

NON-PROJECT SEPA ENVIRONMENTAL CHECKLIST

FOR THE PROPOSED

Legislative Campus Modernization Project

Olympia, Washington

Project No. 18-527



May 2022



MITHŪN



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Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of a proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

For non-project proposals, such as ordinances, regulations, plans and programs, state and local government agencies use Non-project State Environmental Policy Act (SEPA) checklists, as required in Chapter 43.21 RCW, to help determine if the environmental impacts of a proposal are significant. Information gathered regarding possible impacts is used to consider avoidance, minimization, or compensatory mitigation for said impacts. This Non-project SEPA Checklist was prepared in compliance with the SEPA rules as amended [Chapter 197-11, Washington Administrative Code]. The Washington State Department of Enterprise Services (DES) is providing the information in this expanded Non-project SEPA Checklist for the proposed **Legislative Campus Modernization (LCM) Project (Project)** in compliance with the applicable RCW and WAC.

The purpose of this expanded Legislative Campus Modernization (LCM) programmatic or Non-project SEPA Checklist is to identify and evaluate potentially significant environmental impacts that could result from the State of Washington's proposed LCM Project, addressing the space needs of legislative agencies and critical issues with the Irving R. Newhouse (Newhouse), Joel M. Pritchard (Pritchard), and John L. O'Brien (O'Brien) buildings, as directed by the Washington State Legislature (Legislature). This LCM Non-project SEPA Checklist will identify potential environmental and resource impacts, then document proposed measures to mitigate impacts resulting from the Project.

LCM involves phased subprojects, including the removal and replacement of the Newhouse Building, rehabilitation and expansion of the Pritchard Building, and an interior renovation of the O'Brien Building's third and fourth floors. The Newhouse Building Replacement subproject includes the removal of the Press House structures (Ayer Duplex and Carlyon House). The LCM Global subproject includes removal of the Visitor Center; replacement of existing parking lot with reconfigured parking layouts on the east half of Opportunity Site 6; and temporary closure of Water Street SW limiting access to staff vehicles only. This security measure will affect one block of Water Street SW (between Sid Snyder Ave SW and 15th Ave SW), which is a state-owned roadway. Upon completion of the Pritchard and O'Brien projects, permanent closure of this block of Water Street SW will be implemented with traffic diverters, landscape features, sidewalks, Americans with Disability Act (ADA) crosswalks, and bicycle access. All of this work is funded through the LCM Global subproject. More detailed information about each component of LCM is provided in Section B of this checklist.

This document is intended to be used for the SEPA review of LCM. DES will act as the SEPA Lead Agency. Analysis associated with the proposed Project set forth in this expanded, Non-project SEPA checklist is based on the existing conceptual plans, studies, and reports for the Project. A list of the supporting documents is provided in Section A of this checklist. All documents listed are on file with DES and available for review at the LCM Project website provided below. The plans, studies, and reports are considered adequate for analysis and disclosure of possible environmental impacts for this conceptual phase of the LCM Project.

In advance of project design and issuance of this environmental checklist for public review and comment, DES has held regular meetings with stakeholders such as historic preservation groups and experts, surrounding neighborhoods and neighborhood associations, governmental partners, and

community members representing a diverse range of interests to keep them informed of LCM progress and provide opportunities for stakeholder input on the proposed Project. DES also has established a website that provides information on LCM, a map showing the project location, updates on the status of the components of LCM, Frequently Asked Questions, and links to the various planning documents. The website can be accessed at <https://des.wa.gov/services/facilities-leasing/capitol-campus/capitol-campus-projects/legislative-campus-modernization>.

This expanded LCM Non-project SEPA Checklist is organized into four major sections:

- *Section A* (starting on page 4) provides background information concerning the proposed action (e.g., purpose, proponent/contact person, project description, project location, etc.).
- *Section B* (beginning on page 14) contains the analysis of environmental impacts that could result from implementation of the proposed project, based on review of major environmental parameters, for the relevant pieces of the project. This section also identifies possible mitigation measures.
- *Section C* (page 42) contains the signature of the proponent, confirming the completeness of this Non-project SEPA checklist.
- *Section D* (Page 43) provides supplemental information on the proposed activities that would affect resources at a greater intensity or at a faster rate than if the proposal for the LCM Project were not implemented.

A. Background

1. Name of proposed project, if applicable:

Legislative Campus Modernization (LCM) Project

2. Name of applicant:

State of Washington Department of Enterprise Services (DES)

3. Address and phone number of applicant and contact person:

Department of Enterprise Services

Facilities Professional Services

1500 Jefferson Street SE

PO Box 41476

Olympia, WA 98501

Contact Person:

Clarissa Easton AIA, Project Director

Legislative Campus Modernization Project

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4. Date checklist was prepared:

May 27, 2022

5. Agency requesting checklist:

State of Washington Department of Enterprise Services

6. Proposed timing or schedule (including phasing, if applicable):

Newhouse: Design and permitting are scheduled for September 2021 – February 2023, with construction from March 2023 – November 2024

Press Houses/Visitor Center: Demolition of Press House structures, Visitor Center and Visitor Center parking area are scheduled to occur between January 2023 – May 2023

Pritchard: The Pritchard Building Rehabilitation/Expansion Validation Study of options to rehabilitate and expand the building was completed and approved in March 2022

DES recommended to the Project Executive Team (PET) that renovation and expansion be the preferred alternative in the Pritchard Building Rehabilitation/Expansion Validation Study's final report. The PET agreed with DES' recommendation. The State Capitol Committee (SCC) approved DES' recommendation for rehabilitation and expansion of the existing Pritchard Building during the January 25, 2022, Joint State Capitol Committee/Capitol Campus Design Advisory Committee meeting. Design is scheduled to begin fall 2022, with construction proposed to start December 2024.

O'Brien: Interior renovation design is scheduled to begin September 2022, with construction proposed to start spring 2026.

Water Street SW Closure: As part of LCM Global subproject, design is underway for restriping and temporary closure (at the intersection of Water Street SW and 15th Avenue SW) for summer 2024.

After Pritchard construction is completed, a temporary traffic diverter will be changed to a permanent closure feature at this location.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

A temporary modular building will be constructed in the existing parking lot, known as the Executive Residence lot, immediately west of the Temple of Justice. This building will be used to house legislative staff during construction and rehabilitation of the Newhouse, Pritchard, and O'Brien buildings. Construction of the modular building has been addressed under a separate project specific SEPA. An application for a building permit that included the project specific SEPA checklist for the temporary modular building has been submitted to the City of Olympia (city) for review. The modular building will be removed, and the parking lot restored once the Newhouse, Pritchard, and O'Brien buildings are reopened for occupation. The modular building will not be discussed further in this checklist.

Wedge barriers are proposed in two locations: one on Water Street SW just south of 11th Avenue SE and another on Sid Snyder Avenue SW just west of Columbia Street SW. The barriers are proposed as traffic control and emergency security measures and will be constructed between July 2022 and October 2022. The wedge barriers are not part of this proposal and will not be discussed further in this checklist.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Transportation Technical Report for the Legislative Campus Modernization, Heffron Transportation, Inc., April 2022
- Cultural Resources Technical Memorandum, ICF, April 2022
- Newhouse Building Replacement, Existing Newhouse Building Salvage Inventory, Miller Hull, March 2022
- Geotechnical Engineering Report, Newhouse Building Replacement, State Capitol Campus, Olympia, WA, Shannon & Wilson, March 2022
- Legislative Campus Modernization Predesign Report, Addendum: Pritchard Rehabilitation/Expansion Validation Study, March 2022
- WA State – Legislative Campus Modernization Archaeology Services, Newhouse Building Geotechnical Monitoring (Revised), ICF, February 2022
- Initial Regulated Building Material Survey, Irving R. Newhouse Senate Building, PacRim, January 2022
- State Environmental Protection Act Checklist, Legislative Campus Modernization Modular Building, January 2022
- Limited Asbestos Survey, Irving R. Newhouse Senate Building, PacRim, January 2022
- Preliminary Arborist Report, Capitol Campus – Newhouse Building and Surrounding Area, Tree Solutions, Inc., November 2021
- State of Washington DES Legislative Campus Modernization (LCM) Project Cultural Resources Inadvertent Discovery Plan, Department of Enterprise Services, October 22, 2021
- Limited Hazardous Materials Survey Report, Ayer House (Formerly AP Building), PBS Environmental, July 2021

- Limited Hazardous Materials Survey Report, Carlyon House (formerly Shumaker Building), PBS Environmental, July 2021
- Legislative Campus Modernization Predesign Report, State of Washington Department of Enterprise Services, February 2021
- Phase 1 Environmental Assessment, included in Predesign Report, PBS, August 2020
- Preliminary Geotechnical Engineering Recommendations, included in Predesign Report, Shannon & Wilson, September 2020
- Limited Indoor Air Quality Assessment Report, Irving R. Newhouse Building, PBS, November 2019
- Next Century Capitol Campus Predesign Report, Department of Enterprise Services, November 2019
- State Capitol Development Study, Opportunity Sites 1, 5, 6 & 12, Schacht Aslani Architects and Mithun, 2017
- State of Washington Capitol Campus Transportation and Parking Study Final Report, Rick Williams Consulting, September 2014
- Pritchard Building Indoor Air Quality Office Areas Report, EMLab P&K, October 2013
- Historic Structure Report, P.H. & Edna Carlyon House, ARG Architects, June 2011
- Historic Structure Report, Louise Hanson Duplex, ARG Architects, June 2011
- Capitol Campus Slopes Instrumentation and Monitoring Program, Golder Associates, April 2011
- Hillside Evaluation and Preliminary Design Olympia Capitol Campus, Golder Associates, March 2010
- West Capitol Campus Historic Landscape Preservation Master Plan, Mithun, June 2009
- Master Plan for the Capitol of the State of Washington, State of Washington General Administration, 2006 found at <https://des.wa.gov/services/facilities-leasing/capitol-campus/capitol-master-plan>
- Historic American Building Survey, Highway Building (Newhouse Building), Artifacts, June 2004
- Historic Structures Report, Washington State Library (Joel M. Pritchard Building), Artifacts, August 2002
- Asbestos Survey Report, Institutions Building (#15), PBS Environmental, April 1995
- Asbestos Survey Report, A.P. Building (#98), PBS Environmental, April 1995
- Asbestos Survey Report, Shumaker Building (#94), PBS Environmental, April 1995
- Indoor Air Quality Study of State Library, Abacus Consultants, June 1993
- Capitol Campus, City of Olympia Parking Agreement, April 1984

All of the listed documents are available on the LCM website SEPA page at this link: <https://des.wa.gov/services/facilities-leasing/capitol-campus/capitol-campus-projects/legislative-campus-modernization/lcm-sepa-checklist-review>.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

The following city permits will be required as noted.

- **Demolition of Press House structures and existing Newhouse followed by Newhouse Building Replacement:** City of Olympia Commercial Demolition Permit for removal of portions of any building or appurtenances. New construction requires City of Olympia Commercial Building Permit and compliance with national codes, Washington State amendments, and the Olympia Municipal Code.
- **Pritchard:** City of Olympia Commercial Demolition Permit for removal of portions of any building or appurtenances. New construction requires Commercial Building Permit and compliance with national codes, Washington State amendments, and the Olympia Municipal Code.
- **O'Brien Building:** New construction requires City of Olympia Commercial Building Permit and compliance with national codes, Washington State amendments, and the Olympia Municipal Code.
- **LCM Global:** Columbia Street SW, Water Street SW, and 15th Avenue SW and work on east half of Opportunity Site Six (demolition of Visitor Center and reconfiguration of parking) will require a City of Olympia Commercial Demolition Permit (for Visitor Center) and Street Improvements Permit.

Additional city approvals include:

- Civil Engineering Permit
- Civil Engineering Water Permit
- Commercial Demolition Permit (also requires prior approval from the Olympic Regional Clean Air Agency)
- Critical Areas Review
- Electrical Permit
- Fire System Permit
- Mechanical Permit
- Plumbing Permit
- Signage Permit

Because the project is located on the State Capitol Campus, zoning approval through a formal site plan review is not required prior to the City of Olympia Building Department review.

The Project also requires approval from the Washington Department of Ecology (Ecology) for coverage under the National Pollution Discharge Elimination System (NPDES) Construction Stormwater General Permit for construction projects with over 1 acre of site disturbance.

Demolition permits from the Olympic Region Clean Air Agency will be required prior to submitting Commercial Demolition Permit applications to the city for the Newhouse project.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

In 2021, DES was authorized to complete the Legislative Campus Modernization Project on the Washington State Capitol Campus (West Campus). The Project includes the following subprojects on West Campus: Newhouse Building Replacement, including demolition of the existing Press House structures (Ayer Duplex and Carlyon House); Pritchard rehabilitation/expansion project; interior renovation of the O'Brien Building; and the LCM Global subproject, located on the Executive Residence Parking Lot (with separate SEPA Checklist as part of City of Olympia building permit process); removal of existing Visitor Center on east half of Opportunity Site 6; sidewalk improvements along Columbia Street SW; ADA crosswalks at intersections; new landscaping; and new street and pedestrian path lighting. A vicinity map showing the location of the proposed project site is provided as Figure 1. A site plan map showing the location of the buildings identified above is provided as Figure 2.

The historic West Campus was planned and designed by Wilder & White, Architects and the Olmsted Brothers (landscape architecture). The Legislative Building forms the center of the historic Capitol Campus and is surrounded by the Temple of Justice, the Insurance, O'Brien, and John A. Cherberg (Cherberg) buildings, and the Executive Residence. As one of the greatest successes and last achievements of America's "City Beautiful Movement," Wilder and White conceived and executed the Washington State Capitol as a unified group of buildings rather than a single capitol building. Design work started in 1921 and was completed in 1928. The *Master Plan for the Capitol of the State of Washington (2006)* updated the Wilder and White vision with options for new buildings and stressed the importance of stewardship of the original architectural and landscape plans. It describes this site as a transition from the great central campus lawn to the downtown urban core. Another resource guiding campus development is the *State Capitol Development Study (2017)*, which identifies specific opportunity sites and examines their development potential. The Pritchard project site is in Opportunity Site Five, and the Newhouse project site (with the Press House structures) is in Opportunity Site Six (west block).

The Pritchard Building, Newhouse Building, and Visitor Center sites all make up the South Edge Sub-Campus as defined by the *2009 Landscape Preservation Master Plan*. The development of these three sites will consider the organization of the West Campus, emphasizing the preservation of the architecture of the Capitol Group and the Capitol Campus landscape. In addition to the relationship with the Capitol Group and Great Lawn, the development of the sites will consider the features that define the South Capitol Neighborhood Historic District, including the scale of residential buildings, yards, gardens, and trees. The landscape treatment of the southern boundary of the development sites will be designed to help reduce the visual impact of the development on neighbors and pedestrians while providing a soft, vegetative transition between the south edge of the Capitol Campus and the South Capitol Neighborhood.

Although not part of the proposed LCM or other projects, the Cherberg Building is located next to the O'Brien building. The Cherberg Building is, therefore, mentioned in Project documents.

The need and details for the proposed Project are described more fully in the *LCM Predesign Report* (February 05, 2021), although the report recommended replacement of the Pritchard Building. Subsequent to preparation of the *LCM Predesign Report* and after input from stakeholders and Washington State Department of Archaeology and Historic Preservation (DAHP) staff, DES proposed rehabilitation and expansion of the existing Pritchard Building instead of demolition and replacement. Rehabilitation and expansion of the Pritchard Building will require demolition of the existing book stacks because of the low ceiling height given the depth of structural beams.

The *LCM Predesign Report* indicated that existing parking counts would potentially decrease by 57 stalls for the full project. As design work is initiated and completed on the Pritchard project, final determination will be made on the total number of parking stalls that will be lost through LCM improvements. A future proviso is anticipated to address the actual parking stall loss for LCM. At this point in LCM work, it is estimated that the Project will result in a loss of between 57 to 65 parking spaces.

Project plans involve relocating staff from the Newhouse Building to the new modular building in late 2022. The Newhouse Building replacement is currently under design and is tentatively planned to be complete by December 2024. The Pritchard Building rehabilitation and expansion is tentatively planned to start construction in December 2024. Renovation in the O'Brien Building is proposed to start in spring 2026.

A general description of each of the LCM Project components are provided below, with potential environmental impacts for components detailed in each section of this checklist.

Newhouse Building Replacement and LCM Global Subprojects

The 4-acre Opportunity Site Six consists of two blocks. The west block contains the existing Newhouse Building with Senate offices, the Carlyon House and the Ayer Duplex (known as the Press House structures), and two parking lots with 64 parking spaces. The east block contains the Visitor Center, an 82-car visitor parking lot, and the western terminus of existing Capitol Way pedestrian bridge.

The existing Newhouse Building at 215 Sid Snyder Avenue SW was constructed in 1934 and provides 25,000 gross square feet (sf) on three floors (two floors above a basement). Other names for the building include the Irving R. Newhouse Building or Irv Newhouse Building. Although it is eligible for designation on the National Register of Historic Buildings, the building has significant health and life safety hazards and must be replaced. The *2017 State Capitol Development Study* noted that any improvement that extends the life of the facility will trigger code requirements for upgrades to the building envelope and all interior systems, including the building's structural, mechanical, electrical, and plumbing systems.

The existing Newhouse Building houses Senate member offices and Senate support functions, caucus functions, the Senate Page Room, and the Joint Senate House Page School. After demolition of the existing Newhouse building and the Press House structures, the replacement Newhouse Building will be built on the west half of Opportunity Site Six. After demolition of the Visitor Center and existing parking lots, replacement parking will be built on the east half of Opportunity Site Six with improved slope and grading at the western terminus of the existing Capitol Way Pedestrian Bridge.

The *LCM Predesign Report* identified the preferred alternative solution for the programmatic needs based on discussions with Senators and legislative staff and observation of existing conditions within the building. The proposed solution is a new four-story building matching the height of the existing Cherberg and O'Brien buildings. The proposed total square footage of the replacement building is approximately 59,000 SF. The ground floor will have space for Senate Security, Legislative Support Services, and a large public meeting room. The second floor will provide space for Senate administration, the Senate Page Room, the Joint Senate House Page School, Legislative Ethics office, Senate Legislative Internship Program staff and interns, and Public Records offices. Floors three and four will be occupied by Senators and staff, as well as additional caucus functions and intern workstations.

Chapter 332, Laws of 2021 (SHB 1080, Sections 1111 and 6024), define statutory specifications and set specific requirements for the Newhouse Building Replacement, including net-zero ready with an energy use intensity (EUI) of no greater than 35. It is anticipated that a rooftop photovoltaic installation may be included to offset the energy use of the building. Through the process of the Green Building Certification Institute (GBCI), the project must meet the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) for New Construction with a minimum certification level of LEED Silver. The new building will be a cost-effective, high-performing, and energy-efficient facility. The building façade will be similar to the American neoclassical style with a base, shaft, and capitol expression focus with some relief expressed in modern construction methods to include adding more detailing and depth to the exterior so that it will fit with existing legislative buildings on West Campus, like the Cherberg Building.

Construction of the Newhouse project includes public art installation, site utilities, landscaping, and exterior pedestrian amenities, including ADA-compliant pedestrian crossings at intersections.

The Newhouse project will preserve the existing Douglas fir tree located at the southwest corner of the existing building and proposes new trees in the parking areas and along 15th Avenue SW to serve as a vegetative transition between the Newhouse building and the South Capitol Neighborhood.

Removal of Press House Structures and Visitor Center

The Carlyon House (201 Sid Snyder Avenue SW) and Ayer Duplex (1417 Columbia Street SW), known as the Press House structures (members of press vacated in summer 2021) are located on the same block as the Newhouse Building, but are presently separated by an alley. The Press House structures are eligible for the National Register of Historic Places but have not been nominated for listing. The Carlyon House, built in 1921, was formerly the Shumaker House; the Ayer Duplex was designed and built for Mrs. Louise Hanson of Olympia as an investment property in 1936. After residential tenants vacated, the duplex became known as the AP Building because it housed offices for news reporters.

The Visitor Center (870 SF, built in 1981, and closed 2019) is located on the northeast corner of Opportunity Site Six at 103 Sid Snyder Ave SW.

The buildings are included in the larger site known as Opportunity Site Six, which was identified in the *2006 Capitol Campus Master Plan* as an area for future development opportunities for state government facilities. DES attempted to sell the two Press House structures in 2021 but did not receive any proposals. The process is now closed, and DES will move forward with preparing the site for construction to start. This includes demolition of the structures, per legislative proviso Section 1111 of the 2021 Capital Budget, SHB 1080.S. Hoffman Construction of Washington (General Contractor/Construction Manager for the Newhouse project) has started discussions with local salvage contractors to gauge affordable options for mitigation through "Construction Materials Salvage/Reuse/Recycling;" options remain for the salvage and reuse of large portions of the Press House structures.

More information on removal of the Press House structures and Visitor Center is available on the LCM Irving R. Newhouse Building Replacement Project website at <https://des.wa.gov/services/facilities-leasing/capitol-campus/capitol-campus-projects/legislative-campus-modernization/irving-r-newhouse-building-replacement-project>.

Water Street SW Closure

Water Street SW will be permanently closed to through traffic between Sid Snyder Avenue SW and 15th Avenue SW as part of the LCM Global subproject. This section of roadway is owned by

the state. The closure is proposed as a means of improving security on the campus in the vicinity of the legislative buildings by limiting access to screened vehicles (with badged drivers), thereby minimizing risk of the use of vehicles as explosive weapons.

Despite the planned closure, local neighborhood traffic will have continued access to Water Street SW south of the intersection, as well as 15th Avenue SW east of the intersection. Under the current conceptual design, vehicles authorized to access the parking lots along Water Street SW, at the Pritchard Building, and south of the Cherberg and O'Brien buildings would enter Water Street SW from Sid Snyder Avenue SW at an intersection controlled by a "drop-arm barrier." Closing Water Street SW has no impacts to the surrounding environment and little impact to traffic in the area; therefore, no further discussion of street closure will be included in this checklist.

Pritchard Rehabilitation and Expansion Project

The existing Pritchard Building (also known as the Joel M. Pritchard Library) is located in the west side of the 1.8-acre Opportunity Site Five. A surface parking lot with 93 stalls is located on the east side of the site. The Pritchard Building was completed in 1958 by Paul Thiry, a well-respected Pacific Northwest architect, and originally provided 55,485 sf for the Washington State Library. Designed in a Modernist architectural style, it is different in expression than the original capitol buildings but fits into and extends the historic, Beaux-Arts composition. The building is protected as a state capitol historic facility under RCW 79.24710 and is listed on the National Register of Historic Places; a critical priority in design and construction of Pritchard rehabilitation/expansion is maintaining its listing both as a state capitol historic facility and as a building on the National Register of Historic Places. The Pritchard Building was the last structure to be added to the historic legislative group in the center of the West Campus. It is on axis with the Legislative Building dome and symmetrically located between the legislative office buildings.

