–2000 Major renovation, including changes to the private upstairs spaces, updates to electrical, mechanical and plumbing systems, and some structural repairs, along with resolution of water infiltration issues to the formal dining room.
- 2001 Post-earthquake repairs

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The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.

The Washington State Department of Enterprises Services, Facilities Division, also maintains an impressive record of drawings, including specifications, in their Records Center.

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Historic Property Report

Resource Name: Washington State Governor's Mansion

Property ID: 675438

Inventory Details - 9/19/2017

Common name:

Date recorded: 9/19/2017

Field Recorder: Nicholas Vann

Field Site number:

SHPO Determination contributing to district



Historic Property Report

Resource Name: Capitol Grounds

Property ID: 675444

Location



Address: XXXX Capitol Way S, Olympia, WA 98501
Tax No/Parcel No: 09850005000
Plat/Block/Lot: Sylvester DC
Geographic Areas: Thurston County, OLYMPIA Quadrangle, T18R02W47

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1931	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Landscape	Landscape - Plaza
Landscape	Landscape - Plaza

Historic Context:

Category
Politics/Government/Law
Architecture



Historic Property Report

Resource Name: Capitol Grounds

Property ID: 675444

Architect/Engineer:

Category	Name or Company
Builder	C. L. Creelman
Landscape Architect	Olmsted Brothers

Districts

District Name	Contributing
Washington State Capitol Historic District	<input checked="" type="checkbox"/>

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
2015-10-00257, , Capitol Campus Survey	4/14/2014	Not Determined	

Photos



Looking northeast along the north diagonal drive towards Capitol Court Building



Looking southwest along the north diagonal drive towards the Legislative Building



Looking south from near the Insurance Building towards the Newhouse and Cherberg buildings



Looking east from near the Insurance Building



Looking east from in front of the Insurance Building with two memorials in the foreground



Register nomination form



Historic Property Report

Resource Name: Capitol Grounds

Property ID: 675444

Inventory Details - 4/14/2014

Common name: West Capitol Campus landscape design
Date recorded: 4/14/2014
Field Recorder: Susan Johnson, Artifacts Consulting, Inc.
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Plan	Irregular
Form Type	Landscape - Park

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

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: Design of the West Capitol Campus landscape (historically referred to as Capitol grounds) by the Olmsted Brothers spanned from 1911 through 1930, and was influenced by the creative tension between the Olmsted Brothers and Wilder and White, the architects designing the first Capitol campus buildings (Legislative, Temple of Justice, and Insurance—known as the Capitol group) between 1911 and 1928.

The Olmsted Brothers design occurred in two phases. First, a commission was formed in 1911, which preceded the involvement of Wilder and White, to assist with initial master planning concepts for the West Capitol Campus. Second, the development and implementation of the refined landscape design in 1927-1930 that defines the West Capitol campus today.

The main Olmsted Brothers participants during the first phase were John Charles Olmsted and James Frederick Dawson. By the second phase, Dawson took the lead role with Hammond Sadler. Also essential to the second phase were Frederick Law Olmsted, Jr., George Gibbs Percy, and the larger office staff implementing the studies and preparing the drawings at the Brookline and Palos Verdes Estates offices. Throughout the process, the close friendships among prominent Seattle architect and state representative Charles Saunders, John Charles Olmsted, and James Frederick Dawson served a central and defining role. These friendships brought the Olmsted Brothers into the work, as well as sustained and guided their participation throughout the process. New York architects Wilder and White had assumed a primary role in the first phase and continued to remain involved during the second phase. Their expertise led to a blending of the landscape with the buildings as the architects pushed their vision of the grounds. A myriad of lesser players, including nurseryman J.J. Bonnell and state highway engineers Porak and Dunham added to the collective drama over the 20-plus years that transpired during the life of the project.

In March of 1927, the Olmsted Brothers proposed a fee of \$7,200 for two years' worth of work, including at least four site visits per year. In April of 1927, Dawson traveled to



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Olympia to walk the grounds and meet with the commission members. At this meeting, he proposed to complete the plans in three stages starting with a preliminary general plan for the overall layout. Once the preliminary plan was approved, the firm would prepare a grading plan for construction along with estimates of quantities and costs for completing the work. With grading underway, the Olmsted Brothers would commence on the planting plan. While walking around the site, Dawson had already picked out some notable large specimens of hollies, Lawson cypress, and Irish yew that could be protected and relocated for use within the landscape.