Current occupants of the building include the Office of the Code Reviser and Legislative Support Services staff, along with a public cafeteria and significant amounts of archive storage. Seven floors with over 33,000 SF of original book stack space ("the stacks") are currently unused because they lack windows, only include one exit stair, and do not have restrooms. The low floor-to-underside of existing waffle slab structural system is a major problem, which Thiry also mentioned in a December 1, 1989 interview, citing "low ceiling height in the stacks due to the depth of the beams." The existing HVAC system is inefficient, ineffective, and nearly aged beyond repair.

The SCC approved DES' recommendation for rehabilitation and expansion of the existing Pritchard Building during the January 25, 2022, Joint SCC/CCDAC meeting.

The proposed rehabilitation and expansion of the building includes an east addition directly connected to the existing building. The proposed design maintains the integrity of the Olmsted Plan and preserves the symmetrical/axial/figure-ground relationship of the legislative buildings sited around a shared open space. To provide adequate ceiling height for office use, the expansion height will be approximately 6 feet taller than the height of the existing library stacks. Roof elevation of the Pritchard Building addition will be similar to the Cherberg Building roof elevation, which establishes the height limit for buildings on the West Campus.

Rehabilitation and expansion of the Pritchard Building will incorporate seismic retrofits that will anticipate the potential for shallow failure of the site's adjacent hillside slope under earthquake conditions. The hillside stabilization will be designed to allow occupants to safely leave the building and to minimize building damage caused by the lateral load associated with such a failure. Foundation enhancements intended to mitigate the impact of the lateral loads associated with the

potential failure of the adjacent hillside slope during an earthquake event will consist of deep foundation support, which may include large-diameter concrete piles and micropiles.

Rehabilitation and expansion of the Pritchard Building must meet the LCM program requirements, including an analysis of seismic, geotechnical, and building codes, and evaluate constructability, while maintaining continuity with the *Master Plan for the Capitol of the State of Washington (2006)* and *2009 West Campus Historic Landscape Preservation and Vegetation Management Plan*.

O'Brien Renovation Project

The John L. O'Brien Building was constructed in 1940 and renovated in 2014. There is demand for additional space for hearings, caucus rooms, legislative interns and additional session staff, as well as storage space to support government functions. The O'Brien Building contains most of the House member offices and support spaces, but it does not have adequate capacity to serve all the House's functions. It is the same size as the Senate's Cherberg Building; however, it contains an additional 124 full time equivalent occupants. Member offices in the O'Brien Building average 127 square feet. They are smaller than the average size of House member offices in the Legislative Building and the average size of Senate member offices in the Legislative, Cherberg, and Newhouse buildings. Legislative assistants occupy open workstations outside member offices, and materials on their desks are unprotected. During session the narrow, 4-foot-wide passageways between the open workstations are filled to capacity by constituents waiting to see their representatives, which affects the lack of privacy and functionality of the workstations. Hearing rooms, caucus rooms, conference rooms and storage space are not adequate to serve House functions. Interns and additional session staff occupy undersized spaces in the basement and are separated from members and staff they serve. The proposed improvements would not alter the exterior of the building and would have no impacts on the surrounding environment. The O'Brien Building Renovation generally will not be further addressed in this checklist unless noted.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

In general, the LCM Project area is bordered on the north by Sid Snyder Avenue SW, the Executive Residence and Legislative Building; on the east by Capitol Way S and the East Campus; on the south by 15th Avenue SW, 16th Avenue SW, and the South Capitol Neighborhood Historic District; and on the west by a forested steep slope down to Capitol Lake. The LCM Project is south of the State Capitol Historic District; the Newhouse and Pritchard project sites are in a transition zone between the State Capitol and South Capitol Neighborhood historic districts. The O'Brien Building is north of the Pritchard Building and is located within the State Capitol Historic District.

Newhouse Building and LCM Global subprojects - The Newhouse project, including the Press House structures, and the LCM Global project, which includes the Visitor Center, are located in the southeast portion of the campus and comprise two blocks (Opportunity Site Six). The site is bounded by Sid Snyder Avenue SW to the north, Capitol Way South to the east, 15th Avenue SW to the south, and Water Street SW to the west. Columbia Street SW separates the two blocks contained within

Opportunity Site Six and is itself part of the LCM Global subproject. Water Street SW separates Opportunity Sites Five and Six.

Pritchard Building – The Pritchard Building is in the southwestern portion of the Capitol Campus, south of 15th Ave SW, north of 16th Ave SW, and west of Water St SW, at the north end of Sylvester St SW.

O’Brien Building – The O’Brien Building is in the southwestern portion of the campus, north of 16th Avenue SW, south of Sid Snyder Avenue SW, and slightly west of Sylvester Street SW at the west end of 15th Avenue SW.

Water Street SW Closure – The Water Street SW closure will occur between Sid Snyder Avenue SW and 15th Avenue SW, between the Cherberg and Newhouse buildings.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

The existing grade at the Newhouse site is relatively flat but gently slopes north of the building down to Sid Snyder Avenue SW. This site is about three to four feet higher than the adjacent Columbia St SW on the east and Sid Snyder Ave SW on the north. Near the streets, the ground slopes steeply at 2H:1V to 3H:1V (horizontal to vertical) down to these adjacent streets.

The Visitor Center site is about three feet higher than Columbia Street SW on the west and about six feet higher than Capitol Way S on the east. This site slopes gently from south to north, except at the northeast corner, near the Visitor Center, where it slopes down steeply to the northeast.

The Pritchard site is relatively flat except for the steep slope west of the Pritchard Building.

b. What is the steepest slope on the site (approximate percent slope)?

The Newhouse site is generally flat to gently sloping at 7 percent or less. Short (i.e., about 3-foot-long) slopes of about 50 percent or more off horizontal with short rockery walls surround the Newhouse and Visitor Center sites along the adjacent street right-of-way.

The steepest slope on the site is the slope west of the Pritchard Building, which is about 110 feet high and inclined from about 60 percent to 67 percent in the upper 100 feet, to less than 17 percent at the lower part of the slope just above Capitol Lake.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The site has no known prior agricultural use. The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) website identifies *Skipopa silt loam* in Opportunity Site Six (Newhouse), and *Yelm fine sandy loam* on Opportunity Site Five (Pritchard). *Dystric Xerochrepts* are identified on the steep slope west of the Pritchard site.

Based on logs from three previous soil borings located near the Pritchard Building (GB-2), Legislative Building (S-1) and the Press House structures (SW-1) (Shannon & Wilson, 2020); and recent logs for four soil borings at the Newhouse Building/Press House structures site (B-1 through B-3 and B-4A) (Shannon & Wilson, March 2022), the existing soils at the LCM sites generally consist of fill overlying native soils.

The fill thickness is about 4.5 feet thick and includes loose-to-medium dense silty sand, and soft-to-stiff silt with variable clay and sand content. The fill is likely native material that was reworked when the Capitol Campus was developed.

Native soils below the fill generally consist of silt with variable clay and sand content, interbedded with sandy and clayey soils. The native soils are interpreted as soft to stiff recessional glacial deposits within approximately 41 to 56 feet of the ground surface; deeper soils are stiff to hard, ranging in depths from approximately 86 to 127 feet below ground surface. A dense to very dense sand layer with variable silty and gravel content was encountered below the recessional deposits at the base of borings, which were completed to a maximum depth of about 152 feet below ground surface.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Shannon & Wilson (2020) indicates that the slope west of the Pritchard Building is within a historical landslide feature and has been subject to shallow slope instability in the past, with observations of instability noted by Golder Associates (2010). Golder Associates (2010) also noted the potential presence of ancient deep-seated landslides in this slope, based on LiDAR data. They suggested that while these ancient landslide features are currently stable, seismic loading may potentially initiate additional slope movement along these ancient landslide features.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Newhouse Building Replacement and LCM Global - Opportunity Site Six will be graded in various degrees to prepare the site for the proposed building, parking, and accessibility. The project design team is working on the site layout plan and grading concept; however, the project is likely to have more cut than fill. On-site soil materials will be used for fill if proved reusable by the geotechnical investigation and/or geotechnical monitoring during construction. Some imported structural fill materials may be required for site improvement and utility trench backfill if on-site soil is not suitable for backfill. Detailed cut and fill quantities will be determined during the design phase and included in the project specific SEPA checklist for Newhouse Building Replacement and LCM Global subprojects.

Pritchard Building - Replacement of the library stacks portion of the building will require demolition of the stacks and excavation to remove existing basement and foundations. This work will facilitate the construction of a new, slightly larger basement that will be supported by deep foundations. The area along the west side of the existing basement under the north half of the existing floor plan (called "North Bar" with reading room) will require excavation for construction of the new grade beam and pile foundations for structural code upgrades and hillside stabilization. Detailed cut and fill quantities will be determined during the design phase and included in the project specific SEPA checklist for the Pritchard Building rehabilitation and expansion.

Construction of the addition extending east of the existing stacks and the adjoining site improvements will involve limited amount of earthwork (largely excavation) for foundations, utilities, and for site regrading.

The approximate footprint of the expanded building with exterior stairs and ramps is 34,200 SF (meaning "coverage" by new expansion footprint on site). The approximate footprint of the book "stacks" intended to be demolished is 5,300 SF. The approximate rehabilitated and expanded building area is 77,017 SF. Estimates of the building expansion area and new footprint are preliminary and will be updated during design.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur during construction on both Opportunity Sites Five and Six, as soil is exposed for new foundations and utility work.

Skipopa silt loam drains poorly with slow runoff. As typical for construction projects, erosion will be managed by use of Temporary Erosion and Sediment Control (TESC) Best Management Practices (BMPs), which include covered stockpiles, mulching bare areas, etc., during construction on both Opportunity Sites Five and Six. Also see response for 1.h.

Yelm sandy loam is a moderately well-drained soil with slow to medium runoff. With the use of typical construction TESC BMPs at the relatively flat Pritchard Building site, erosion is expected to be

minimal. If the steep slope adjacent to the building is disturbed for construction, then additional BMPs, such as routing stormwater runoff from the top of the slope and covering bare areas with erosion control mats or blankets, will be used to prevent erosion on the steep slope during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Newhouse and LCM Global subprojects – Opportunity Site Six site plan is under development with no detailed design data available at the time of this Non-project SEPA Checklist preparation. Currently approximately 60 percent of the site is covered with impervious surfaces. An estimated 64 percent of the site will be covered with impervious surfaces after redevelopment. The approximate percent of impervious surfaces will be determined at the design stage and provided in the project specific SEPA checklist for the Newhouse project.

Pritchard - Impervious surfaces cover approximately 80 percent of the existing Pritchard site. The project will likely reduce the impervious surfaces to approximately 70 percent of the site area. This rough preliminary estimate will be updated during the design phase and included in the project specific SEPA checklist.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A Stormwater Pollution Prevention Plan (SWPPP) that recommends a suite of TESC BMPs consistent with those in Ecology's *Stormwater Management Manual for Western Washington* will be developed and implemented during construction of each subproject of the LCM Project. With implementation of the SWPPP and adaptive management of the BMPs, erosion is anticipated to be minimized.

Typical construction BMPs consist of, but are not limited to, the following erosion control measures:

- All disturbed areas that will remain unworked will be stabilized with mulch or similar matter within two days (between October 1 – March 31) or seven days (between April 1 – September 30).
- Topsoil stockpiles will be stabilized with weighted plastic coverings; other stockpiles will be covered with weighted plastic when they are not actively worked.
- Dust control may be provided by sprinkling the site with water, as necessary.

Following construction of each subproject, permanent erosion control measures will include new buildings, site paving, and/or landscaping. If vegetation is cleared on the steep slope west of the Pritchard building, BMPs to prevent erosion will be used, such as those presented in 1.f. above, and the disturbed area will be restored using native vegetation.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Temporary emissions from construction equipment and vehicles used during removal of the existing structures and construction of the new structures will occur. Because these emissions would be controlled using BMPs and would be temporary, they are unlikely to result in a significant impact to air quality.

Long-term emissions (both existing and future) will come from three sources as follows:

- Carbon dioxide equivalent (CO₂e) emissions from the burning of natural gas at the central plant to generate steam for the buildings;
- Leaked refrigerants from HVAC equipment, appliances and vehicles that visit the site; and
- CO₂e emissions from vehicles entering the site.

New facilities will incorporate state-of-the-art building systems and comply with all State of Washington energy requirements; but until project completion, no air quality report is available to quantify possible improvements to emission data.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Yes, there are proposed measures to reduce or control emissions or other impacts to air.

Construction equipment emissions will be controlled using BMPs. Dust may be controlled by light applications of water spray from a watering truck. No idling will be allowed when vehicles are not in use.

Long-term measures could include, but are not limited to:

- Reduce the usage of steam from the central power plant;
- Where possible, use refrigerants with low Global Warming Potential (GWP); and
- Encourage the use of more electric vehicles to/from the Capitol Campus.

Construction will adhere to applicable regulations and construction practices to reduce air quality impacts as specified by the Olympic Regional Clean Air Agency. The project proponent (DES) will require the design and construction team to employ BMPs associated with managing dust, exhaust emission control from diesel-powered fleets, and regular equipment inspections and maintenance.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The O'Brien Building is the closest structure to any nearby body of water and is about 300 feet east of Capitol Lake and its associated wetlands. Capitol Lake is a 3-kilometer-long, 260-acre artificial lake at the mouth of the Deschutes River.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No, the project will not be conducted within 200 feet of Capitol Lake.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Newhouse and LCM Global

The only source of runoff is stormwater on site. There is no stormwater run-on from the public streets to the site. The west street block (where the Newhouse Building and Press House structures are located) currently drains into the dedicated stormwater system for the West Campus. The east half of Opportunity Site Six drains into the City of Olympia's combined sewer overflow system. Under the developed condition, stormwater runoff from the parking lots and building roof will be collected into underground pipe systems beneath both street blocks of this site and discharged into the existing dedicated stormwater system in the West Campus, which has an outfall to Capitol Lake.

Pritchard Building

The only source of runoff is stormwater on this site. There is no storm run-on from the public streets to the site. Stormwater runoff from the existing building roof and most of the site drain into dedicated stormwater systems. The eastern part of the existing parking lot and a small area of 15th Avenue SW currently drain into the city sanitary sewer system. Under the developed condition, stormwater runoff from the parking lot on 15th Avenue SW and building roofs will be collected into underground pipe systems and discharged directly into Capitol Lake through a dedicated stormwater system.

Water Street SW Closure

Stormwater runoff on Water Street SW is currently collected by catch basins in the northern part of the street. The collected water is conveyed by an underground pipe system and discharged into Capitol Lake. No drainage revisions are proposed for Water Street SW.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No. Sanitary sewage will be discharged to the public sewer system.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal will not alter or affect the drainage patterns in the vicinity of the site.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Newhouse and LCM Global - Low Impact Development (LID) measures will be provided to the maximum extent feasible to reduce stormwater runoff. Specific LID measures, such as permeable pavement and bioretention facilities, are being evaluated and developed during the design phase. A stormwater detention facility (or facilities) will be provided to control peak runoff flows from the site because the existing drainage system in the West Campus has a capacity issue for major storm events.

Pritchard - LID measures will be provided to the maximum extent feasible to reduce stormwater runoff. Specific LID measures will be developed in the design phase of this subproject.

4. Plants

- a. Check the types of vegetation found on the site:

deciduous tree: Landscaping, consisting of beech, dogwood, flowering cherry, elm, birch and maple. Native trees on the steep slope adjacent to the Pritchard Building consist of bigleaf maples.

evergreen tree: Landscaping consisting of Douglas fir, Sawara cypress, Redwood, western red cedar and Monkey Puzzle. Native trees on the steep slope adjacent to the Pritchard Building consist of Douglas fir and western red cedar.

shrubs: Landscaping consisting of rhododendron, camellia, laurel, St. John's wort, and Oregon grape. Native plants on the steep slope adjacent to the Pritchard Building consist of sword fern, Oregon grape, and vine maple.

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Some trees, shrubs, and grasses will be removed to accommodate the new building, parking, and regrading for the Newhouse, LCM Global, and Pritchard subprojects; but most trees, including the large Douglas fir at the southwest corner of existing Newhouse, will be preserved.

Invasive species such as English ivy and Himalayan blackberry will be removed from the steep slope area near the Pritchard Building by hand to minimize disturbance and maintain the stability of the slope. Native vegetation could be removed during rehabilitation of the Pritchard Building, depending on plans for equipment staging.

Approximately five young street trees planted along Water Street SW and 15th Avenue SW, east of the Pritchard Building, will be assessed by an arborist to determine if it is feasible to remove and transplant them on the site or elsewhere on campus. Three existing dogwoods at the intersection of 15th Ave SW and Water St SW are to be removed. Existing understory vegetation, shrubs, and lawn within the project boundary will be removed.

c. List threatened and endangered species known to be on or near the site.

No threatened nor endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The large Douglas fir located at the southwest corner of the existing Newhouse Building will be protected during construction and will be preserved during proposed demolition/deconstruction and construction activities.

The large bigleaf maple along 16th Avenue SW, near the Pritchard Building, is to be retained and protected in place and should be assessed by an arborist to determine the potential impact of nearby construction and any measures needed to mitigate those impacts.

Street trees and understory plantings will be added along 16th Avenue SW and Water Street SW, between the Capitol Campus and South Capitol Neighborhood. Native plantings are to be added along the top of the slope on the southwest side of the site and the adjacent hillside is to be cleared of invasive species and replanted with a native mix of plantings. Planting will consist of predominantly native vegetation, will have an informal woodland character, and should be deer resistant and drought tolerant to the greatest extent feasible.

Evergreens and native understory vegetation will be used, where appropriate, to create a landscape character that extends the original Olmsted landscape legacy to the southern edge of the West Campus. Spreading plants shall be placed away from sidewalks so they do not become a maintenance concern. Although a layered planting approach is intended, consideration should be given to sight lines and providing a visible, safe environment. The new trees, shrubs, and ground cover will be drought tolerant native and adaptive species. City code will be followed when addressing parking lot buffers and parking strip vegetation. New replacement trees will exceed the number of required species. A landscape plan will be prepared during the design phase of each subproject and submitted to the city for approval. More specific landscaping information will be provided in each project specific SEPA checklist.

Any native vegetation removed from the steep slope west of the Pritchard Building during construction will be replaced with similar plantings when the project site is restored.

Rescue saplings (young, volunteer saplings) taken from the Visitor Center site could be considered for succession planting in areas anticipating the ultimate demise of older conifer trees. Planting plans will be developed to respect the Olmsted legacy on the Capitol Campus.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry and English ivy are present, especially at the Visitor Center site.

5. **Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

The West Campus is surrounded by forested and aquatic wildlife habitat, to a degree unusual in an urban setting. The Campus is part of a linked greenspace system that extends outward to more rural areas, enhancing its benefit to wildlife. The Deschutes River and its associated wetlands, located approximately 0.75 mile from the Project site, are a known and mapped wildlife corridor.

The Washington State Department of Fish and Wildlife (WDFW) maps Capitol Lake as a biodiversity area and corridor with waterfowl concentrations.

Examples include:

birds: **hawk, heron, eagle, crow, songbirds**
mammals: **deer, bear, elk, beaver, rabbit, raccoons** other: **bats**
fish: **bass, salmon, trout, herring, shellfish**

- b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered terrestrial or aquatic species are known on the site. However, bald eagles are observed in the forested area between the site and Capitol Lake and are a protected species.

- c. Is the site part of a migration route? If so, explain.

Western Washington is within the Pacific Migration Flyway Route.

- d. Proposed measures to preserve or enhance wildlife, if any:

No measures are proposed to preserve wildlife because impacts to wildlife are not anticipated. However, most trees will be preserved at the Project site and more trees will be planted during site restoration. Further, most new shrubs will be native species, with specific selection of pollinator plants. In this way, the Project site will enhance nesting habitat and food sources for birds and pollinator insect species.

- e. List any invasive animal species known to be on or near the site.

Rats and Eastern gray squirrels are commonly observed.

6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Energy supplied to the Newhouse, Pritchard and O'Brien buildings will be used for heating and cooling of the office and assembly spaces, accessory storage, support and circulation areas. Air-source electric heat pumps will be the primary sources of heating and cooling for the buildings.

The *2019 DES Next Century Capitol Campus Predesign Report* recommends all buildings be connected to the campus loop. However, standalone HVAC systems for heating and cooling are also being considered to reduce construction costs. The DES LCM Project Team and the DES Energy Team will continue to evaluate the most efficient solution for all LCM subprojects as design work continues.

ESSB 6248 Section 1027 Chapter 356, Laws of 2020 requires the Project to be net zero-energy ready (NZR) and to have an energy use intensity (EUI) no greater than 35. Each building will comply with both requirements and will include rooftop solar panels that will generate a portion of the renewable energy needed to meet the Net-Zero Energy (NZE) requirement. The *LCM Predesign Report* described an option of additional photovoltaics (PVs) contributing toward the future NZE goal over parking areas once the campus electrical infrastructure is upgraded to accept this amount of on-site power generation. However, current strategy is targeting possible off-site locations for additional PV array in lieu of on-site locations.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

As noted in response to question 6.a above, ESSB 6248 requires the Project to be NZR and limits its EUI to no greater than 35. These targets will substantially reduce energy consumption compared with the code-required baseline and will reduce carbon emissions.

The Project will use a multi-pronged approach to energy conservation in the Newhouse Replacement Building: a high-efficiency heat pump system serving as the main source of heating and cooling, an energy-conserving dedicated outside air mechanical system, heat recovery, mixed mode ventilation, and LED lighting throughout.

The Pritchard addition will feature a high-performance building envelope that exceeds code-minimum requirements to offset lower energy efficiency of the remaining historic portion of the building. Existing windows in the north half of the Pritchard first floor (North Bar/reading room) will be replaced with new high-performance glazing.

The historic Pritchard Building includes continuous floor and roof slabs that extend from exterior to interior, as well as uninsulated concrete columns incorporated into exterior walls. These slabs and columns are exposed to outdoor elements and to conditioned indoor space indoors, forming thermal bridges that result in loss of energy. Insulating the exposed concrete structure would significantly compromise the historic appearance of the Pritchard Building. Notwithstanding the challenges presented by energy inefficiencies inherent in the existing structure, it is likely possible to achieve EUI of 35 or lower for the overall project. Energy modeling during the design phase can be used to set an ambitious yet realistic EUI target that balances high performance of the addition with the lower performance of the historic structure.

Energy conservation features for all buildings will be finalized during the design phase of each project phase and discussed in the project specific SEPA checklists.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

An Asbestos Survey Report, prepared by PBS in April 1995 for the Capitol Campus, found in the Newhouse Building that “friable asbestos-containing air cell and felt pipe insulation and associated hard fittings exist on the steam heat and domestic hot water piping systems in the

attic and second floor pipe chase,” and “asbestos-containing hard fittings on fiberglass pipe insulation were found in the basement ...” Asbestos also is contained in existing Newhouse walls and ceiling spaces.

A non-destructive sampling was completed for the Newhouse Building in January 2022 to survey building materials for asbestos, lead-based paint, and Polychlorinated biphenyls (PCBs), prior to destruction of the structure. The samplings indicated the presence of asbestos in pipe insulation, pipe fitting insulation and waterproofing mastic in the Newhouse Building. The building also was found to contain lead-based paint on walls, doors, and a lamp pole. PCBs above the regulatory limit were not found in the building. Detailed information on the materials samplings taken and findings are provided in the Initial Regulated Building Material Survey (PacRim, January 2022).

A Good Faith Inspection report for Asbestos Containing Materials, prepared for the Pritchard Building in July 2014, states that “no asbestos containing building materials were noted from the survey.”

However, the *LCM Predesign Report* states that rehabilitation and expansion of the Pritchard Building will require asbestos abatement and a hazardous materials survey report will need to be completed to quantify scope and provide recommendations for proper abatement and disposal of asbestos materials. The study also will need to address lead-based paint and PCBs, if present.

An asbestos survey report also was prepared in April 1995, by PBS, for the Ayers Duplex. Asbestos materials were found in felt duct tape and boiler cement. The April 1995 does not address lead-based paint.

A Limited Hazardous Materials Survey was conducted for the Carylon House (PBS, July 2021) and found asbestos in skimcoat on walls and ceilings concealed by replacement gypsum board, insulating packing in the boiler room, sheet floor covering on kitchen counters, and window putty throughout the exterior of the building. Lead-based paint was found on the west entry door, interior window frames, exterior wood siding, and exterior window frames. It is assumed that the fluorescent light tubes in the building contain mercury.

A destructive survey will be needed prior to building demolition of the Newhouse and Pritchard buildings can begin, to quantify scope and provide recommendations for proper abatement and disposal of asbestos and lead-based paint materials.

As discussed in the *Addendum: Pritchard Rehabilitation/Expansion Validation Study*, a Phase 1 Environmental Assessment was performed for the Pritchard site and a 125-gallon above ground storage tank (AST) storing diesel fuel for a generator was found on the property. No evidence of leaks or spills from the AST was observed.

The AST will be removed and disposed of as part of the Pritchard rehabilitation/expansion project.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals/conditions that might affect project development and design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None are known or anticipated.

- 4) Describe special emergency services that might be required.

Special emergency services are not anticipated. Emergency vehicle access will be maintained during construction activities.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Environmental health hazards are not anticipated because any lead-based paint and asbestos-containing building materials will be removed by a trained and licensed contractor prior to demolition and/or rehabilitation or renovation activities that could disturb those materials.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Existing noise from traffic is minor and will not affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

There will be short-term noise from the drilling of support shafts and heavy equipment used during demolition and construction activities. Construction noise will be limited to regular working hours. Exact hours and duration of construction will be determined at the design phase for each building and will be discussed in the project specific SEPA checklists prepared for project work. The temporary nature of the construction, coupled with city code compliance and BMPs, will reduce any potential noise impacts to be less than significant. No long-term changes in noise will occur from the completed Project.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction noise shall be controlled per DES Design Guidelines & Construction Standards and comply with the city noise ordinance. A review of equipment noise emissions and a noise monitoring program can be implemented if construction noise is an issue during Project construction. Typical construction techniques to mitigate noise include limiting idling, turning off equipment when not in use, maintaining equipment in good condition, awareness of roadway transitions, proper mufflers on exhausts, reducing need for equipment operating in reverse (back-up alarms) and working during designated hours. Noise suppression packages, vibration isolation, and restricted hours of operation are required for air compressors, jack hammers, and other high-noise equipment. Drilling of support shafts for the Pritchard expansion is proposed over the use of pile driving to greatly reduce construction-induced noise and vibration. Temporary noise-control barriers may be placed between noise producing activity and adjacent interior occupied areas, if necessary. More specific measures will be discussed in the project specific SEPA checklists.

Post-construction noise would be the same as currently exists. DES will discuss additional potential noise mitigation measures during the design phase of the project, if/where necessary.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The Project site is located on the West Campus, which is a part of the Capitol Campus used for legislative and judicial activities of the state. Properties adjacent to the Project site contain parking structures, public parks, commercial buildings, government offices, and residential areas such as the South Capitol Neighborhood Historic District. The proposal will not affect these land uses.

Capitol Lake is to the west/northwest of the Project site and will not be affected by the proposal.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The Project site is not known to have been used for working farmlands or forest lands since at least 1893, when the original Capitol Building foundation was completed and building construction was subsequently halted for lack of funding.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

The LCM Project site contains the Newhouse Building, the Press House structures, the Visitor Center, the Pritchard Building, the O'Brien Building, and two security stations. In addition, the Legislative Building forms the center of the historic capitol group and is surrounded by the Temple of Justice, the Insurance Building, and the Executive Residence with guard house. The Cherberg Building is adjacent to the O'Brien Building but is not part of the LCM Project. Although closed in 2019, the Visitor Center (with public restrooms) is located near the west end of the Capitol Way Pedestrian Bridge.

- d. Will any structures be demolished? If so, what?

The following structures are proposed for demolition for the Newhouse Building Replacement and the LCM Global subprojects: Visitor Center, Carlyon House and Ayer Duplex (Press House structures) and Newhouse Building. Two existing security stations associated with the Newhouse and Pritchard buildings will be moved during construction and replaced next to the completed buildings. For the Pritchard Building Rehabilitation and Expansion project, the existing seven story "stacks" will be demolished and replaced. No other on-site structures will be removed.

- e. What is the current zoning classification of the site?

Zoning classification is "State Capitol Campus."

- f. What is the current comprehensive plan designation of the site?

Comprehensive plan designation is "State Campus." The Olympia Comprehensive Plan was adopted by Ordinance 6945 on December 16, 2014, and is current through Ordinance 7301, passed November 23, 2021.

The project site is included within the city Limits of the plan.

- g. If applicable, what is the current shoreline master program designation of the site?

Capitol Lake is designated as Conservancy shoreline.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A steep slope critical area is located adjacent west of the Pritchard Building.

- i. Approximately how many people would reside or work in the completed project?

Newhouse - About 124 staff currently work in the Newhouse Building. It is estimated that 188 assignable staff will occupy the completed new building, which includes the current Newhouse occupants, but will also include additional staff for Senate Administration, Senate security, Legislative Ethics, Legislative Support Services (LSS), and reception.

Pritchard - About 72 staff currently work in the Pritchard Building. It is estimated that 178 assignable staff will occupy the rehabilitated and expanded building, with staff who are currently occupying the O'Brien Building.

O'Brien - About 143 staff currently work on the third and fourth floors of the O'Brien Building. It is estimated that 58 assignable staff will occupy the renovated building's third and fourth floors, including the current caucus staff and a reduced number of House member and their support staff.

- j. Approximately how many people would the completed project displace?

Newhouse - About 124 personnel are currently working in the existing building. These personnel will be temporarily relocated to the modular building west of the Temple of Justice and in the Washington Room in the Pritchard building. They will move back to the replacement building when it is complete.

Pritchard - About 72 staff are currently working in the existing building. Staff will be temporarily relocated to the modular building east of the Temple of Justice and moved back into the rehabilitated and expanded building when complete.

O'Brien - About 143 staff are currently working in the existing building. 85 staff members will move to the rehabilitated Pritchard Building and 58 will be temporarily relocated to the modular building west of the Temple of Justice and moved back into the O'Brien Building when renovation is complete.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

As the Newhouse, Pritchard and O'Brien subprojects are completed, the existing workforce that occupies these buildings will be temporarily relocated to the modular building east of the Temple of Justice, then moved back to their former buildings as each phase is completed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The Project will conform to and reference the *Master Plan for the Capitol of the State of Washington (2006)* and the *2009 West Capitol Campus Historic Landscape Preservation Master Plan*.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The Project would not impact agricultural or forest lands; therefore, no measures are required to reduce or control impacts to agriculture and forest lands.

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

Does not apply. The project would not impact housing.

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Newhouse - The proposed structure is anticipated to be 58 feet to the top of its cornice and 68 feet to the top of its mechanical penthouse. A building façade similar to the American neoclassical style with a base, shaft, and capitol expression focus with some relief expressed in modern construction methods to include adding more detailing and depth to the exterior so that it will fit with existing legislative buildings on west capitol campus, like the Cherberg Building. A building salvage inventory was completed for the building in March 2022 and provides information on existing interior and exterior building materials for potential salvage/recycling/reuse, with the goal of using existing materials “to the greatest extent possible”. Exterior materials will be determined in design and addressed in the project specific SEPA checklist for the Newhouse Building Replacement project.

Pritchard – According to the *Master Plan for the Capitol of the State of Washington (2006)*, the height of new buildings on West Campus cannot exceed the height of the Cherberg and O’Brien buildings. The height of the addition is driven by the 17-foot-tall first floor of the north half of the existing floor plan (called “North Bar” or reading room) of the Pritchard Building and the need to align the second floor of the addition with the existing roof over the North Bar. With a 13-foot floor-to-floor height necessary for a reasonable ceiling height for office use, roof elevation of the addition will be at approximately 185.5 feet at its low points. High points of the roof might be 1 foot to 1.5 feet above the low points to facilitate proper roof drainage. The Cherberg Building roof is 185.92 feet at its low points, essentially equal to the proposed height of the Pritchard addition. Rooftop mechanical equipment will be screened, similar to screening of rooftop equipment at the existing buildings.

Following the *Master Plan for the Capitol of the State of Washington (2006)* design guidelines, exterior materials of the addition are intended to complement the adjoining historic West Capitol Group of buildings while representing current architectural practices and technologies. The design of the addition also will be strongly influenced by the form, materials, and architectural character of the Pritchard Building. Predesign diagrams acknowledge the volume of the former library stacks by suggesting a plane change or another architectural gesture that differentiates the replaced stacks from the portion of the addition extending to the east. Exterior materials will be determined at the design stage and addressed in the project specific SEPA checklist.

- b. What views in the immediate vicinity would be altered or obstructed?

Newhouse – Removal of the Press House structures and Visitor Center, as well as removal and replacement of the Newhouse Building, will alter views in the vicinity of the Newhouse project.

Perimeter landscaping, as required by the city for construction approval, will alter views in the vicinity of the Newhouse project through increased site coverage at perimeters by varied heights of vegetation (ground cover, shrubs, and trees).

Pritchard – The *Master Plan for the Capitol of the State of Washington (2006)* lists maintaining and enhancing the major view corridors of the campus as well as views into the campus from surrounding neighborhoods as one of its policy goals. The existing Pritchard Building is centered on the major north-south axis of the West Capitol Group, and the primary view of the building is from the north. From the east and southeast, the building is seen largely at oblique angles across a large surface parking lot. Dense vegetation substantially obscures the view of the Pritchard Building from the west.

The Pritchard Building rehabilitation and expansion retains the existing North Bar/reading room of the Pritchard Building and replaces the library stacks in their current location. These two major building elements maintain axial relationship with the West Capitol Group. The portion of the addition extending to the east is visually distinguished from the North Bar/reading room and the replaced stacks through façade articulation. The view of the expanded Pritchard Building from the north will capture the rehabilitated North Bar (reading room) and the addition. The east portion of the addition will displace a significant portion of surface parking and will include new landscape to screen the remaining and improved parking area while providing a green buffer between the expanded Pritchard Building and South Capitol Neighborhood. The east end of the addition also will partly block the view of the Cherberg Building from the south. Viewshed diagrams and pictures are provided in the joint SCC/CCDAC meeting packet, dated January 25, 2022, and are available on <https://des.wa.gov/about/boards-committees/state-capitol-committee-scc>.

Although the horizontal mass of the expanded Pritchard Building will extend from existing “stacks” eastward and terminate approximately 234 feet short of west curb of Water Street SW, views from the South Capitol Neighborhood Historic District to the Legislative Building dome will not be altered.

O’Brien - LCM includes proposed project activities to renovate the third and fourth floor interior spaces of the O’Brien Building. While the building is a historic property, its interior features are not documented as character-defining. As such, physical changes to the interior of the O’Brien Building will 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.

c. Proposed measures to reduce or control aesthetic impacts, if any:

LCM update presentation at the Washington State Heritage Caucus on January 19, 2022 referenced **Master Plan Principle #4 for Stewardship of Historic Properties** from *Master Plan for the Capitol of the State of Washington (2006)*:

- *Know what we have. Through research, inventory and documentation of assets and their existing conditions, develop a clear understanding of the State Capitol stewardship responsibilities.*
- *Understand its value. Establish the relative value of our historic properties through careful analysis of historic integrity, condition, intrinsic value, and historic or cultural significance.*
- *Properly care for and preserve. Attune care and maintenance regimens and preservation treatment plans to the current—or future—historic value of each asset. Take a long-term view that protects assets from non-essential, or insensitive alterations, employing simple, non-*

intrusive and innovative solutions that meet functional needs and leverage advancing technology.

- *Plan for the long-term. Put funding mechanisms and preservation maintenance practices and strategies in place for ongoing care.*
- *Share these treasures with the public. Offer interpretive programming and information to broaden public understanding and appreciation.*

The Heritage Caucus presentation also provided measures for aesthetic impacts found in **Master Plan Principle #5 Design** from *Master Plan for the Capitol of the State of Washington (2006)*, to preserve the architectural style of the campus.

- *New West Campus buildings must blend with the established architectural style of West Campus.*
- *This recommendation is not intended as a requirement that new buildings be of an eclectic or classical style. They can, and should, be representative of the architectural thinking of their time, just as the original Capitol Campus complex represents the architectural philosophy of a specific time in history.*
- *A well-designed contemporary building can embody the spirit of its historic setting without being a copy.*
- *The sensitive use of building colors, materials, siting guidelines, design proportions, and the detailing of architectural elements such as doors, windows, entries, roofs, cornice lines, etc., can blend new buildings as uniformly as copying a past architectural style.*

As such, the following design elements will be incorporated into the Project:

Newhouse Building – An inventory of the Newhouse Building materials was conducted by Miller Hull (March 2022) and provides information on the existing building’s materials, furniture, and fixtures and makes recommendations on what materials and fixtures could be reused for construction of the replaced Newhouse Building. The design will be sympathetic to existing historic architecture in materiality and façade relief, respecting the existing master plan with a main entry facing north. Specific design measures will be addressed during the design phase of the replacement Newhouse Building.

Pritchard Building - While the proposed building addition will alter the view of the West Capitol Group from the south, the expansion will contribute positively to aesthetics by retaining and rehabilitating the most valuable portion of the historic Pritchard Building and by introducing transparency through glazing incorporated in the addition exterior. Surface parking will be significantly reduced, and landscape improvements will enhance the environment and soften the transition from the Capitol Campus into the South Capitol Neighborhood.

It may be possible to salvage sandstone panels from the library stacks and reuse them as cladding for the stacks replacement. Feasibility of sandstone salvage and reuse will require additional study and testing that can be done during design phase. Choice of cladding materials, as well as specific architectural solutions, also will be determined during the design phase. The visual impact of the three-story Pritchard expansion will be softened with multi-layers of new landscaping along the transitional zone along 16th Avenue SW.

DES is working with ArtsWA to initiate an open Request for Proposals from artists to work with the design teams for interior and/or exterior public art installations.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The new buildings, parking areas, walkways, and public areas will be illuminated to provide safety and security for staff and visitors. Specific lighting details will be determined at each subproject design phase and will be addressed in project specific checklists.

There is a potential for new glazing to cause glare during certain times of day and year.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Neither artificial illumination nor glazing reflectivity associated with the project proposal under consideration is expected to pose safety hazards or to interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Impacts from light and glare are not anticipated. However, all buildings will include interior illumination that will be turned off during unoccupied hours, as required by the Washington State Energy Code. Luminaires will be selected and positioned to avoid visible glare. Glazing reflectivity from windows will have to be studied and addressed, if necessary, during the design phase and could be mitigated by adjusting glazing properties, planting trees, or introducing exterior shading devices.

The Project will reduce glare caused by car headlights by removing a large portion of surface parking visible from the residential area. The remaining surface parking, sidewalks, and building entries will be illuminated for pedestrian safety while utilizing luminaires with full light cutoff.

Solar panels that will likely be incorporated into the project and placed on the building roofs will not be visible from the nearby residential properties to the south. While solar panels may be visible from taller buildings to the north, they are expected to be tilted toward the south, which will mitigate impacts on views from the buildings located north of the project site.

All indoor and outdoor lighting will be designed to maintain safety, will be incorporated into the landscape to maintain aesthetics, will meet environmental standards, and be designed to avoid potential impacts to neighboring residents.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Stevens Field, Wildwood Glen Park, Watershed Park, Olympia Woodland Trail, Heritage Park, and Centennial Park are located within 1 mile of the LCM site. The Capitol Campus is a popular destination for pedestrians and bicyclists.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Pedestrian and bicycle routes will be closed intermittently during construction.

To assure public safety, it is also likely that the pedestrian bridge located near the Visitor Center will be closed intermittently during adjacent sitework.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Closures of pedestrian and bicycle routes during construction will be temporary and as brief as safely possible. Detours needed for public safety during construction will be defined and communicated to the public several weeks in advance.

Permanent impacts to recreation are not anticipated, therefore no measures are proposed to reduce or control impacts. LCM work will include pedestrian routes, bicycle paths, and bicycle storage.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

ICF prepared a *Cultural Resources Technical Memorandum for Legislative Campus Modernization Project* (April 2022) (Appendix A). The LCM study area was defined as consisting of subproject areas and areas directly adjacent to proposed Project activities. Two historic districts listed in the National Register of Historic Places (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 the study area. A summary of individual NRHP-listed and eligible properties is provided in Table 2 of the technical memo prepared by ICF.

A total of 105 individual historic built resources are recorded in the Washington Department of Archaeology and Historic Preservation's (DAHP) Washington Information System for Architectural and Archaeological Records Database (WISAARD) in or within 0.25 mile of the LCM study area. Of these properties, 27 have been previously evaluated for NRHP eligibility. Fourteen properties have been determined eligible for listing in the NRHP and 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 10 properties within the study area, five are components of the LCM Project. A summary of individual NRHP-listed and eligible properties is provided in Table 3 of the technical memo prepared by ICF (Appendix A).

In the study, twelve individual properties and one historic district are either listed or determined eligible for listing in the NRHP. Details about the properties are below and analyzed further for impacts in the ICF 2022 technical memo. Locations of the 12 properties are mapped in Figure 13-1 of the ICF 2022 technical memo.

- The Carlyon, Dr. P.H. & Edna, House is eligible for listing in the NRHP (Property ID 20146, DAHP determination September 19, 2014).
- 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 675422, DAHP determination November 24, 2020).
- 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).

- Washington State Library (Joel M. Pritchard Building) is listed in the NRHP (NRHP Reference No. 15000501, certified August 3, 2015).
- 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 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 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 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 Washington State Executive Residence 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 Capitol Grounds is recorded as WISAARD Property ID 675444 but is unevaluated and does not have an NRHP eligibility determination.
- The Washington State Capitol Historic District (Capitol Campus) is listed in the NRHP (NRHP Reference No. 79002564, certified June 22, 1979).
- The South Capitol Neighborhood Historic District period of significance is 1878 to 1941.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

ICF performed archaeological monitoring of geotechnical borings for the modular building and for the Newhouse Building subproject in December 2021 (ICF *Archaeological Services, Newhouse Building Geotechnical Monitoring* memo, 2022). These investigations revealed relatively shallow deposits of fill overlying glacial deposits with no extant buried pre-development surfaces or archaeological resources. This was interpreted to mean that the site is unlikely to contain any archaeological resources.

Review of the DAHP archaeological predictive model reveals that the LCM study area is characterized as having high-to-very-high sensitivity for containing archaeological resources. However, this 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 deposits and can be error-prone on uplands with a high degree of development. Comparatively, although the on-going archaeological monitoring efforts within the LCM study area have not been fully completed, the early findings suggest previous ground disturbance associated with building the Capitol Campus is likely to have removed archaeologically sensitive surfaces and deposits in the study area.

No archaeological resources have been documented within the LCM study area, and only one archaeological site - formally referred to as 45TN242 by DAHP - is located within 0.25 mile of the LCM study area.

Review of the available ethnographic literature reveals that while no documented traditionally named places appear to be located within the LCM study area, three named places are in the vicinity (Hilbert, et al. 2001). They include:

- **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 stEtclä's, possibly connected with the term astEtcl, “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.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

ICF conducted a record search using the WISAARD, on January 3, 2022, to identify previously documented archaeological, ethnographic, and historic built resources in or within 0.25 mile of the LCM study area. The purpose of using a 0.25-mile buffer was to account for potential visual impacts or impacts to historic setting, as well as potential impacts to adjacent historic properties from noise or vibration during demolition and construction. The WISAARD database includes completed cultural resources survey reports, properties listed in (or determined eligible for listing in) the NRHP, Washington Heritage Register (WHR)-listed properties, archaeological sites, cemeteries, and inventoried historic built resources. In addition to the WISAARD record search, materials to support property identification were obtained from the National Register of Historic Places *NPGallery* (digital archive) and provided by DES.

Adding to this research, DES 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. Copies of the meeting minutes from the stakeholder meetings are provided in Appendix C.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The LCM study area contains nine individual historic buildings and one historic district that either are eligible for or listed in the NRHP, as well as one unevaluated property of historic age (50 years old or older). Of the nine historic buildings, five are part of the LCM Project. The cultural resource impacts analysis provided with the ICF 2022 technical memo (Appendix A) revealed that the Project would impact four buildings and the historic district sufficiently enough 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.

An attempt was made in 2021 to preserve and relocate the Press House structures but was unsuccessful. As directed in proviso [Legislative Campus Modernization (92000020)], DES conducted an extensive Request for Proposals (RFP) process to identify offers for sale and relocation of existing Press House structures. Although several private parties were interested, no proposals were received. Hoffman Construction of Washington (GC/CM for the temporary modular building and

Newhouse Building Replacement) has started discussions with local salvage contractors to gauge affordable options for mitigation through “*Construction Materials Salvage/Reuse/Recycling.*”

Measures to compensate for loss of the Newhouse Building and Press House structures and to compensate for changes to the Pritchard Building, will be developed in consultation with stakeholders, including DAHP and other interested parties, and resolved through a Memorandum of Agreement, pending project specific SEPA review. DES is working with BuildingWork on possible mitigation measures that include addressing the social/cultural history; site history; and context and the physical buildings. Recommended mitigation measures for the demolition of these buildings are being developed in three categories:

1. Related to Physical Buildings

- Further study for possible relocation of Press House structures;
- Use high-resolution photo-documentation of building facades; and
- Design and plan for salvage, reuse, and recycling of select building materials.