By May 19, 1927, the Olmsted Brothers completed preliminary studies for the approaches to the West Capitol Campus. Shortly afterward, Dawson began working on the plans for the general layout of the campus. However, it would not be until July 5, 1927, that the final contract was in place. In August of 1927, the Olmsted Brothers submitted the plans for the West Capitol Campus to the commission for review and approval in order to move on to the grading plans. With regard to the grading plans, they explored various options for grading and plazas. They also considered relocating the Governor's Mansion east of its existing location and placing it parallel with the Capitol group buildings.

In October, 1927, Governor Hartley expressed his admiration of the Olmsted Brothers plan. He recognized the advantage the diagonals would provide in allowing a view of the Capitol from the city. The street arrangement facilitated delivery truck access to the rear of buildings, both built and proposed. He liked the reduction of square corners at street intersections, which he thought would help to keep traffic flowing and reduce congestion. He agreed that Wilder's scheme for the land east of the Insurance Building would eliminate any potential for large public gatherings. He also supported the informal semi-open park setting with scattered groups of trees. This open area provided an important buffer between the noise and traffic along Capitol Way and the offices in the Capitol buildings.

In November, 1927, after meeting with Wilder in New York, the Olmsted Brothers submitted their revised drawings for the West Capitol Campus. The overall scheme remained the same with a few changes, such as adjusting the north diagonal slightly south and reducing the plaza dimensions in front of the Insurance Building, among others.

By 1928, the Olmsted Brothers, with an approved general plan now in place, moved ahead with developing the details for the layout and grading of the site while continuing to urge the State to purchase the land parcels between 14th and 15th streets and Capitol Way. During this period, Dawson corresponded with Alonzo Lewis, preparing the site for the Winged Victory sculpture north of the Insurance Building. The Olmsted Brothers drew upon their prior work in Washington, D.C. for the light standard style, with the change of a lantern luminaire instead of a globe. By May, the Olmsted Brothers sent the completed grading plans, specifications, and estimates to the commission for their review. The Olmsted Brothers cited the Utah State Capitol practices as a method for managing parking—they simply did not allow parking in front of the buildings. Ultimately, highway engineer H.G. Porak was appointed as chief engineer on the project with Fred C. Dunham, also a highway department engineer, providing in-field support. Budget decreases prompted removal of the 400-foot long retaining wall along the bluff north of the Temple of Justice and the central 60-foot wide by 250-foot plaza between the Temple of Justice and the Legislative Building.

By January of 1929, the Olmsted Brothers completed revisions to the grading plan. These revisions showed existing trees to be saved and relocated within the grounds, adjustments per Porak's suggestions to the northeast entrance, and a new location for the former Territorial Capitol building on axis with the garden at the northeast entrance. Disappointingly for the Olmsted Brothers, relocating the trees was more difficult than



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expected due to cost and soil conditions. Roots from several of the larger specimens grew beneath adjacent sidewalks. In other instances, the clay soil created pits that had to be drained so that water would not pool in the openings. Many of the existing trees had been planted as saplings, thus adapting to the conditions; however, relocated trees required inspection to determine if drainage was needed or not. Porak relocated as many of the evergreens, shrubbery, and smaller deciduous trees as was economically feasible. By March of 1929, day laborers began the initial work of relocating approved shrubbery and trees on the West Capitol Campus. By April, as their existing contract neared its end, the Olmsted Brothers inquired about extending their employment. The firm also continued to urge the state to bring on a full-time engineer with horticulture experience to oversee the work. Porak had divided his time between his existing highway department projects and work on the West Capitol Campus. The Olmsted Brothers recommended Fred C. Dunham, a highway department engineer who was inexperienced with horticulture but had been in the field assisting Porak and was thoroughly familiar with the project; the firm also recommended J.J. Bonnell as a consultant to assist Dunham with plant and soil knowledge. In the spring of 1929, the committee approved the grading and landscaping plans, advertised for bids, and finally awarded the contract to C.L. Creelman of Seattle. Creelman won with the low bid of \$199,130. As work on the grounds commenced, the Olmsted Brothers submitted a preliminary plan for the Sunken Garden east of the Temple of Justice.

The seemingly smooth process of implementing the developed plans took a rough turn in July of 1929. The former Territorial Capitol building had been demolished. The commission wrote to Dawson, asking that he immediately plan a trip out to meet with them and discuss changes to the landscape plan. In Dawson's July 23, 1929 report of the commission meeting, he commented that the governor had been extremely upset. As a result, the report urgently directed staff to start looking at a series of radical changes demanded by Governor Hartley. These included lowering the grade in front of the Insurance Building, straightening the grade from 11th Street to the base of the Legislative Building's stone terrace, and removing every tree possible so the ground at the base of the Temple of Justice and the Legislative Building would be clearly visible from Capitol Way.