2. Related to Site History and Context

- Develop landscape plans that protect and extend the Olmsted legacy;
- Incorporate interpretive signage and public art; and
- Offer educational info featuring Indigenous history and activities on the sites.

3. Related to Social and Cultural History and Context

- Create supplement to *Newhouse Historic Structure Report* and additional material on Elizabeth Ayer; and
- Capture an oral history through interviews with Press Corps members (“Stories from the Press Houses”) that is easily accessible to the public and widely disseminated.

Measures to minimize impact to the Pritchard Building include revision of the proposed project presented in the *LCM Predesign Report* to avoid demolition of the historic building in favor of rehabilitation, with an addition to be located east of the historic building.

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, mitigation to address cumulative impacts caused by the overall implementation of the LCM Project was recommended by ICF in their 2022 technical memo when developing mitigation for each subproject’s individual SEPA review.

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

If any archaeological materials are encountered during Project construction, DES will follow the *State of Washington DES Legislative Campus Modernization (LCM) Project Cultural Resources Inadvertent Discovery Plan* (October 22, 2021), which includes procedures for consultation with affected tribal governments.

14. Transportation

Detailed traffic and parking analysis was performed to assess the cumulative impacts of the LCM subprojects. This analysis is presented in the *Transportation Technical Report for the Legislative Campus Modernization* (Heffron Transportation, Inc., April 2022).

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Primary regional access to the LCM site is provided by Interstate 5 at the 14th Avenue SE interchange (Exit 105), which is about 0.5 mile southeast of the Project site. 14th Avenue SE connects to Capitol Way S and extends due west to the State Capitol Building as Sid Snyder Avenue SW.

Capitol Way South is owned by the city and is classified as an arterial roadway, as well as a T-3 Truck Corridor. It has two travel lanes in each direction, with auxiliary turn lanes at major intersections. On-street parking is prohibited. There is curb and gutter on both sides of the roadway, but sidewalk is only on the west side in the vicinity of the site. The posted speed limit is 25 mph. The city has long-term plans to add bicycle lanes on this corridor, which would reduce travel lanes from four to three (one in each direction plus a center left turn lane).

Sid Snyder Avenue SW is owned by the state and does not have an arterial classification. It has one travel lane in each direction with a second approach lane at the Capitol Way South intersection, intermittent on-street employee parking on both sides of the street west of Columbia Street SW, and curbs, gutters, and sidewalks on both sides of the roadway. The posted speed limit is 20 mph.

15th Avenue SW east of Water Street SW is owned by the city and is classified as a local access roadway. It is channelized as an unmarked two-lane roadway with parking on the south side, and curb, gutter, and sidewalk on both sides of the roadway. The segment west of Water Street SW is owned by the state and provides access to parking and loading areas located south of the Cherberg and O'Brien buildings.

Water Street SW connects from Sid Snyder Avenue SW to 21st Avenue SW through the South Capitol Neighborhood. The section south of 15th Avenue SW is a city local access roadway, with two unmarked travel lanes and curb, gutter, and sidewalk on both sides of the roadway. North of 15th Avenue SW, the street is owned by the state and has angled employee parking on both sides of the street. The approximately 20-foot-wide travel way between the parking stalls accommodates two-way traffic.

Columbia Street SW connects from Sid Snyder Avenue SW to 17th Avenue SW. It is owned by the city and is classified as a local access roadway. It is channelized as an unmarked two-lane roadway with parking on the east side, and curb, gutter, and sidewalk on both sides of the roadway.

Based on preliminary plans, the Newhouse Building Replacement project would have a secured parking lot located south of the new building with one access driveway on Columbia Street SW. The reconfigured parking lot on the Visitor Center site is planned to have three driveways to retain a continuous walkway through that site between the Capitol Way South Pedestrian Bridge and Columbia Street SW.

The Pritchard Building project proposes to eliminate the existing parking lot access driveways on Water Street SW and focus all access from 15th Avenue SW west of Water Street SW. The east end of that street and the adjacent Cherberg parking lot would be reconfigured to provide this access as well as enhance the pedestrian connections.

During construction activities, periodic, temporary closure of streets may be required for the safety of public pedestrian and vehicular traffic as construction activities are phased. Any temporary street closure will be planned with the City of Olympia and communicated widely prior to implementation.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Intercity Transit provides bus service in the site vicinity. There is a bus stop on campus at 15th Avenue SW and Water Street SW. The closest bus stops off campus are located on Capitol Way South just south of 15th Avenue SW (southbound stop) and between 15th Avenue SW and Maple Park Avenue SE (northbound stop). These stops are served by Route 13, which operates daily between South Tumwater, Tumwater Square, Capitol Campus and the Olympia Transit Center (OTC) from about 6:00 A.M. to just after 9:30 P.M. with weekday headways (time between consecutive buses) of about 15 minutes. Another pair of bus stops are located on Capitol Way S south of 11th Avenue SW and are served by Routes 13 and 620. Route 620 operates daily between the SR 512 Park and Ride (P&R), Lakewood Station, Martin Way P&R, Lacey TC, Capitol Campus and OTC from about 6:00 A.M. to about 9:00 P.M. on 60-minute headways.

Prior to COVID-19, Intercity Transit operated the Dash Shuttle, a fare-free service that connected the Capitol Campus and downtown Olympia. It operated between Maple Park Avenue and the Farmer's Market with stops every two blocks, including near public parking lots with metered parking. The closest stops on the northwest corner of the project site, at the intersection of Sid Snyder Avenue SW and Water Street SW. It is unknown whether this service will return.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Given current conditions, additional parking spaces are not needed. Currently, the campus has 6,095 parking spaces available in 28 parking facilities, including the nearby underground Plaza Parking Garage. It is anticipated that the proposed Project will have no significant impact on parking available to employees and visitors, including when the legislature is in session. The Legislative Campus Modernization *Transportation Technical Report* prepared by Heffron Transportation (April 2022) provides information on existing parking available in the vicinity of the LCM Project site and is provided with this checklist as Appendix B. These parking areas include parking along most of the Capitol Campus streets north of 15th Avenue SW, which are subject to the 1984 Agreement between the state and the city.

The table below summarizes the existing and proposed parking supply in the vicinity of the Newhouse and Pritchard sites. Parking in the vicinity of the Newhouse Building is expected to increase by 22 stalls. Parking in the vicinity of the Pritchard Building is expected to decrease by up to 87 stalls because of the expansion of the building and reconfiguration of the parking lot south of the Cherberg Building to improve pedestrian access.

The net result of the LCM subprojects is expected to reduce parking in the West Campus area by 57 to 65 parking stalls. More information is available in the *Legislative Campus Modernization Transportation Technical Report* prepared by Heffron Transportation (February 2022).

On combined blocks of Opportunity Site Six, the completed Newhouse and LCM Global subprojects will provide an additional 22 parking stalls over existing numbers. Total count for this combined work will be 123, including 4 ADA stalls, 22 electric vehicle (EV) stalls, and 22 stalls with infrastructure for EV charging (to be completed in the future). See Table below on page 37 of 48.

Currently, there are 53 visitor parking stalls in the Visitor Center parking lot, along with 4 ADA, 4 EV, and 23 assigned stalls. The 53 visitor parking stalls will be re-assigned to the Plaza Garage as part of the mitigation of LCM impacts. The 4 ADA and 23 assigned stalls will be re-assigned as part on ongoing campus-wide parking analysis. The new locations for the 4 ADA and 23 “assigned” employee stalls have not been determined. The re-assignment work is on-going with the DES Parking Workgroup.

It is estimated that the Legislative Campus Modernization project will eliminate approximately 57 to 65 parking stalls from the West Campus; this is preliminary and subject to confirmation with the design of the proposed Pritchard Rehabilitation/Expansion project.

Existing and Proposed Parking Supply in Vicinity of LCM Sites

Location	Existing Stalls ^a	Proposed Stalls ^b	Net Change
Newhouse Building Vicinity			
A. Newhouse Lot	15		
B. Press House Lots	48	48	-15
C. Visitor Center Lot	84	123	+39
D. Along Water Street SW	43	46	+3
E. Along Columbia Street	5	0	-5
<i>Total in Newhouse Vicinity</i>	<i>195</i>	<i>217</i>	<i>+22</i>
Pritchard Building Vicinity			
F. South of Cherberg Building	34	41	+7
G. Pritchard Site	93	9 to 17	-76 to -84
H. South of Pritchard Site ^c	10	0	-10
<i>Total in Pritchard Vicinity</i>	<i>137</i>	<i>50 to 58</i>	<i>-79 to -87</i>
Total Both Sites	332	267 to 275	-57 to -65

a. Department of Enterprise Services, November 2021. (See Attachment A for additional detail about stall type)

b. Parking for Newhouse site from Miller Hull Preliminary Site Plan, February 24, 2022. Parking for Pritchard based on Legislative Campus Modernization PreDesign Report Addendum: Pritchard Rehabilitation/Expansion Validation Study, Mithun, March 31, 2022.

c. Excludes 4 parallel parking stalls along the south side of 16th Avenue SW that would remain with project.

The LCM Project is expected to accommodate the same number of legislators and staff who already work in this area of the campus and is not expected to increase visitor trips. Detailed analysis presented in the *Transportation Technical Report* showed that ample parking capacity is available elsewhere on the Capitol Campus, the largest supply of which is within the Plaza Garage just east of Capitol Way South from the LCM Project site. The available parking supply would accommodate both the long-term demand of the LCM Project as well as short-term parking needs during construction.

Parking along streets in the adjacent South Capitol Neighborhood Historic District is restricted through the city’s Residential Parking Program. Within Zone 2, which is closest to the LCM, on-street parking is limited to one to two hours except with a permit. Residents can purchase up to three vehicle permits (for \$25-\$35 per year) and can obtain a free guest permit. While this does not

eliminate potential overspill parking, it would deter parking by employees who would park for longer than the time limit. As noted in the above table, about five on-street stalls along Columbia Street SW would be eliminated by the project.

Parking occupancy counts were performed by Heffron Transportation along residential streets that are part of the Zone 2 parking area. These counts were performed on January 5, 2022, prior to the legislative session to assess the baseline residential use. The occupancy counts show that a total of 31 vehicles were observed before the session began, which are assumed to be related to neighborhood residents. Based on historic counts performed elsewhere, the pandemic likely increased resident parking in the neighborhood since more people are working from home during a typical weekday.

The only change proposed to the Zone 2 area is the removal of five parking stalls along Columbia Street SW between 15th Avenue SW and Sid Snyder Avenue SW. Per the 1984 agreement, parking on this street is the state’s jurisdiction. The underlying residential demand can be accommodated by other streets in the zone.

Detailed information on proposed parking changes is provided in the Heffron *Transportation Parking Conditions Impacts Mitigation Report*, January 2022.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Many revisions to the street system adjacent to the Newhouse and Pritchard project sites are proposed. These will enhance the pedestrian network, upgrade conditions to meet ADA standards, and reduce vehicular access points to improve campus security. The following table summarizes the recommended transportation network changes and the LCM Project that would likely implement each.

Recommended Transportation Network Changes	Constructed with	
	Newhouse Project	Pritchard Project
Pedestrian / ADA Improvements		
1. Build new sidewalks and ADA ramps along site frontages. <ul style="list-style-type: none"> a. North side of 15th Ave SW between Capitol Way South and Water St SW b. Both sides of Columbia St SW between Sid Snyder Ave SW and 15th Ave SW c. East side of Water St SW between Sid Snyder Ave SW and 15th Ave SW d. West side of Water St SW between 15th Ave SW and 16th Ave SW e. South side of 15th Ave SW along Pritchard site frontage f. North side of 16th Ave SW along Pritchard site frontage 	√ √ √	√ √ √
2. Retain and repair existing sidewalk on Sid Snyder Ave SW and Capitol Way South – Existing sidewalks along the Newhouse Building site frontage will be repaired if damaged during construction.	√	
3. Improve connection to Capitol Way South Pedestrian Bridge – A new walkway connecting the existing pedestrian bridge to Columbia St SW will be constructed through the reconfigured Visitor Center parking lot. It will be built to ADA standards and have pedestrian-level lighting.	√	
4. Add or upgrade crosswalks and curb ramps – This would include consolidating crosswalks on 15 th Ave SW between the Pritchard Building and Cherberg Building, updating crosswalks on Water St SW, and painting a new crosswalk across Columbia St	√	√

Recommended Transportation Network Changes	Constructed with	
	Newhouse Project	Pritchard Project
SW at the pedestrian bridge walkway. New pedestrian ramps would be constructed at intersections where needed and existing ramps along the frontage or on the far-side of the street would be upgraded to meet current standards.		
5. Improve pedestrian wayfinding – New signs directing pedestrians to and from key destinations will be located at key decision points. This should include signs that direct visitors back to visitor parking located in the Plaza Garage.	√	√
Bicycle Improvements		
6. Provide bike parking and storage – Provide both long-term bike parking for employees and short-term bike parking for visitors. The number of bike racks provided should meet City and/or LEED standards.	√	√
7. Enhance bike access to buildings – Paths and stairways that connect between the street and bike parking locations should be designed to accommodate bikes including features such as stair runnels (sloped groove in stair for bike wheels) or landing areas where riders can dismount without blocking pedestrians.	√	√
Vehicular Access / Security		
8. Control access to legislative office buildings – To enhance security to the Cherberg, O'Brien, Pritchard and Newhouse buildings, all vehicles that access adjacent streets or near-building parking lots need to be screened (either with staffed booths or gates with card readers). The following measures are recommended: a. Add security gates to Newhouse Building parking lot b. Prohibit through traffic on Water St SW between Sid Snyder Ave SW and 15 th Ave SW by reconstructing the intersection at Water St SW/15 th Ave SW. The recommended treatments include: <ul style="list-style-type: none"> Adding a security booth or gate at Water St SW at Sid Snyder Ave SW Constructing a raised diagonal diverter across this intersection from the southwest corner to the northeast corner. Reconstructing the northwest corner of the intersection to enlarge turning radius for two-way turns. Because the Pritchard Project plans to reconfigure the street and parking lot south of the Cherberg Building, these improvements should be completed with that project. c. Install temporary diverter at Water St SW / 15 th Ave SW intersection – The security function described in Element 8b would be needed when the Newhouse Building is open, but the permanent diverted is not yet installed. Concrete barriers or planters may be placed in the intersection to function as a temporary diverter.	√	√
9. Convert angle parking on Water St SW to 90-degree parking. With the security changes described above, there would be no outlet for traffic that now parks in angle stalls along Water St SW. This change in parking layout would allow vehicles to enter and exit the stalls without a U-turn maneuver.	√	√
10. Vacate and reconfigure Columbia St SW – This feature was evaluated as part of the LCM Pre-Design but is no longer proposed.	Not Proposed	

As noted in the table above, security protocols for the proposed LCM Project will require that vehicle access to the segment of Water Street SW between Sid Snyder Avenue SW and 15th Avenue SW be limited to only authorized persons. The LCM Global subproject will implement this restriction with a drop-arm security gate at the north end of the street and temporary barriers (e.g., concrete barriers or planters) at the south end of the street. Subsequently, the Pritchard Building project will

implement permanent closure at the Water Street SW / 15th Avenue SW intersection with a diagonal diverter. This feature is envisioned as a raised median-style barrier that would connect from the southwest corner of the intersection to the northeast corner. Local neighborhood traffic could continue to use Water Street SW south of the intersection, as well as 15th Avenue SW east of the intersection. Vehicles authorized to access the parking lots along Water Street SW, at the Pritchard Building, and south of the Cherberg and O'Brien buildings would enter the area from Sid Snyder Avenue SW.

Detailed analysis of potential impacts associated with closing this street to unauthorized traffic is presented in the *Transportation Technical Report*. The number of vehicles that used Water Street SW as a short-cut route through the neighborhood in January 2022 is estimated at 47 vehicles (37 northbound and 10 southbound) during the AM peak hour and 33 vehicles (29 northbound and 4 southbound) during the PM peak hour. With the security changes and diagonal diverter, those trips would be diverted to other routes. While some of this traffic may divert to Columbia St SW, as a worst-case condition, it was assumed to divert to Capitol Way South. The diverter also would affect the routes that LCM traffic can use to reach parking on Water St SW as well as parking at the future Pritchard Building and existing lots south of the Cherberg and O'Brien buildings. Vehicles would have to use Sid Snyder Avenue SW to reach those parking areas. The analysis determined that the change in travel patterns would not adversely affect traffic conditions on area streets.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Not Applicable
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Detailed trip generation estimates are presented in the *Transportation Technical Report*. Although the LCM Project is not expected to increase employment levels of the House of Representatives or Senate, the city has requested that a traffic analysis be based on the increased building size in the event that the spaces are ever used to accommodate future growth. Overall, the combined LCM subprojects would add about 49,000 gross square feet (GSF) of space to the Capitol Campus for Senate and House members and staff. The trip generation estimates account for increased use of non-vehicle modes of travel in the future to meet the campus-wide goal that no more than 60 percent of the employees drive alone to work.

If the buildings were used to accommodate higher employment densities in the future, they could generate a net increase of 630 vehicle trips per day, including 89 vehicle trips in the AM peak hour and 47 vehicle trips in the PM peak hour.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
Not Applicable
- h. Proposed measures to reduce or control transportation impacts, if any:

Although adverse parking impacts are not anticipated, the following mitigation measures are recommended to shift existing parking demand to the Plaza Garage and reduce overall campus parking demand. Elements 1, 3, 4, 7a, 7b, and 7c could be initiated prior to construction of the Newhouse project to mitigate loss of parking on that site and the Visitor Center site:

1. Continue the State's Commute Trip Reduction (CTR) program to encourage employees to use alternatives to driving alone for their commute. The long-term goal for the Capitol Campus is that 40 percent of all trips occur by alternative commute methods, including work-from-home.
2. Improve the user perception of the Plaza Garage and enhance the pedestrian connection between the West Campus and the Plaza Garage.
 - a. Improve the walkway that connects to the Capitol Way Pedestrian Bridge through the Visitor Parking lot. This would be done as part of the Newhouse Building's reconfiguration of the Visitor Center Parking lot. The project would regrade and reconfigure the lot, flatten the walkway's grade, eliminate vehicle conflicts with the pedestrian walkway, improve the landscaping, and add pedestrian-scale lighting.
 - b. Improve sidewalks around Newhouse Building.
 - c. Improve interior lighting and elevator efficiency.
3. Upgrade pedestrian wayfinding between the Plaza Garage and West Campus, particularly for pedestrians returning to the garage and its many elevator access points.
4. Work with City of Olympia to improve signage directing motorists to visitor parking in the Plaza Garage.
5. Provide information about Capitol Campus parking as part of event permits, employee on-boarding, and on public websites. Information should direct visitors to off-street parking locations and discourage on-street parking in South Capitol Neighborhood Historic District.
6. When demand warrants, re-institute the employee shuttle between the Plaza Garage and the West Campus.
7. Update the following campus-wide parking policies and operating procedures:
 - a. Change the assignment / reservation of individual parking stalls (necessitated by reduction of LCM parking).
 - b. Identify the number and location of visitor parking stalls. Some short-term (4 hours or less) visitor stalls should be retained in the West Campus area to reduce the potential for visitor overspill into the adjacent residential neighborhood.
 - c. Review the location and number of accessible and disabled-permit signed (ADA) stalls and managing supply of those stalls on a campus-wide basis. Consider consolidating accessible stalls in central locations that can serve multiple buildings.
 - d. Create a new type of employee parking pass to allow parking on fewer days than a monthly pass (for those who regularly work from home one or more days per week).
 - e. Implement policies that spread work-from-home days over the full week (rather than concentrated on Monday or Friday).
8. Continue to monitor parking use of Plaza Garage. Consider updating the Campus-wide Parking Study when Plaza Garage occupancy exceeds 80 percent.

The transportation improvements listed in Section 14.d and above are intended to improve the pedestrian environment in the vicinity of the LCM subproject sites; improve connections to off-site parking and transit stops; and reduce the potential for traffic to cut through from the adjacent South Capitol Neighborhood. No further improvement measures would be needed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The LCM Project is not anticipated to result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The Project design teams will work with the Fire Marshall to understand and follow all requirements for fire protection and site access as the site is redeveloped.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, **fiber communications**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water services for domestic use and for the building fire sprinkler system will be provided by the City of Olympia from a water main in an adjacent street (likely Sid Snyder Avenue SW) to the buildings.

A sanitary sewer will be provided by the city to convey and discharge sanitary sewer from the proposed building to the sewer main in Sid Snyder Avenue SW.

Electricity and natural gas are provided by Puget Sound Energy.

Stormwater management is provided by the city.

Refuse is handled by B&G Custodial.

Telecommunications are serviced by Xfinity/Comcast and Century Link.

General construction activities will include demolition of the existing Visitor Center, Press House structures and Newhouse Building, site grading and clearing, replacement of the Newhouse Building, demolition of the existing "stacks" and construction of the Pritchard Building expansion, utility connections, landscaping, and restoration of parking areas.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee: Eilean Davis

Position and Agency/Organization: Senior Planner, PACE Engineers, Inc.

Date Submitted: May 31, 2022

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal is not expected to increase discharge to water. The existing stormwater runoff patterns will not be altered by construction. However, the site's current stormwater facilities do not have the capacity to serve the site during a 100- or 500-year storm event, and some of the site's stormwater discharge is routed to the city's sanitary system. Stormwater improvement measures under discussion include the use of permeable pavement, stormwater detention facilities and other options. Post construction, some of the stormwater currently routed to the city's sanitary sewer system will be routed to Capitol Lake. The project proposes the use of best management practices and low-impact development (LID) measures to control and reduce stormwater runoff.

The project will temporarily increase emissions to air during an estimated seven years of construction from construction equipment and support vehicles. The site and surrounding area currently experience normal volumes of traffic that release emissions to air. This is not expected to increase post construction.

The presence of asbestos-containing building materials (ACBM) and lead-based paint (LBP) has been documented for the Newhouse Building. ACBM and LBP also are possible in the Press House structures and Visitor Center and will be analyzed during the design phase, with reports available prior to start of construction. A study of the existing Pritchard Building to determine the presence of ACM and/or LBP that may be disturbed during construction will be conducted during design development, with reports also available prior to start of construction.

The proposed construction will temporarily increase noise in the area from the use of construction equipment for demolition and construction, as well as construction support and staff vehicles.

Proposed measures to avoid or reduce such increases are:

Long-term increases in emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise are not anticipated.

Temporary emissions from construction equipment can be reduced and controlled using best management practices that include, but are not limited to, not allowing equipment and vehicles to idle when not in use, ensuring that dirt is not tracked offsite by using wheel washes at construction entrances, and using water to control fugitive dust.

Loud noise during demolition will be relatively short-lived and communicated to the neighbors well in advance. Work will be conducted during hours allowed by the city's noise ordinance. Higher levels of noise that would otherwise be generated by driving support piles for the new buildings will be replaced by the less noisy method of drilling shafts.

If it is determined that the buildings to be demolished or rehabilitated contain ACBM or LBP, the Olympic Region Clean Air Agency will be notified and mitigation measures for proper handling and disposal of ACBM and/or LBP will be conducted prior to other work on the buildings.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Some trees, shrubs and grasses will be removed to accommodate reconstruction of the Newhouse Building and visitor parking lot. Expansion of the Pritchard Building will require the removal of three existing dogwoods at the intersection of 15th Avenue SW and Water Street SW. Existing understory vegetation, shrubs and lawn within the project boundary of the Pritchard Building will be disturbed and/or removed during construction. There may be additional impacts to some vegetation on the steep slope adjacent to the Pritchard Building if site grading is required for the proposed seismic improvements. The LCM Project is not anticipated to impact animals, fish, marine life, or their habitat.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The existing large Douglas fir tree just west of the Newhouse Building is a remnant of the original native forest that was retained during the development of the Capitol Campus by Wilder and White Architects and the Olmsted Brothers (Landscape Architects) from 1911 through 1931. The Olmsted Brothers firm also called for new native tree plantings around the perimeter of the West Campus to further establish the described native forest background theme. The Douglas fir near the Newhouse Building, as well as four existing large street trees along 15th Avenue SW south of the Newhouse Building that were planted early in the campus development, are slated to be retained during reconstruction of the Newhouse Building. These trees, along with other medium-sized Douglas fir trees at the corner of Capitol Way South and Sid Snyder Avenue SW, will serve as the anchors for establishing new native tree plantings on Opportunity Site Six, in the Newhouse project area, with the goal of reconnecting some of the original forest remnants. As with the native forests that are comprised of three main layers – large trees, smaller understory trees and understory shrubs - the intent is to add new native vegetation throughout the LCM site to recreate these same three layers in the new landscape. These new plantings will provide a sense of human scale for the LCM site and its buildings, create a visual transition between this portion of the West Campus and the South Capitol Neighborhood Historic District, provide habitat for pollinator species, assist with stormwater management, offer year-round seasonal interest to campus tenants and visitors, and ultimately help visually and physically reconnect this southern edge of campus with the rest of the historic West Campus.

The sourwood tree located in the planting strip on the north side of the Pritchard Building parking lot is the only one of its kind on the campus and will be evaluated with other trees on the campus to determine if the tree can be transplanted to another area on campus.

Restoration plantings for the Pritchard and Newhouse projects will include a buffer landscape area that will incorporate the use of native trees and understory vegetation. Native species will be planted along the top of the steep slope area on the southwest side of the Pritchard Building. Only non-native species, such as English ivy and Himalayan blackberry, will be permanently removed from the steep slope area. The non-native species will be removed by hand to maintain slope stability and the remaining native plant species will remain.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed construction and renovation/expansion projects will not deplete energy or natural resources. The site currently uses electrical and natural gas resources.

Proposed measures to protect or conserve energy and natural resources are:

The proposed LCM Project includes the use of more energy-efficient materials and conservation measures that include, but are not limited to, high efficiency heating and air systems, solar power to offset electrical energy usage, improved insulation, use of energy efficient lighting and timed lighting systems. Specific energy conservation measures will be considered during the design phase and will be designed to conserve energy and other natural resources as much as possible.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is not expected to have an adverse effect on environmentally sensitive areas, parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, designated historic sites, or cultural sites, wetlands, floodplains or prime farmlands.

There are no wilderness areas, wild and scenic rivers, threatened or endangered species habitat, wetlands, floodplains or prime farmlands within the project area.

There is a possibility that the pedestrian bridge located near the Visitor Center will be closed intermittently during removal and reconstruction for the Newhouse project to ensure the safety of visitors to the campus. Closures would be temporary and as brief as possible and pedestrian detour routes would be provided well in advance. There also will likely be temporary impacts to pedestrian and bike access areas on campus, where public safety would require closure of current access routes.

The environmentally sensitive area on the Project site is a forested steep slope west of the Pritchard Building. The Project site includes a listed historic building, and other historic structures, landscaping and districts onsite and in the vicinity, as described in Section 13 of this checklist, and in the ICF memo prepared for the LCM Project (Appendix A).

The Pritchard Building does not have a lateral force-resisting system and its proximity to the adjacent steep slope introduces safety concerns during a seismic event; however, the Pritchard project will increase the stability of the building in the event of a collapse of the steep slope during an earthquake. The proposed Pritchard expansion project could temporarily affect the steep slope area if any portion of the slope needs to be cleared or graded for proposed improvements to the Pritchard Building. Potential effects will be mitigated by use of appropriate erosion and sediment control best management practices during construction and to permanently stabilize any disturbed areas of the upper slope.

The Newhouse project will remove the eligible, but not listed, Press House structures and ineligible Visitor Center for reconstruction of the eligible, but not listed, Newhouse Building.

The South Capitol Neighborhood Historic District could be impacted aesthetically by the proposed demolition of the Press House structures and Visitor Center and reconstruction for the Newhouse project. The neighborhood also will be temporarily impacted during construction by noise and heavy equipment traffic.

While the LCM Project does not include activities that would physically alter the Insurance Building, the building is adjacent to the Newhouse Building, Press House structures and Visitor Center. Likewise, the LCM Project does not include project activities that would physically alter the Cherberg Building. While the Cherberg Building is adjacent to the O'Brien Building, project activities associated with the interior renovation of the O'Brien Building would not result in visual impacts or impacts to the historic setting of the Cherberg Building, which is about 160 feet west of the O'Brien Building. Demolition and reconstruction of the Newhouse Building, Press House structures, and Visitor Center would represent an

impact to the historic setting of the Insurance Building and Cherberg Building as important properties in the Washington State Capitol Historic District.

Demolition of the Newhouse Building and building construction at the Newhouse and Pritchard sites will likely result in noise, vibration, and fugitive dust. However, the volume and intensity are not likely to be sufficient to impact the Insurance Building, which is approximately 180 feet north of the Newhouse construction site or to the Cherberg Building about 150 feet west of the Newhouse construction site. As such, there would be no adverse effect to the Insurance or Cherberg buildings and no mitigation is required.

Impacts to other historic structures or districts on or near the campus are not anticipated.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Mitigation for cumulative project-wide impacts will be developed during the design phase of each project.

The proposed expansion and renovation of the Pritchard Building includes seismic retrofits that will anticipate the potential for shallow failure of the slope in the event of an earthquake. Foundation enhancements to protect the Pritchard Building from the lateral loads associated with failure of the adjacent steep slope during an earthquake event will consist of deep foundation support, which may include large-diameter concrete piles and micropiles.

Possible mitigation measures for impacts to historic and cultural resources for each of the proposed project elements will be developed and implemented as part of each project element's individual design and SEPA review process. An Inadvertent Discovery Plan (IDP) has been developed for the LCM Project to provide direction on what to do in the event of the discovery of archeological or cultural materials during construction. Mitigation strategies for the existing Newhouse Building demolition, for example, are under consideration and may include a number of options, such as salvaging select historic building materials and elements for reuse; historic property documentation; public education such as walking tours, commemoration events, interpretive signage, etc.; and preservation planning (historic contexts, cultural landscape evaluation, etc.). The newly constructed Newhouse Building will be designed with respect for, and to fit in with, the American neoclassical design of the Capitol Campus.

Any closures of pedestrian or bike areas closed during construction to ensure public safety will be temporary. The campus provides other areas for walking or biking that could safely be used during construction. Physical safety for pedestrians, vehicle occupants, bicyclists, neighbors, and staff is of critical importance during LCM construction. If existing pedestrian or vehicular routes are temporarily closed as construction is phased, extensive public communications will be shared through internal and external media and in physical signage or temporary fencing. Upon completion of each LCM subproject, all routes of travel will be restored to public use except Water Street SW, between Sid Snyder Avenue SW and 15th Avenue SW.

After extensive study of the existing Pritchard Building and its site, unanimous approval (State Capitol Committee, Capital Campus Design Advisory Committee, and Department of Archaeology and Historic Preservation/Department of Enterprise Services' Peer Review Panel) was gained for a major rehabilitation and expansion of the existing footprint. Critical to the success of this concept is keeping the building's north-facing elevation and overall massing to protect Pritchard's listing on the National Register of Historic Places. Existing axial relationships in site layout and entries on Capitol Campus, as well as vertical proportions that reflect those of the Legislative Building in reduced scale, are key

concepts going forward. Existing historic artwork, both interior and exterior, will be removed for protection then re-installed in the new building.

As directed by proviso [Legislative Campus Modernization (92000020)], DES conducted an extensive and lengthy Request for Proposals process to identify offers for sale and relocation of existing Press House structures. Although several private parties were interested, no proposals were received. Hoffman Construction of Washington (General Contractor/Construction Manager for the Newhouse project) has started discussions with local salvage contractors to gauge affordable options for mitigation through "Construction Materials Salvage/Reuse/Recycling;" options remain for salvage and reuse of large portions of the Press House structures.

Possible mitigation measures proposed to compensate for loss of the Newhouse Building, Carlyon House, Ayer Duplex, and to compensate for changes to the Pritchard Building, would address social and cultural history as well as the physical buildings and sites, will be developed in consultation with stakeholders, including DAHP and other interested parties, and resolved through a Memorandum of Agreement, pending project level SEPA review.

While adverse impacts to existing landscaping are not anticipated, the project does propose to enhance the existing vegetation around the Newhouse project by providing a buffer and screening landscape area between the South Capitol Neighborhood Historic District and the rehabilitated and expanded Pritchard Building or reconstructed Newhouse Building and parking areas. The proposed landscaping also will provide a buffer and screening for pedestrians between the sidewalks and parking area. The existing vegetation will be preserved as much as possible.

Native plantings are to be added along the top of the slope on the southwest side of the Pritchard Building, and the adjacent hillside is to be cleared of invasive species, such as Himalayan blackberry, and replanted with a native mix of plantings. Planting will be predominantly native vegetation, will have an informal woodland character, and would be deer resistant and drought tolerant to the greatest extent feasible. Evergreens and native understory vegetation will be used where appropriate to create a landscape character that supports the historic vision for the southern edge of the West Campus.

Additionally, spreading plants would be placed away from sidewalks so they do not become a maintenance concern. Although a layered planting approach is intended, consideration would be given to sight lines and providing a visible and safe environment.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The LCM Project proposal will not affect land and shoreline uses or allow or encourage incompatible land or shoreline uses. The proposal will not alter the current land and shoreline uses, other than altering current parking availability in the West Campus.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Shoreline and land use impacts will not occur.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is not expected to increase the demands on transportation or public services and utilities. The campus is currently served by Intercity Transit with transit stop locations close to the campus. The public services on campus would remain the same and satisfy the need for public services on campus. Public services for the surrounding areas are provided by the City of Olympia, which will continue unchanged.

Parking in the vicinity of the Newhouse Building after construction completion, is expected to increase by about 22 stalls. Parking in the vicinity of the Pritchard Building is expected to decrease by up to 87 spaces because of the expansion of the building and reconfiguration of the parking lot south of the Cherberg Building to improve pedestrian access. Overall, the LCM projects are expected to reduce parking in the West Campus area by 57 to 65 parking stalls. Currently, the campus has 6,095 parking spaces available in 28 parking facilities including the underground parking garage. It is not anticipated that the proposed project will have a significant impact on available parking.

The existing on-site utilities will continue to provide sufficient energy sources for the proposed improvements, with more efficient systems to be designed that are intended to reduce the demand for energy and other resources.

The existing drainage system is insufficient to handle major storm events. Currently, stormwater runoff from some areas of the West Capitol Campus flows to the city's sanitary sewer system. Other areas flow to Capitol Lake.

Proposed measures to reduce or respond to such demand(s) are:

If the demand for public transportation to the campus increases, restarting the Dash transit service could be an option. There is ample parking available for the campus and adverse parking impacts are not anticipated. However, there are mitigation measures provided in the Legislative Campus Modernization *Transportation Technical Report* prepared by Heffron Transportation, February 2022, (Appendix B) that would be considered to help shift existing parking demand to the Plaza Parking Garage and reduce overall campus parking demand. Potential measures include continuation of the State's Commute Trip Reduction (CTR) program to encourage employees to use alternatives to driving alone for their commute. This measure would help the campus obtain the long-term goal that 40 percent of all trips in and out of the campus occur by alternative commute methods, including work-from-home. Other measures include enhancing the pedestrian connection between the West Campus and the Plaza Garage; upgrading pedestrian wayfinding signs between the Plaza Garage and West Campus, particularly for pedestrians returning to the garage and its many elevator access points; updating parking information on the public-facing web sites to direct visitors to the Plaza Garage; when demand warrants, re-instituting the employee shuttle between the Plaza Garage and the West Campus; updating and revising campus-wide parking policies and operating procedures; and continuing to monitor parking use of Plaza Garage.

Low Impact Development (LID) measures will be provided to the maximum extent feasible to reduce storm runoff for the Newhouse Building Replacement and Pritchard Expansion projects. Specific LID measures, such as permeable pavement and bioretention structures, are being evaluated and developed and will be determined during the design phase of these projects. A stormwater detention facility (or facilities) will be provided to control peak runoff flows from both sites because the existing drainage system in the West Campus has a capacity issue for major storm events.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The project will adhere to all local, state and federal laws that protect the environment. The project also will adhere to SHB 1080 Section 6024.

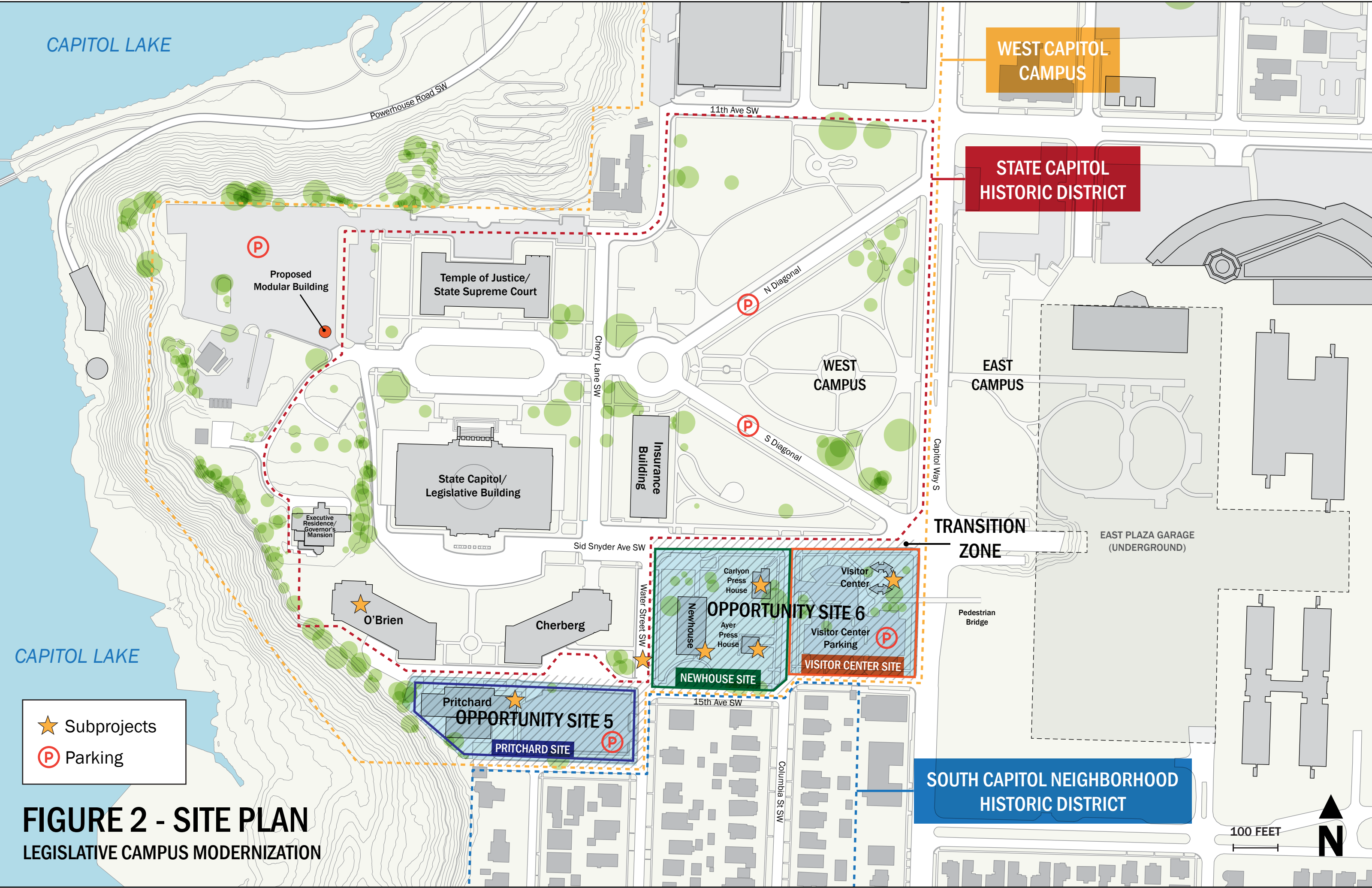


FIGURE 1 - VICINITY MAP
LEGISLATIVE CAMPUS MODERNIZATION

1000 FEET
|-----|



HOLIDA



CAPITOL LAKE

WEST CAPITOL CAMPUS

STATE CAPITOL HISTORIC DISTRICT

(P)

Proposed Modular Building

Temple of Justice/
State Supreme Court

11th Ave SW

(P)

N Diagonal

WEST CAMPUS

EAST CAMPUS

Cherry Lane SW

Insurance Building

(P)

S Diagonal

State Capitol/
Legislative Building

TRANSITION ZONE

EAST PLAZA GARAGE (UNDERGROUND)

Sid Snyder Ave SW

O'Brien

Cherberg

Water Street SW

Carlyon Press House

Ayer Press House

NEWHOUSE SITE

Newhouse

Visitor Center

Visitor Center Parking

VISITOR CENTER SITE

Pedestrian Bridge

CAPITOL LAKE

★ Subprojects

(P) Parking

Pritchard

OPPORTUNITY SITE 5

PRITCHARD SITE

(P)

15th Ave SW

Columbia St SW

SOUTH CAPITOL NEIGHBORHOOD HISTORIC DISTRICT

FIGURE 2 - SITE PLAN
LEGISLATIVE CAMPUS MODERNIZATION

100 FEET



Department of Enterprise Services
Legislative Campus Modernization Project
Olympia, WA

Appendix A
Cultural Resources Technical Memorandum for Legislative Campus Modernization Project



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.

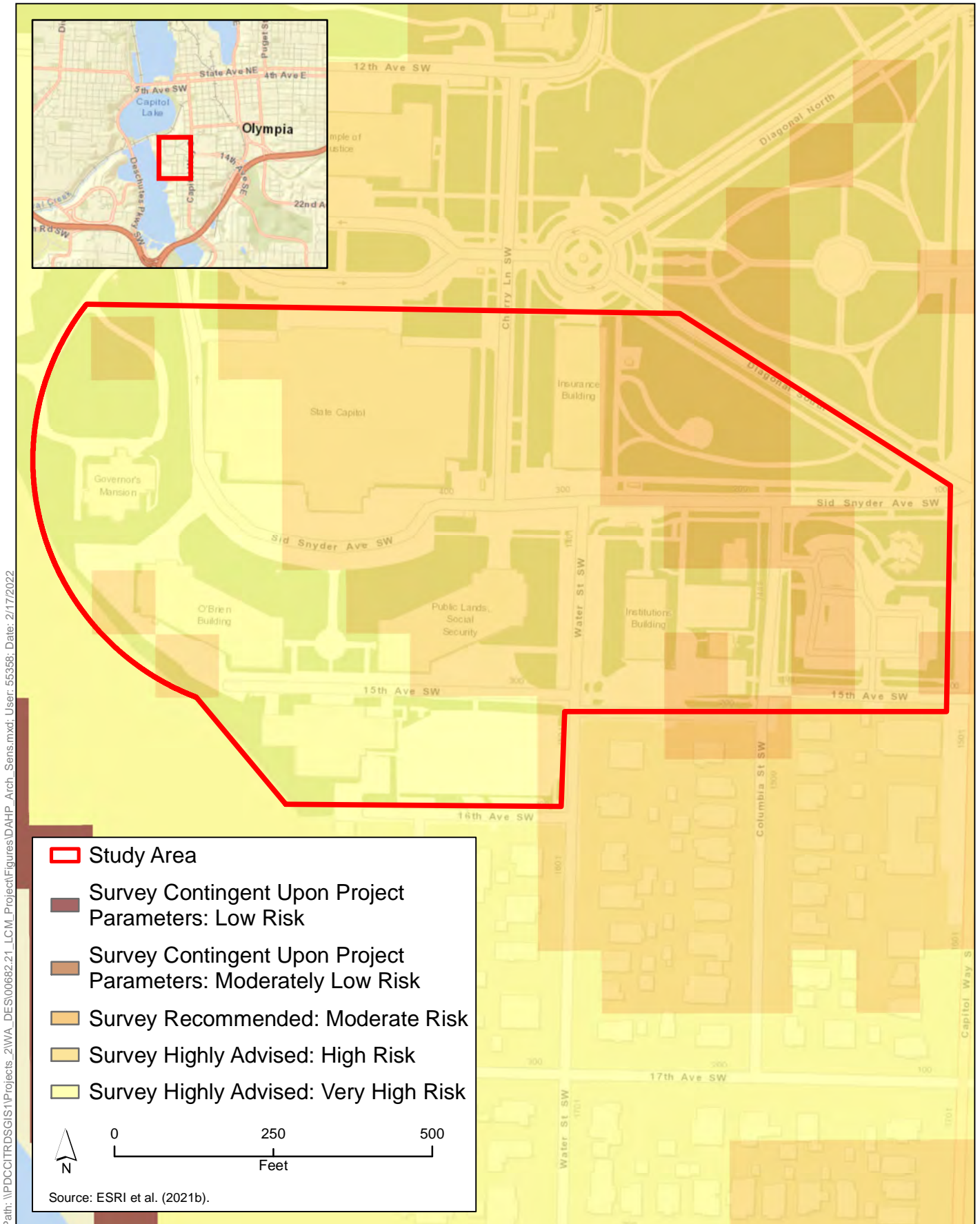


Figure 2. DAHP Archaeological Sensitivity Legislative Campus Modernization, Olympia, WA

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.