By June of 1930, the planting still had not been completed. Unfortunately, there were no funds available until the Legislature made another appropriation. The state was well into feeling the effects of the Great Depression, making landscaping a difficult priority. In August of 1930, George Gibbs traveled to Olympia to conduct a site visit for the Olmsted Brothers to bring their contract to a close. At the time, the commission had asked the attorney general to intervene to reach a settlement for \$6,250 in claims against C.L. Creelman for delayed work on the campus landscaping and damages to concrete paving. In October, the Olmsted Brothers submitted their final invoice to the commission to cover Gibb's site visit.

Although Dawson urged Governor Clarence D. Martin (1933–1941) in 1934 to pursue federal relief funds to complete the landscaping, particularly the area between the Legislative Building, the Temple of Justice, and the plaza west of this central plaza, the state did not act upon the recommendation.

Physical description:

The West Capitol Campus landscape design consists of the following key parts: the base plantings and lawns around the buildings (except Pritchard); the large open expanse between the Capitol group and Capitol Way; the circulation networks within these spaces; site furnishings; and, several site features (such as the Sunken Garden and assorted memorials). The majority of the Olmsted Brothers' grading remains intact today. The topography occupied a central theme throughout planning and design for building placement and establishing an approach sequence to the Legislative Building. A broad lawn leads up to base plantings and lawns around the Capitol group buildings.



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The lawn is generally bounded by Capitol Way South to the east, Sid Synder Avenue Southwest to the south, 11th Avenue Southwest to the north, and the Insurance Building and Sunken Garden to the west. Gently sloping topography and spaces framed by tree and shrub plantings break up the lawn expanse. The slight rises create view opportunities within the Olmsted Brothers design. Two diagonal roads extend through the lawn from Capitol Way South west setting up the approach to the Legislative Building. Curvilinear concrete sidewalks provide pedestrian circulation. Metal light standards illuminate the roads and walkways.

Base plantings and lawns extend out from the Legislative, Insurance, and Temple of Justice buildings as part of the original Olmsted Brothers landscape design. Although the Cherberg and O'Brien buildings had not yet been built, the design anticipated similar landscaping around their bases. The placement of pedestrian access to the buildings influences the shape and content of the foundation planting areas, with some being narrow and others wider. The flat lawn plane provides a sharp transition to the vertical building walls to establish the grade as a plinth for the buildings. The wider beds allow for greater planting variety and heights, while the narrower beds present a more dramatic ground plane to building transition. Planting density and layering varies around the campus; with the greatest intensity occurring around the Legislature, Insurance, and Temple of Justice buildings. This includes cherry trees along "Cherry Lane Southwest" (unofficial name for a section of Water Street Southwest) and a mix of rhododendrons, other shrubs, and evergreen trees along the base of the buildings.

While the Olmsted Brothers included planting plans for the building foundations, the lack of funds, due to contractor overruns and the Great Depression, led to the head gardener for the West Capitol Campus, taking on the lead role for plantings around the buildings. These plantings departed from the Olmsted Brothers' plans and proceeded without benefit of a formal or overall plan. The significance of the Olmsted Brothers' planting selection references plant materials selections consistent with the body of work; regional flora, in this case for of the Pacific Northwest, Olympia and State of Washington. Base planting restoration work around the Temple of Justice has sought to honor the Olmsted Brothers planting design.

Trees perform several functions within the landscape. Their placement in the broad lawn creates smaller, more intimate spaces within the overall expanse. Along "Cherry Lane Southwest," the linear planting of trees along the road reinforce the visual prominence and formality of this main north-south axis. Loose groves of trees around the buildings provide an intermediate vertical transition between the lawn and buildings and frame views from the grounds. The stand of trees between the Governor's Mansion and Legislative Building provide a privacy screen for the Governor's Mansion.

The West Capitol Campus includes original and several added but historically significant site features. The following features of the landscape are historically significant, intact, and define the character of the Olmsted Brothers' master planning and landscape design efforts.

- Spatial composition: The original Olmsted master plan exhibits a series of carefully designed and proportioned spaces and spatial sequences. These transition the public from Capitol Way into the heart of the Capitol group.
- Trees were integral in creating spaces and spatial sequences within the campus, as well as directing and shaping view corridors.
- Shrubs are integral in creating spaces and spatial sequences within the campus.
- Spaces and their hierarchy constitute essential components within the Olmsted Brothers' design. They provided a sequence moving from the informality of the city to the formality of the core Capitol group, while creating zones between for public forum and gatherings. These touch on the basic philosophical views of the Olmsted Brothers relative to civic functions and the role of citizenry.