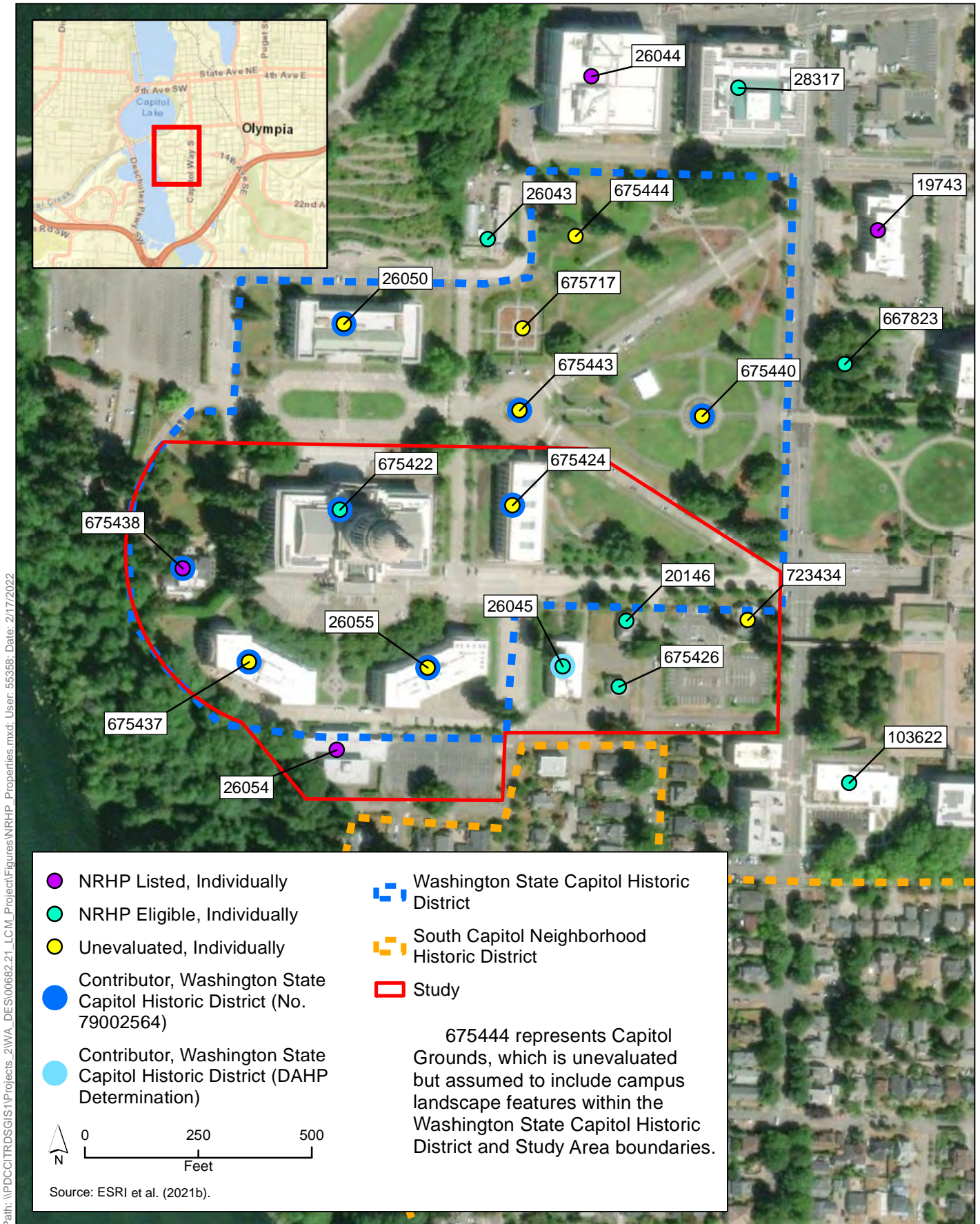


Figure 3. Previously Recorded NRHP-Listed or Eligible Properties Legislative Campus Modernization, Olympia, WA

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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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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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
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STATE	CODE	COUNTY	CODE
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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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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MISCELLANEOUS

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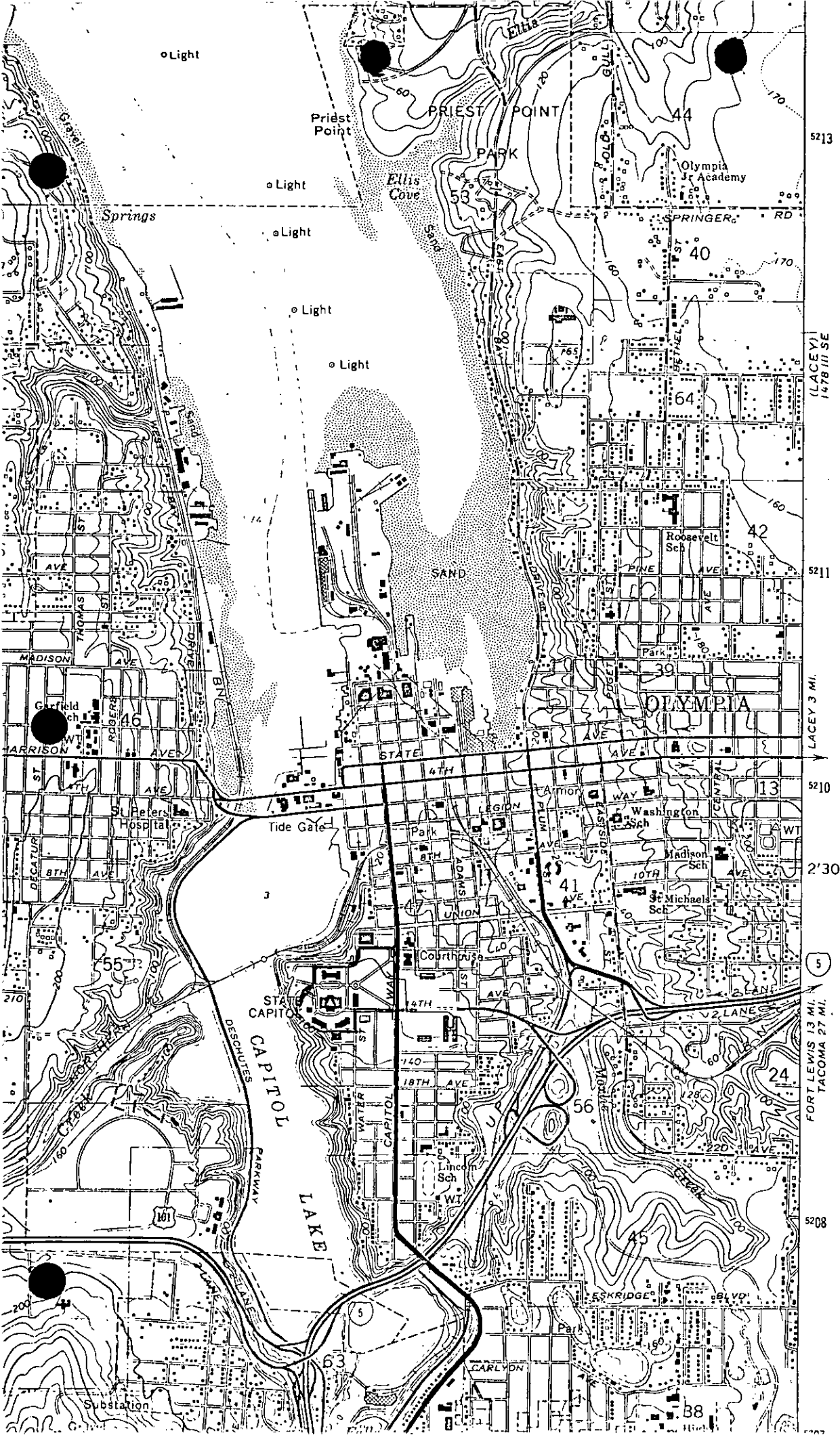
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5213

5211

(LACEY)
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5211

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5210

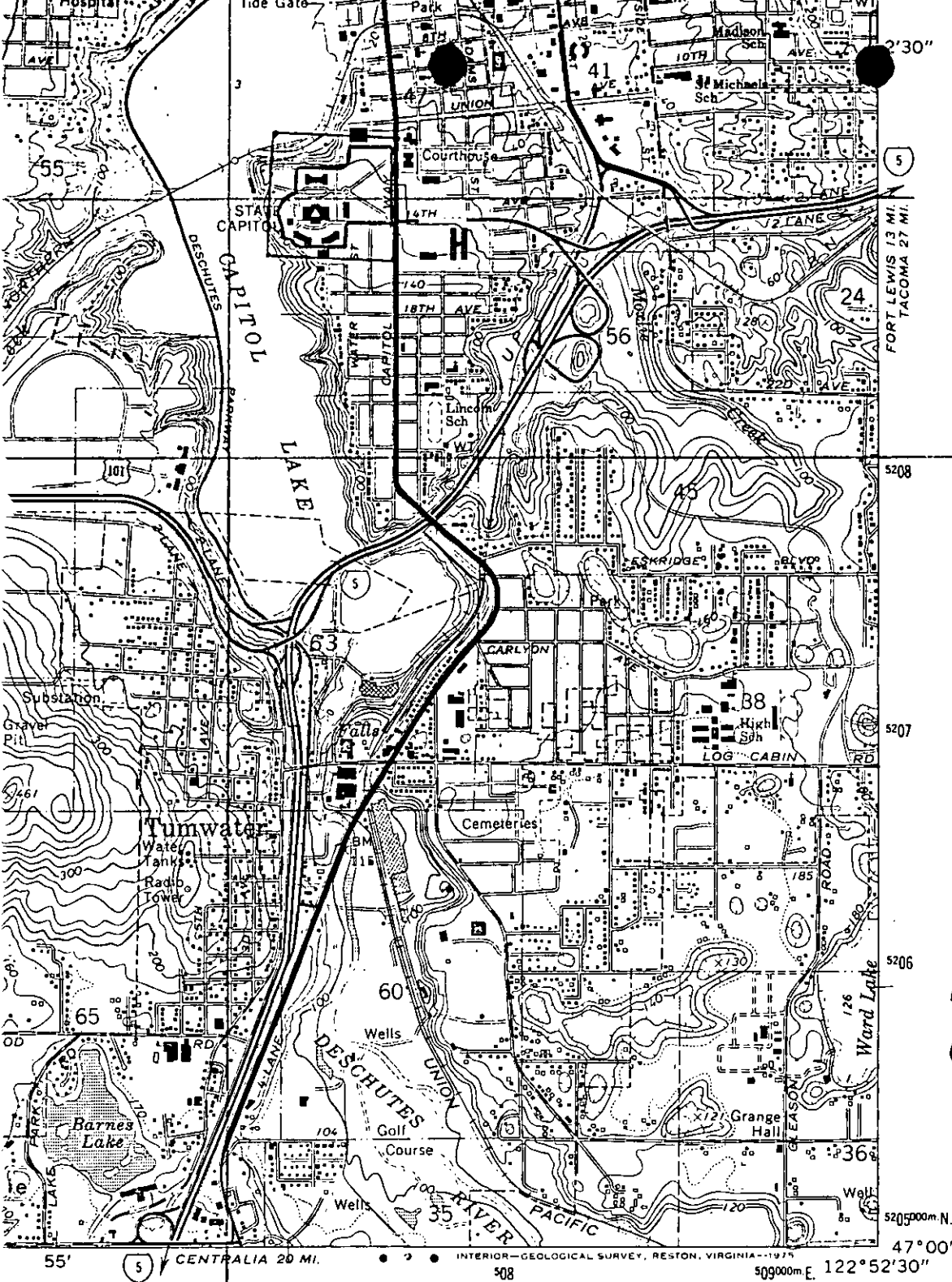
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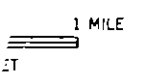
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WASHINGTON STATE
 CAPITOL HISTORIC
 DISTRICT



ROAD CLASSIFICATION

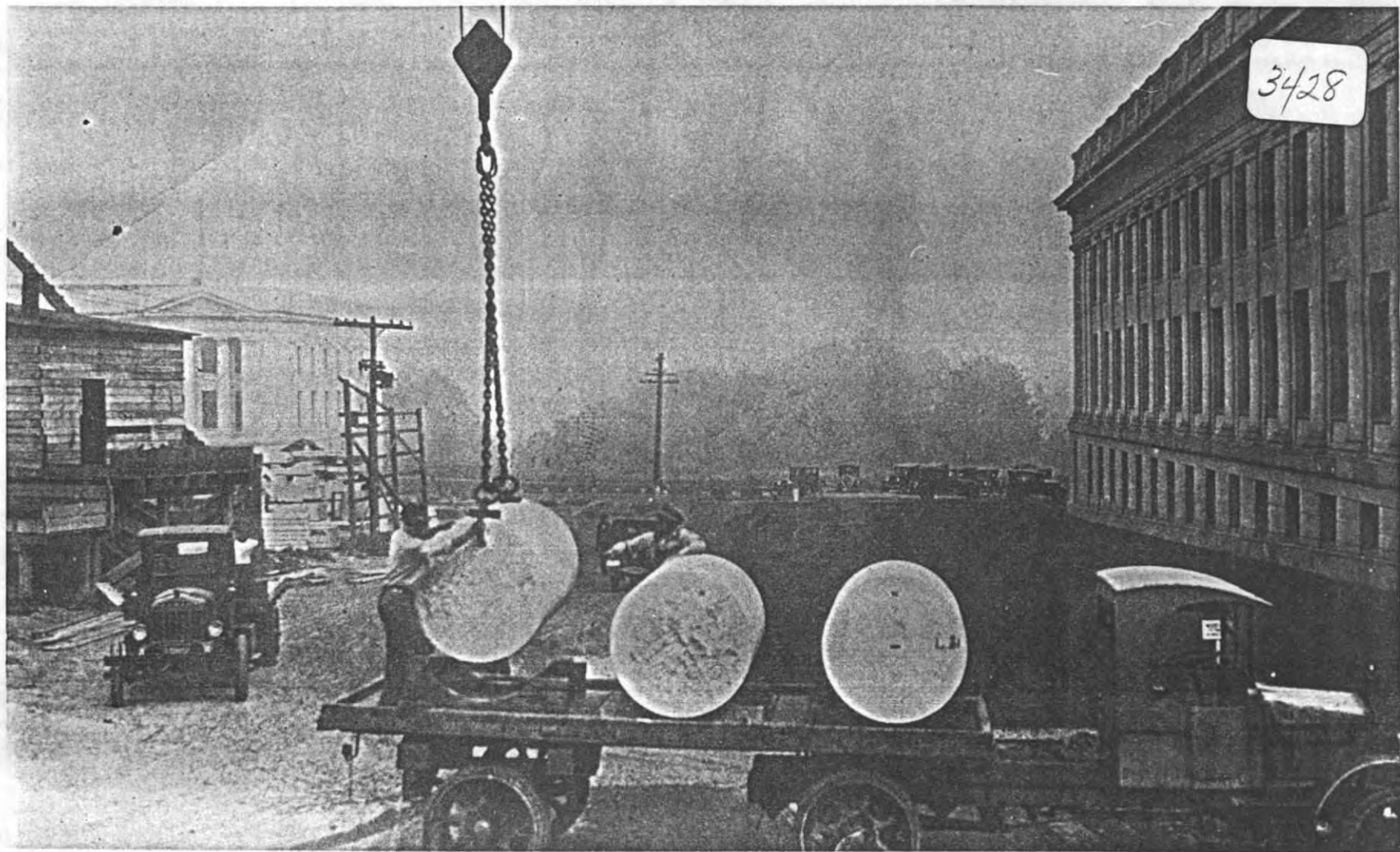
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Medium-duty	—————	Unimproved dirt	- - - - -
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TUMWATER, WASH.
 SW/4 OLYMPIA 15' QUADRANGLE
 N4700—W12252.5/7.5

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.

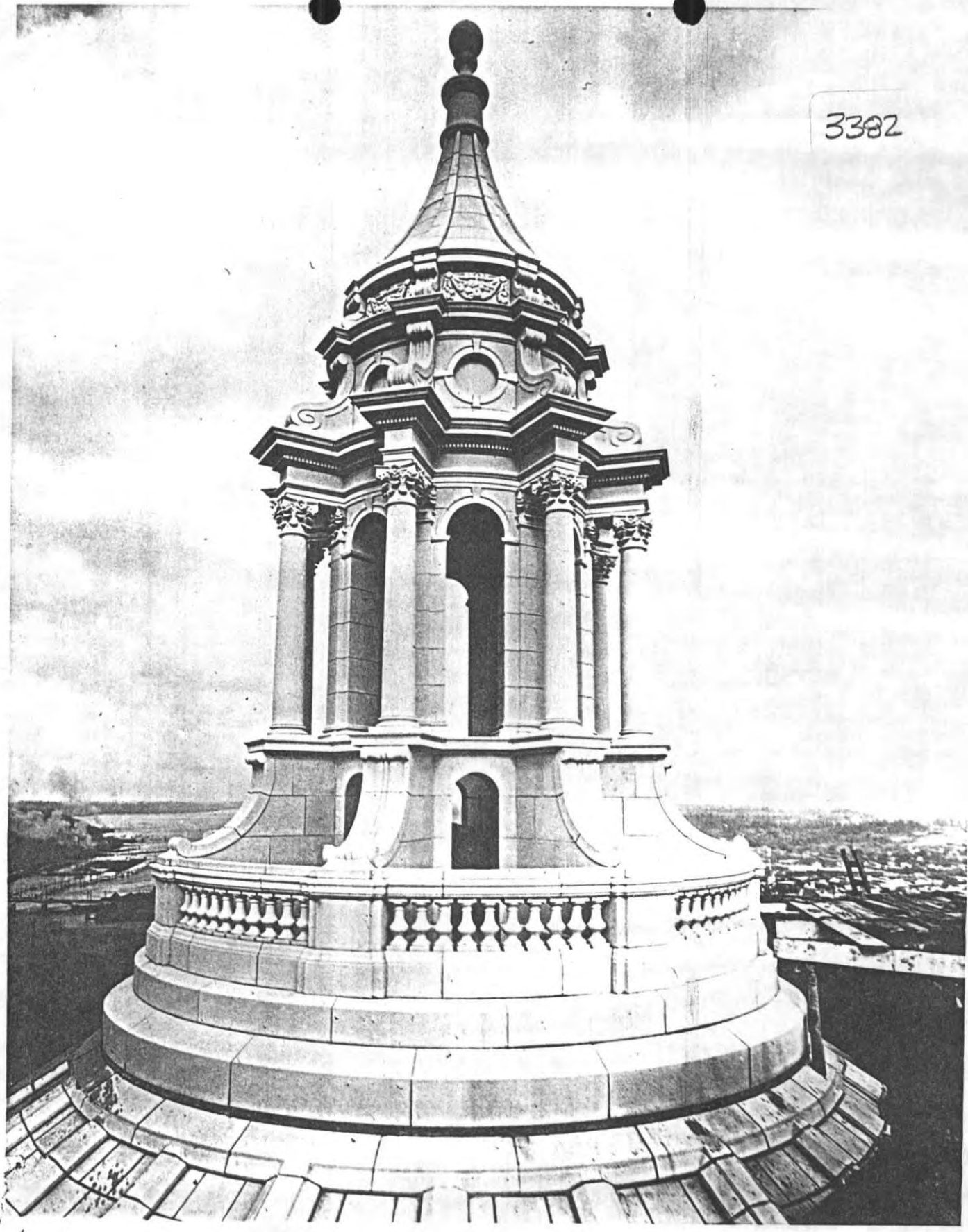
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 14-77 IV NE



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

RALPH MUNRO COLLECTION

3382



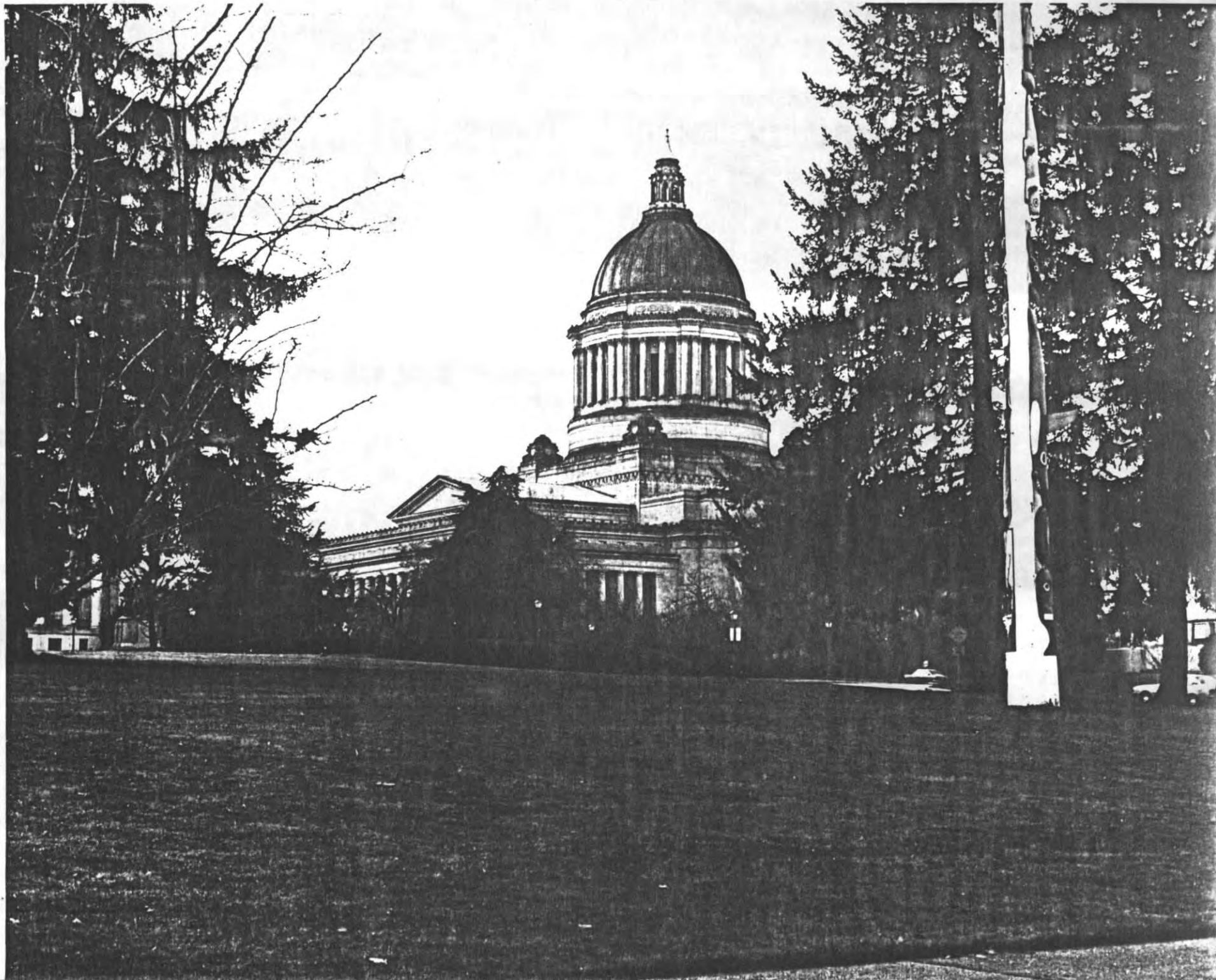
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P. O. Box 11653
Bainbridge Island, WA 98110-5653

RALPH MUNRO COLLECTION

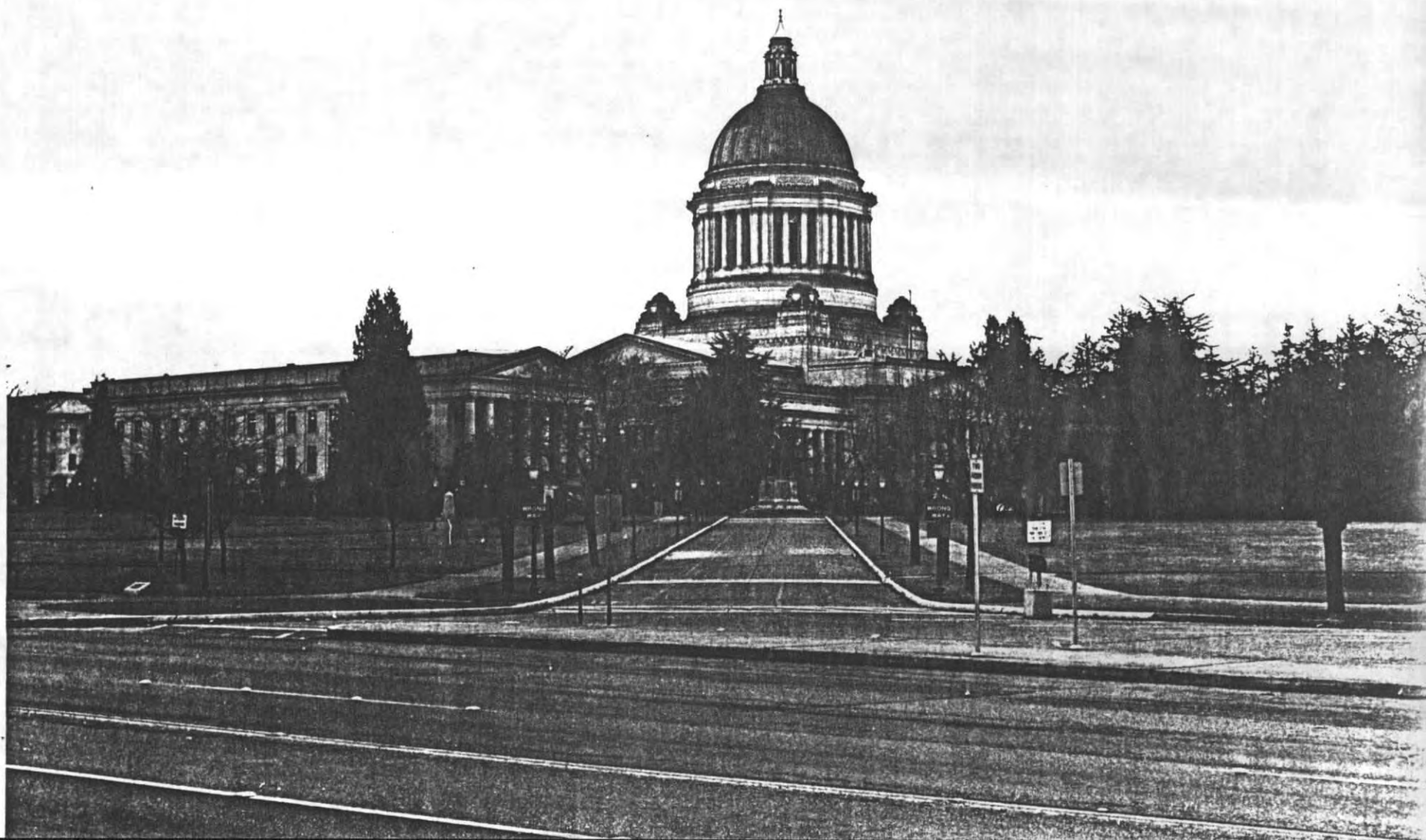












Washington State Capitol Historic
District: view of south end of
district looking west
Thurston County, Washington
J. H. Vandermeer
January 1979
Office of Archaeology and Historic
Preservation

4 of 6



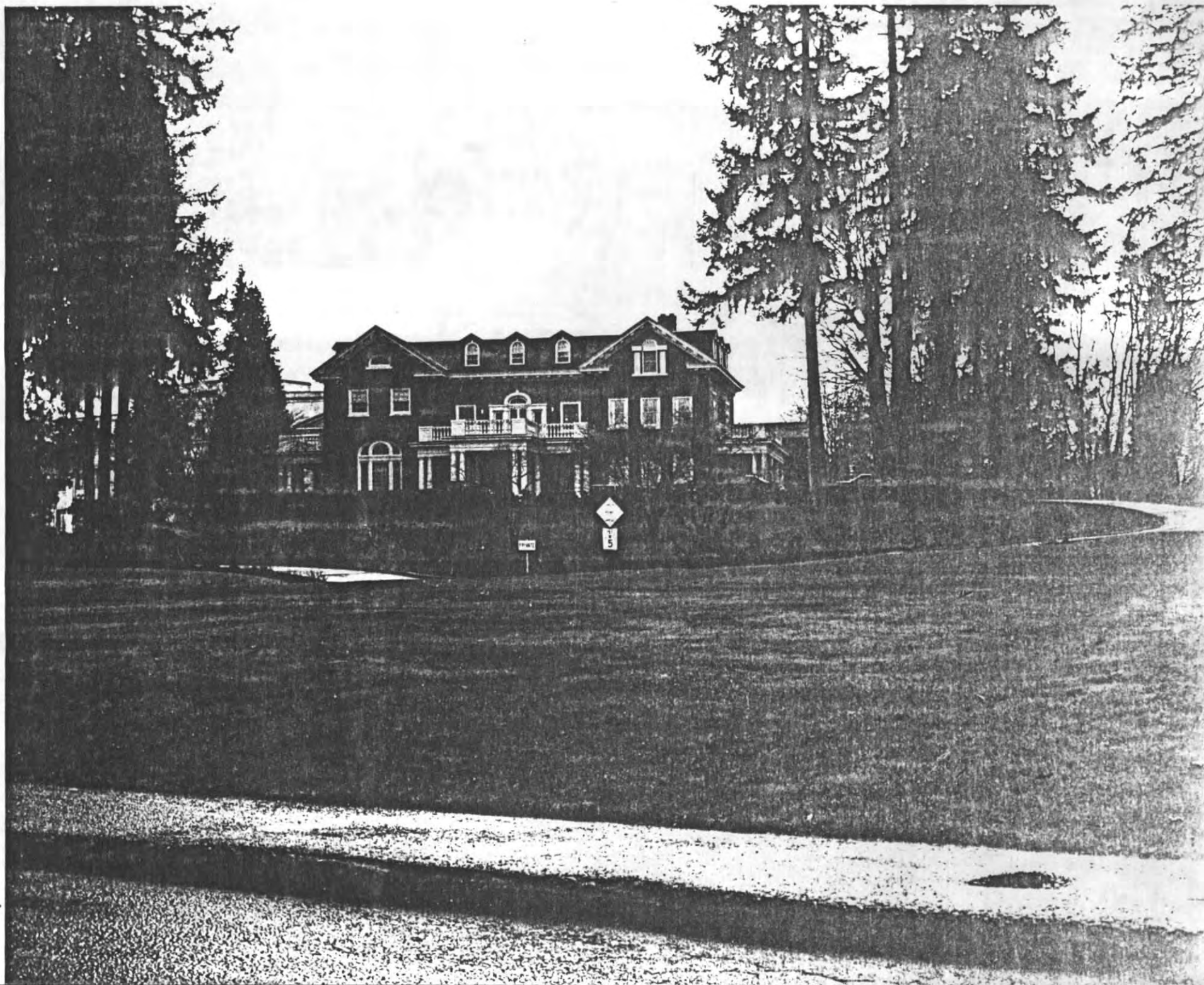
Washington State Capitol Historic
District: Temple of Justice
Thurston County, Washington
J. H. Vandermeer
January 1979
Office of Archaeology & Historic
Preservation, Olympia, WA
West and north facades

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

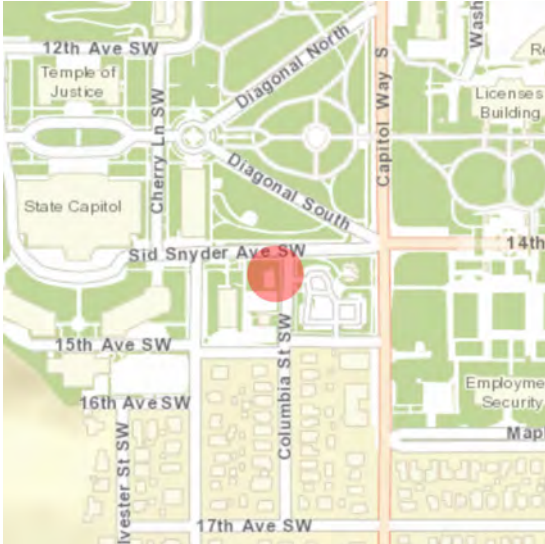


Historic Property Report

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



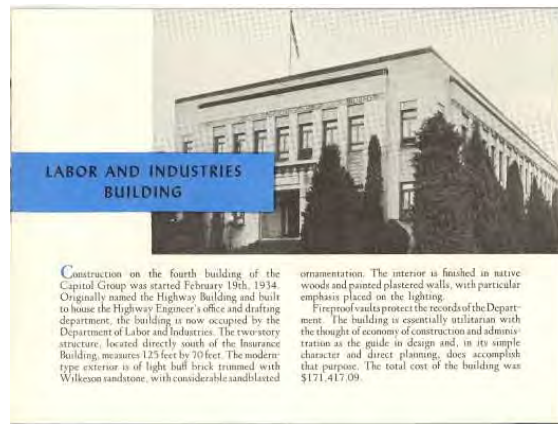
Historic Property Report

Resource Name: Highways Building

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Southwest corner



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



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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:

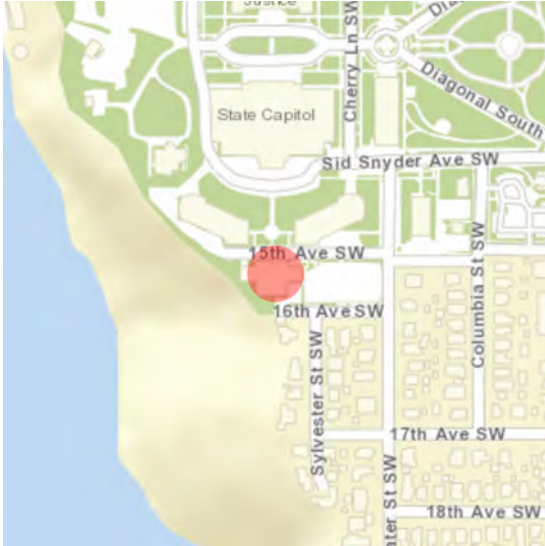
SHPO Determination

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



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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

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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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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

Property ID: 675422

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

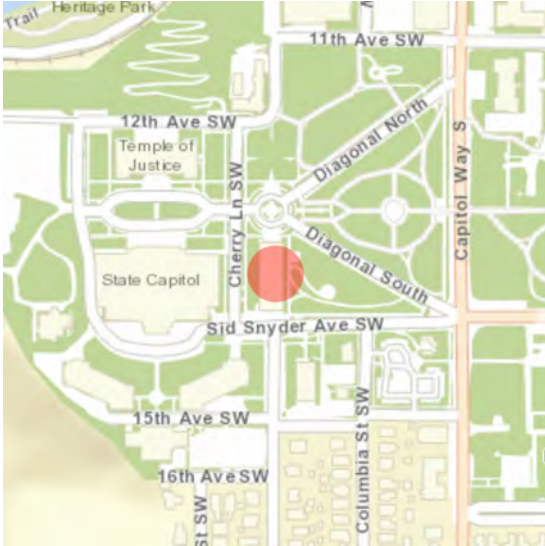


Historic Property Report

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

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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

Property ID: 675424

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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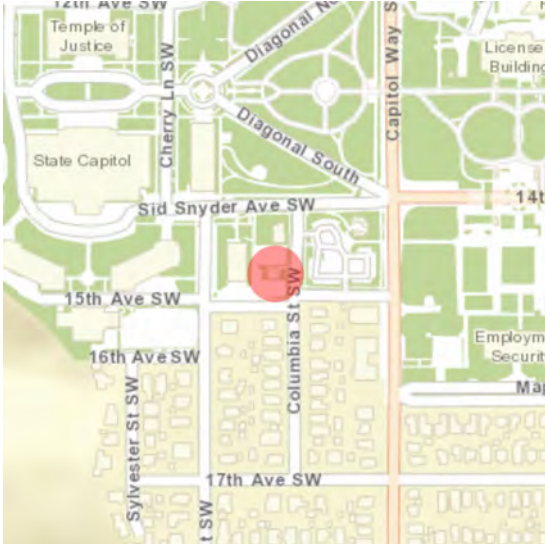


Historic Property Report

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:

- 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

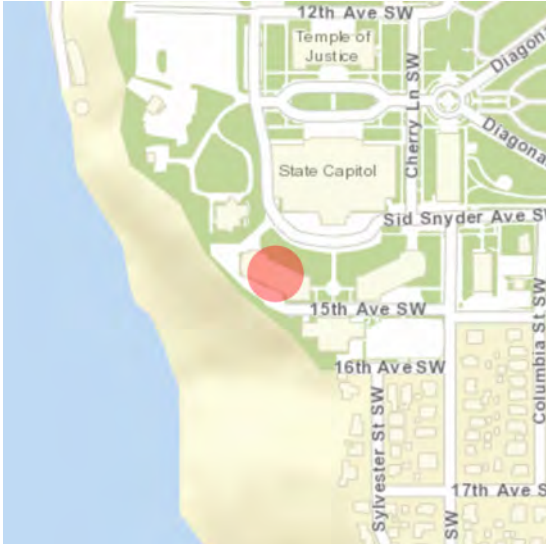


Historic Property Report

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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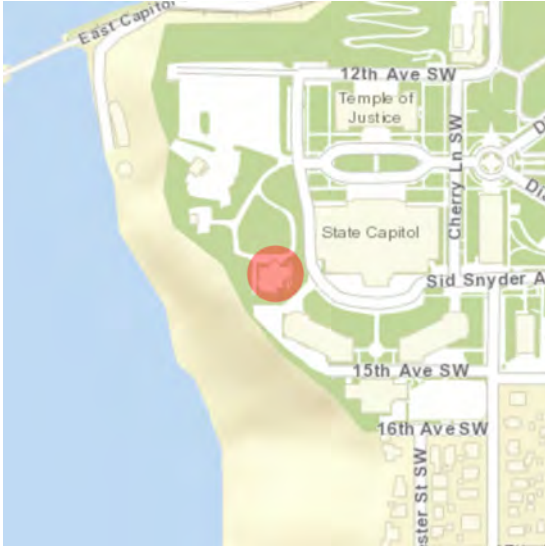


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Location



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



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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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Department of Enterprise Services
Legislative Campus Modernization Project
Olympia, WA

Appendix B
Legislative Campus Modernization Transportation Technical Report

Legislative Campus Modernization Transportation Technical Report

April 2022



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1. INTRODUCTION

1.1. Study Background and Purpose

The Legislative Campus Modernization (LCM) Project would expand and upgrade office facilities for the Washington State House of Representatives and Senate. It proposes to build new legislative office capacity by replacing the existing Newhouse Building and expanding the existing Pritchard Building. This Transportation Technical Report (TTR) details the individual and cumulative parking and traffic impacts of these two proposed new buildings and associated site changes.

This TTR was performed during the COVID-19 pandemic. The number of employees on the Capitol Campus decreased substantially in March 2020 when Governor Inslee issued the *Stay Home, Stay Healthy* order. State employees immediately transitioned to work from home, which continued through the 2022 legislative session. The legislature also adapted to COVID-19, establishing new ways to engage remotely and conducting virtual hearings. Transportation analysis was performed using traffic volume data collected during pre-pandemic conditions. Some new traffic data was collected to fill in gaps in available information about background conditions. Although some of the COVID-19 adaptations—working from home and virtual engagement—are expected to continue in some form after the pandemic is over, the future effect is unknown. Therefore, the pre-COVID-19 conditions are used as a baseline for this analysis and reflect a worst-case condition for parking and traffic.

1.2. LCM Project Description

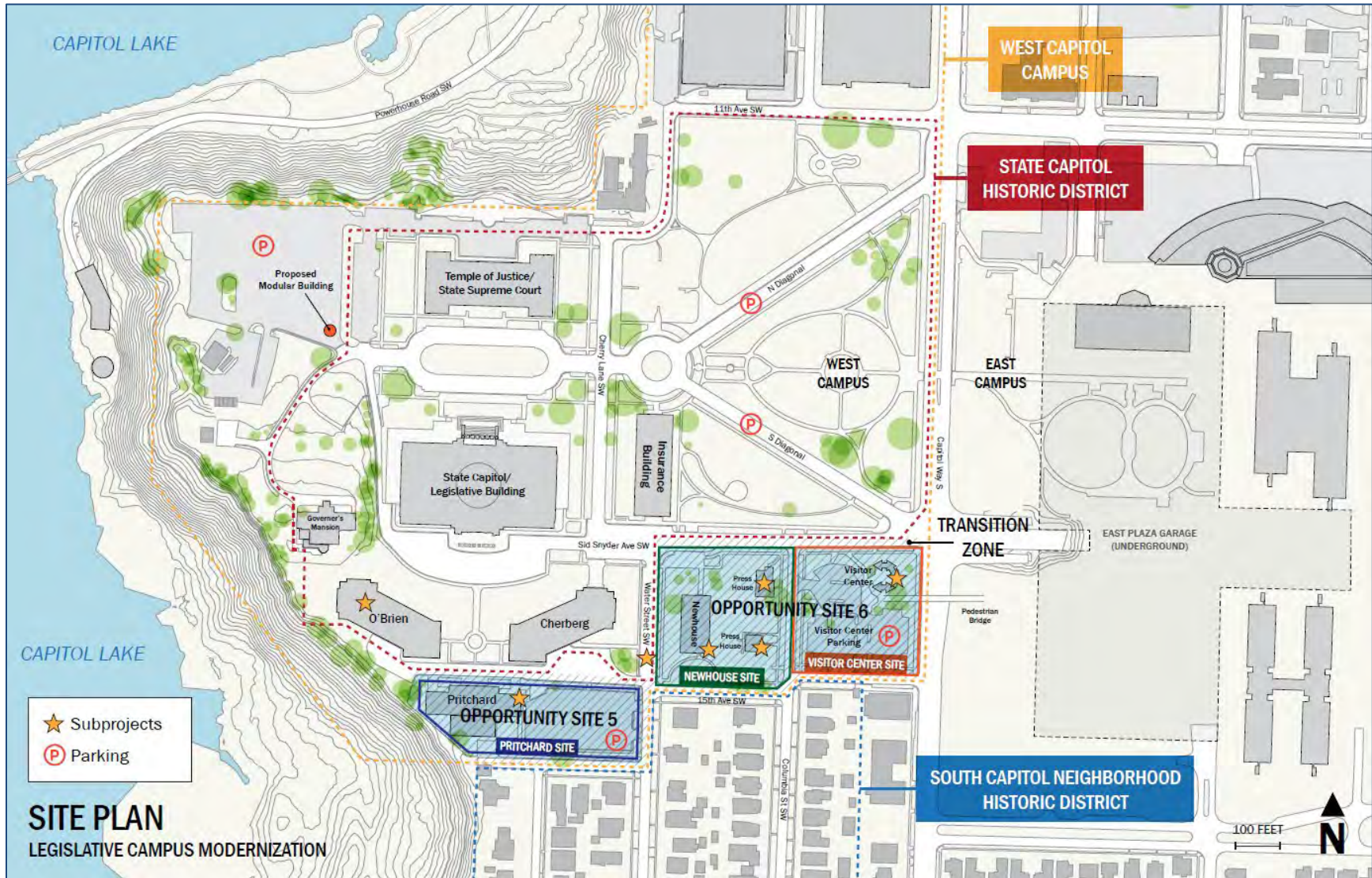
The LCM project would affect two sites in the West Campus. These sites were identified in the *State Capitol Development Study of Washington* as Opportunity Site 5 (Pritchard) and Opportunity Site 6 (Newhouse plus Visitor Center). Figure 1 shows these sites and vicinity. Both sites are adjacent to the South Capitol Neighborhood Historic District.

This transportation analysis was performed to assess the potential worst-case conditions and the cumulative effect of the LCM project. Preliminary design and program analysis of the two opportunity sites were performed for the *Legislative Campus Modernization Pre-Design Report*.¹ Subsequent design for each project is underway and many building and site elements have been refined since Pre-Design. The program features that would affect traffic and parking assumed for this analysis are described below.