- View of the Legislative Building dome was a significant point of discussion between Wilder and White and the Olmsted Brothers. Each had their own concept of how to best observe the dome in relation to the surrounding buildings and landscape. Wilder and White did not want the dome to be viewed in isolation from the rest of the buildings, as the adjunct buildings provided a base proportionate to the scale of the dome. Their approach to the campus would have drawn visitors in from the east, with the Insurance Building and dense landscaping forming a broad base with the dome projecting above. The Olmsted Brothers, in contrast, sought to connect with the central importance of the Legislative Building and the prominence of the dome as an identifying visual element for the group viewed from the surrounding area and city. Their approach is reflected in the diagonal approach from the east towards the heart of the campus, with a framed view corridor leading to the Legislative Building and dome.
- Plaza spaces within the Capitol group were considered by both Wilder and White and the Olmsted Brothers as essential components for the experience of the Capitol group buildings. Both had differing views relative to the role of these plazas and the views users enjoyed of the buildings. The Olmsted Brothers initially sought to open up the plaza spaces. Wilder and White ultimately reduced their scale so that the base effect of the closely grouped buildings relative to the dome would not dissipate.
- Topography serves an important role within the overall character of the landscape. The Olmsted Brothers, as evident in their grading blueprints, undertook substantial re-sculpting of the campus land to create rises, depressions, and level areas. Their planting plan, in turn, built upon this topography to create the spaces, views, and hierarchies within the overall composition.
- Winged Victory (a World War I memorial) and the Sunken Garden constitute two important artistic components realized within the landscape. Although other sunken gardens were planned, only one was realized and, as such, is an important example.
- The Sunken Garden for roses north of the Insurance Building remains intact from the Olmsted Brothers' design. This garden provides an important counterpoint to the Insurance Building, an event node, and a place of rest and reflection within the overall landscape.
- The Winged Victory monument, on a pedestal within the traffic circle north of the Insurance Building, commemorates World War I veterans. Created by artist Alonzo Lewis, this bronze sculpture remains intact and provides an important visual presence on the West Capitol Campus. It is part of the Olmsted Brothers design; Lewis consulted with the firm on placement and design of the sculpture and its granite base to integrate with the landscape. The monument was dedicated on May 30, 1938 and includes a 12-foot figure of the victory at war standing over figures of a marine, sailor, soldier, and Red Cross nurse.
- Flag (originally Central) courtyard between the Legislative and Temple of Justice buildings serves as the main governmental entrance to both buildings, and important event node within the landscape, and a vehicular roundabout that organizes and disperse traffic from the center of the site. This oval roundabout remains intact; however, some design elements proposed by the Olmsted Brothers were never implemented.
- Although not part of the Olmsted design, Tivoli Fountain and the associated walkways, completed in 1953, have achieved significance in their own right. These additions to the landscape along Capitol Way remain intact and provide an important visual presence. The fountain design—540 jets create an umbrella of water rising from tulip-shaped copper tubs—replicates the Roman fountain at the Tivoli gardens and was inspired by a replica viewed in Copenhagen, Denmark in 1949. Peter Schmidt, president of the Olympia-Tumwater Foundation, dedicated to recreational and educational projects in Washington state, thought the fountain would help fill the broad lawn area and provide



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an attraction for visitors to the West Capitol Campus. Schmidt and the foundation acquired the fountain pieces and then worked with the state to have it built. Architects Wohleb, Wohleb, and Bennet served as the consulting architects.

- Sundial plaza addition to the West Capitol Campus, 1958-1959. Part of the Pritchard Building construction and designed by artist John W. Elliott, the sundial is centered between the identical Cherberg and O'Brien buildings and is set on an 18-foot base of bronze divided by unpolished terrazzo (matching the Library steps) and bordered by a circular walk. The sundial plaza serves as a prime viewpoint for the Pritchard Building.
- Monument marking the site of the former residence built ca. 1854 that was home of Isaac Ingalls Stevens, first territorial governor of Washington and Elisha P. Ferry, the state's first governor. Dedicated in 1924 by the Sacajawea Chapter of the Daughters of the American Revolution. The monument consists of a bronze plaque mounted to a sandstone block.
- George Washington Elm, dedicated in 1932 and re-dedicated in 2007. Presented by the University of Washington and planted by the Sacajawea Chapter of the Daughters of the American Revolution. Monument consists of a bronze plaque set in a stone base.

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The Washington State Archives provided the majority of information pertaining to the design, construction, and subsequent occupancy of the Capitol campus buildings. The Archives maintains a notable collection of original drawings.

The Washington State Department of Enterprises Services, Facilities Division, also maintains an impressive record of drawings, including specifications, in their Records Center.

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