¹ State of Washington Department of Enterprise Services, February 5, 2021.
https://des.wa.gov/sites/default/files/public/documents/Facilities/LCM/18-527PredesignReport.pdf?_b3c8a?_c1d0d?_4dfe6



Figure 1. LCM Project Sites



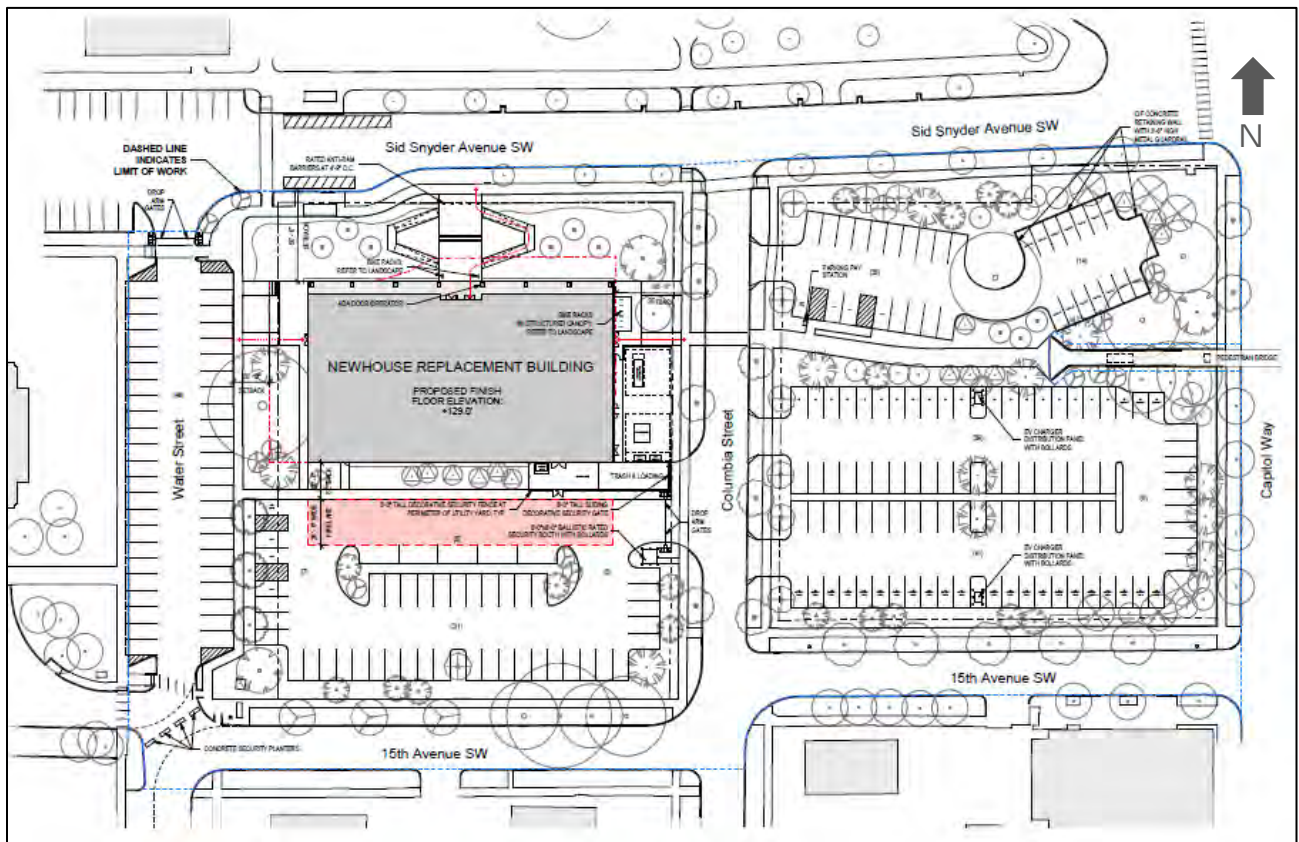
Source: GeoEngineers, January 2022



1.2.1. Newhouse Building (Opportunity Site 6)

Opportunity Site 6 is comprised of two blocks on the south edge of the West Campus. It is bounded by Sid Snyder Avenue SW to the north, Capitol Way S to the east, 15th Avenue SW to the south, and Water Street SW to the west. Columbia Street SW divides the site into two blocks. The block to the west of Columbia Street SW is where the existing Newhouse Building and Press Houses are located. These would be demolished and replaced with a new office building for the Senate as well as a print shop and loading dock. The block to the east of Columbia Street SW has the Visitor Center (currently unused except for restroom facilities) and a parking lot. The LCM project proposes to demolish the Visitor Center building, and reconfigure the parking lot. The walkway through the Visitor Center parking lot that connects to the Capitol Way Pedestrian Bridge would be improved. The project would regrade and reconfigure the lot, flatten the walkway's grade, eliminate vehicle conflicts with the pedestrian walkway, improve the landscaping, and add pedestrian-scale lighting. Figure 2 shows a schematic layout of the Newhouse site.

Figure 2. Site Plan for Newhouse Building and Visitor Center Parking Lot (Opportunity Site 6)



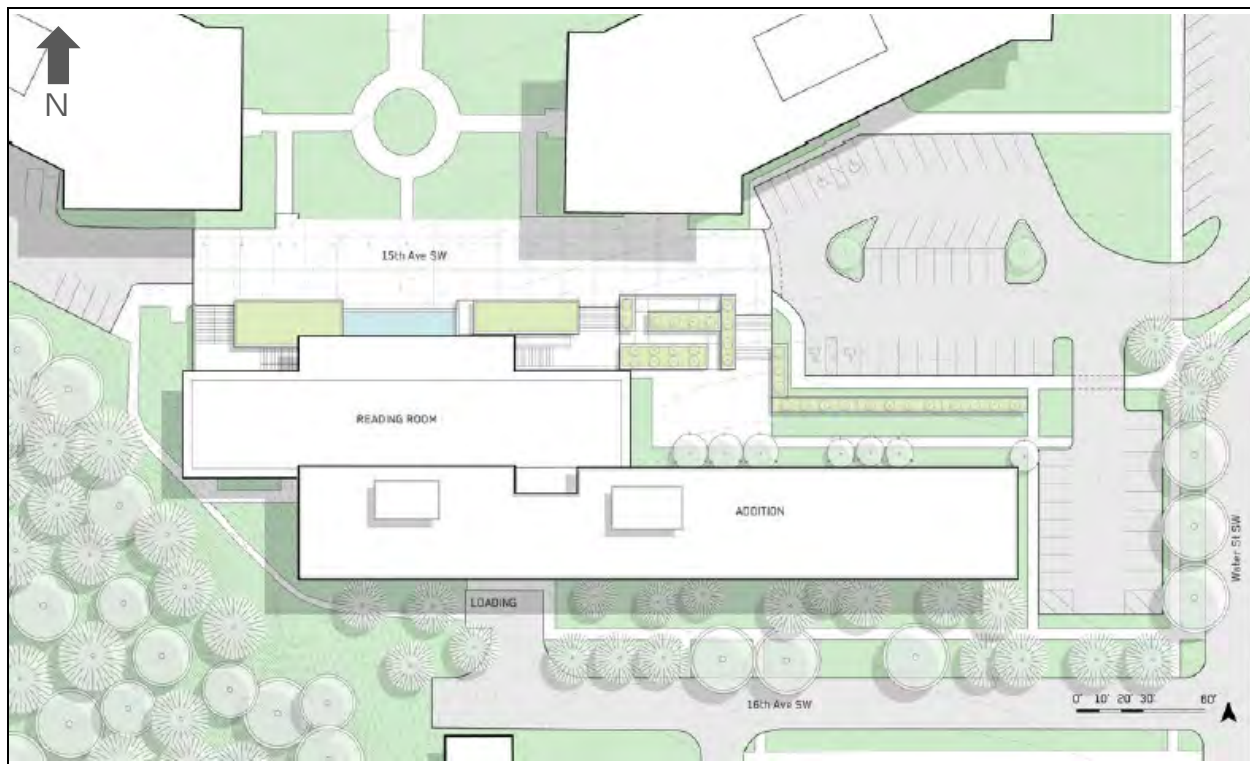
Source: Miller/Hull, Schematic Design Architectural Site Plan, February 24, 2022
Blue line indicates limits of work for this project.

1.2.2. Pritchard Site (Opportunity Site 5)

The Pritchard Building and its parking lot occupy Opportunity Site 5. The site is located west of Water Street SW and south of 15th Avenue SW. It is south of the O'Brien and Cherberg Buildings where the existing House and Senate offices, respectively, are located.

Many potential development schemes have been reviewed for the Pritchard Building, including options to demolish or repurpose the building, which previously housed the Washington State Archives and Libraries. The Preferred Alternative would retain most of the historic Pritchard Building (removing and rebuilding the library “stacks” which are not suitable for human occupants), and construct a wing that extends east from the existing building. Figure 3 shows the Preferred Alternative.

Figure 3. Site Plan for Pritchard Building (Opportunity Site 5)



Source: Mithun, Legislative Campus Modernization PreDesign Report Addendum: Pritchard Rehabilitation/Expansion Validation Study, March 31, 2022.

1.2.3. LCM Project Net Change in Building Space

The LCM project would increase the amount of usable building spaces for the House and Senate, but the project is not expected to increase staffing. The City of Olympia requested that the traffic analysis be based on the increased building size in the event that the spaces are ever used to accommodate future growth. Trip generation was based on the net change in office-related spaces, which was estimated at 48,367 sf for both buildings. This excludes the large common areas and storage spaces that would remain in the repurposed Prichard Building. Table 1 summarizes the net change in building program on each site.

Table 1. Net Change in LCM Building Program

Location / Element	Existing (GSF) ^a	Proposed (GSF)	Net Change (GSF)
Newhouse Site			
Newhouse Building to be demolished	25,100	0	-25,100
Press House 1 to be demolished	3,714	0	-3,714
Press House 2 to be demolished	5,576	0	-5,576
Visitor Center to be demolished	872	0	-872
Replacement Building (Senate)	0	65,012 ^b	+65,012
Total Newhouse Site	35,262	65,012	+29,750
Pritchard Site ^c			
Office / Meeting Uses ^d	30,183	48,800	+18,617
Public areas and other non-assignable space	24,527	28,210	+3,683
Total Pritchard Site	54,710	77,010	+22,300
Total Both Sites	89,972	142,022	+52,050
Net Change in Office-Related Use			+48,367

GSF = gross square feet

a. Mithun, October 12, 2020.

b. Miller / Hull, Schematic Design Space Planning, December 17, 2021.

c. Mithun, Office and meeting room space used for analysis was based on preliminary January 19, 2022 plans. Total space based on finalized schedule from Legislative Campus Modernization PreDesign Report Addendum: Prichard Rehabilitation/Expansion Validation Study, March 31, 2022.

d. Square footages assumed for analysis excludes repurposed common areas and storage.

1.2.4. Proposed LCM Transportation System

Many revisions to the street system adjacent to the Newhouse and Pritchard sites are proposed as part of the LCM project. These will enhance the pedestrian network, upgrade facilities to meet Americans with Disabilities Act (ADA) standards, and reduce vehicular access points in order to improve campus security. Table 2 summarizes the proposed transportation network changes along with the LCM project that would likely implement each.



Table 2. LCM Transportation Network Changes

Proposed Transportation Network Changes	Constructed with:	
	Newhouse Project	Pritchard Project
Pedestrian / ADA Improvements		
1. Build new /replace sidewalks and ADA ramps along the following site frontages:		
a. North side of 15 th Avenue SW between Capitol Way S and Water Street SW	√	
b. Both sides of Columbia Street SW between Sid Snyder Avenue SW and 15 th Avenue SW	√	
c. East side of Water Street SW between Sid Snyder Avenue SW and 15 th Avenue SW	√	
d. West side of Capitol Way S between Sid Snyder Avenue SW and 15 th Avenue SW	√	
e. West side of Water Street SW between 15 th Avenue SW and 16 th Avenue SW		√
f. South side of 15 th Avenue SW along Pritchard site frontage		√
g. North side of 16 th Avenue SW along Pritchard site frontage		√
2. Retain sidewalk on Sid Snyder Avenue SW– Existing sidewalks along Sid Snyder Avenue SW adjacent to the Opportunity Site 6 frontage would be repaired if damaged during construction.	√	
3. Improve connection to Capitol Way Pedestrian Bridge – A new walkway connecting the existing pedestrian bridge to Columbia Street SW would be constructed through the reconfigured Visitor Center parking lot. It would be built to meet ADA standards and have pedestrian-level lighting.	√	
4. Add or upgrade crosswalks and curb ramps – This would consolidate crosswalks on 15 th Avenue SW between the Pritchard Building and Cherberg Building, update crosswalks on Water Street SW, and paint a new crosswalk across Columbia Street SW at the pedestrian bridge walkway. New pedestrian ramps would be constructed at intersections where needed and existing ramps along the frontage or on the far-side of the street would be upgraded to meet current standards.	√	√
5. Improve pedestrian wayfinding – New signs directing pedestrians to and from key destinations would be located at key decision points. These would include signs that direct visitors back to visitor parking located in the Plaza Garage.	√	√
Bicycle Improvements		
6. Provide bike parking and storage – Provide long-term bike parking for employees and short-term bike parking for visitors. The number of bike racks provided would meet City and/or LEED standards (whichever is greater).	√	√
7. Enhance bike access to buildings – Paths and stairways that connect between the street and bike parking locations would be designed to accommodate bikes including features such as stair runnels (sloped groove in stair for bike wheels) or landing areas where riders can dismount without blocking pedestrians.	√	√
Vehicular Access / Security		
8. Control access to legislative office buildings – To enhance security to the Cherberg, O'Brien, Pritchard, and Newhouse buildings, all vehicles that access adjacent streets or near-building parking lots would be screened (either with staffed booths or gates with card readers). The following measures are proposed:		
a. Add security gates to Newhouse Building parking lot	√	



Proposed Transportation Network Changes	Constructed with:	
	Newhouse Project	Pritchard Project
<p>b. Prohibit through traffic on Water Street SW between Sid Snyder Avenue SW and 15th Avenue SW by reconstructing the intersection at the Water Street SW / 15th Avenue SW intersection. The treatments would include:</p> <ul style="list-style-type: none"> • Adding a security gate at Water Street SW at Sid Snyder Way; • Constructing a raised diagonal diverter across this intersection from the southwest corner to the northeast corner; and • Reconstructing the northwest corner of the intersection to enlarge turning radius for two-way turns. <p>Because the Pritchard Project plans to reconfigure the street and parking lot south of the Cherberg Building, these improvements would be completed with that project.</p>		√
<p>c. Install temporary diverter at Water Street SW / 15th Avenue SW intersection – The security function described in Element 8b would be needed when the Newhouse Building is open, but the permanent diverter is not yet installed. Concrete barriers or planters may be placed in the intersection to function as a temporary diverter.</p>	√	
<p>9. Convert angle parking on Water Street SW to 90-degree parking. With the security changes described above, there would be no outlet for traffic that now parks in angle stalls along Water Street SW. This change in parking layout would allow vehicles to enter and exit the stalls without a U-turn maneuver.</p>	√	
<p>10. Vacate and reconfigure Columbia Street SW – This feature was evaluated as part of the Pre-Design, but is no longer proposed.</p>	Not Proposed	



2. PARKING ANALYSIS

This section describes the LCM’s potential impact to parking. It first details the parking supply (number of parking spaces) in the vicinity of the two opportunity sites and describes how the supply will change. Then, it describes existing and historic parking conditions at and around the campus. Finally, it details the potential project-related impacts along with suggested measures to mitigate those impacts.

2.1. LCM Parking Supply Changes

Figure 4 shows State-controlled parking areas in the vicinity of the Newhouse and Pritchard sites. These include parking along most of the Capitol Campus streets north of 15th Avenue SW, which are subject to an agreement between the State and the City of Olympia (1984 Agreement²).

Figure 4. Existing Parking in Vicinity of LCM Sites



Source of base map: Washington State Department of Enterprise Services.

Table 3 summarizes the existing and proposed parking supply in the vicinity of the Newhouse and Pritchard sites. Attachment A details the existing parking supply in each of these areas by types of spaces. Parking in the vicinity of the Newhouse site is expected to increase by 22 stalls. Parking in the vicinity of the Pritchard site is expected to decrease by up to 87 stalls due to the expansion of the building and reconfiguration of the parking lot south of Cherberg to improve pedestrian access. Overall, the LCM project is expected to reduce parking in the West Campus area by 57 to 65 stalls.

² Agreement between State of Washington Department of General Administration and City of Olympia, April 6, 1984. See [Capitol Campus – City of Olympia Parking Agreement - 1984.pdf \(wa.gov\)](https://des.wa.gov/sites/default/files/public/documents/Facilities/LCM/LCMSEPA/Capitol%20Campus%20E2%80%93%20City%20of%20Olympia%20Parking%20Agreement%20-%201984.pdf?=-f968e) or <https://des.wa.gov/sites/default/files/public/documents/Facilities/LCM/LCMSEPA/Capitol%20Campus%20E2%80%93%20City%20of%20Olympia%20Parking%20Agreement%20-%201984.pdf?=-f968e>

Table 3. Existing and Proposed Parking Supply in Vicinity of LCM Sites

Location (See Figure 4 for Key Map)	Existing Stalls ^a	Proposed Stalls ^b	Net Change
Newhouse Building Vicinity			
A. Newhouse Lot	15	48	-15
B. Press House Lots	48		
C. Visitor Center Lot	84	123	+39
D. Along Water Street SW	43	46	+3
E. Along Columbia Street	5	0	-5
Total in Newhouse Vicinity	195	217	+22
Pritchard Building Vicinity			
F. South of Cherberg Building	34	41	+7
G. Pritchard Site	93	9 to 17	-76 to -84
H. South of Pritchard Site ^c	10	0	-10
Total in Pritchard Vicinity	137	50 to 58	-79 to -87
Total Both Sites	332	267 to 275	-57 to -65

- a. Department of Enterprise Services, November 2021. (See Attachment A for additional detail about stall type)
- b. Parking for Newhouse site from Miller Hull Preliminary Site Plan, February 24, 2022. Parking for Pritchard based on Legislative Campus Modernization PreDesign Report Addendum: Pritchard Rehabilitation/Expansion Validation Study, Mithun, March 31, 2022.
- c. Excludes 4 parallel parking stalls along the south side of 16th Avenue SW that would remain with project.

A comprehensive parking analysis of the Capitol Campus was performed in 2014 and results were presented in the *State of Washington Capitol Campus Transportation and Parking Study*.³ At that time, the Capitol Campus had 6,095 parking stalls located in 28 parking facilities. Of those, 578 stalls (9.5%) were dedicated for visitors and the other 5,517 stalls (90.5%) were for employees.

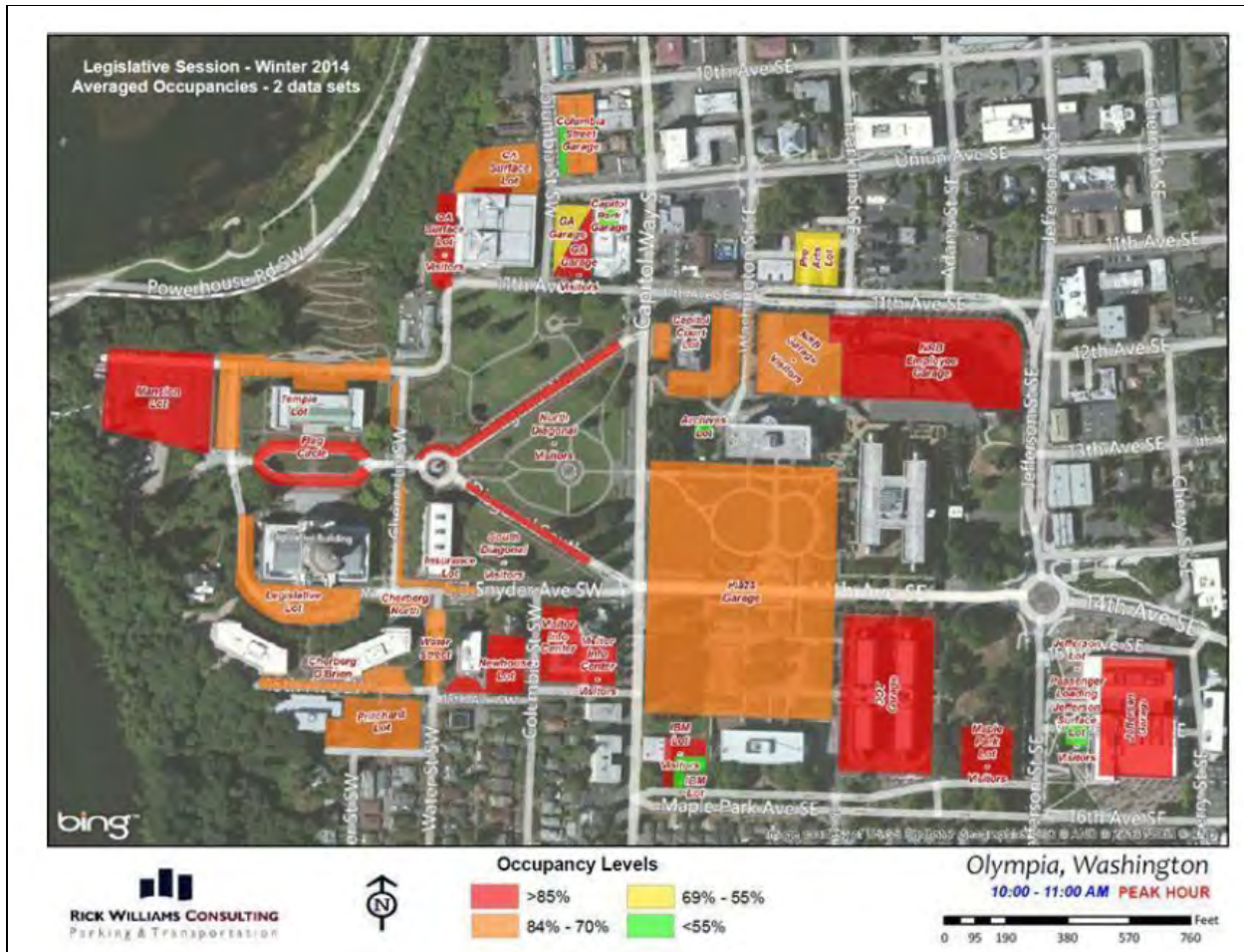
The study documented parking occupancy for conditions when the State Legislature was “In Session” and during “Non-Session” times. The In-Session analysis, which is most relevant to the LCM project, found that peak parking utilization occurred mid-morning (during the 10:00 A.M. hour) when about 84% of all parking stalls on the campus were occupied. Overall campus parking was about 75% occupied during the Non-Session peak period.

Figure 5 is the “heat map” from the 2014 *Parking Study* that shows peak In-Session parking occupancy for all campus facilities. It shows that the parking lots on the Newhouse, Press Houses, and Visitor Center sites were more than 85% occupied. Parking along Water Street SW, on the Pritchard Site, and behind the Cherberg and O’Brien buildings were between 70% and 85% occupied. It is noted that nearly all of the stalls in this area are assigned to specific legislators.

³ Rick Williams Consulting, Final Report, September 18, 2014. See [Parking & Circulation Study \(wa.gov\)](https://des.wa.gov/sites/default/files/public/documents/About/1063/TransportationParkingStudyReport.pdf?c=5229?e=1ecc3) or <https://des.wa.gov/sites/default/files/public/documents/About/1063/TransportationParkingStudyReport.pdf?c=5229?e=1ecc3>



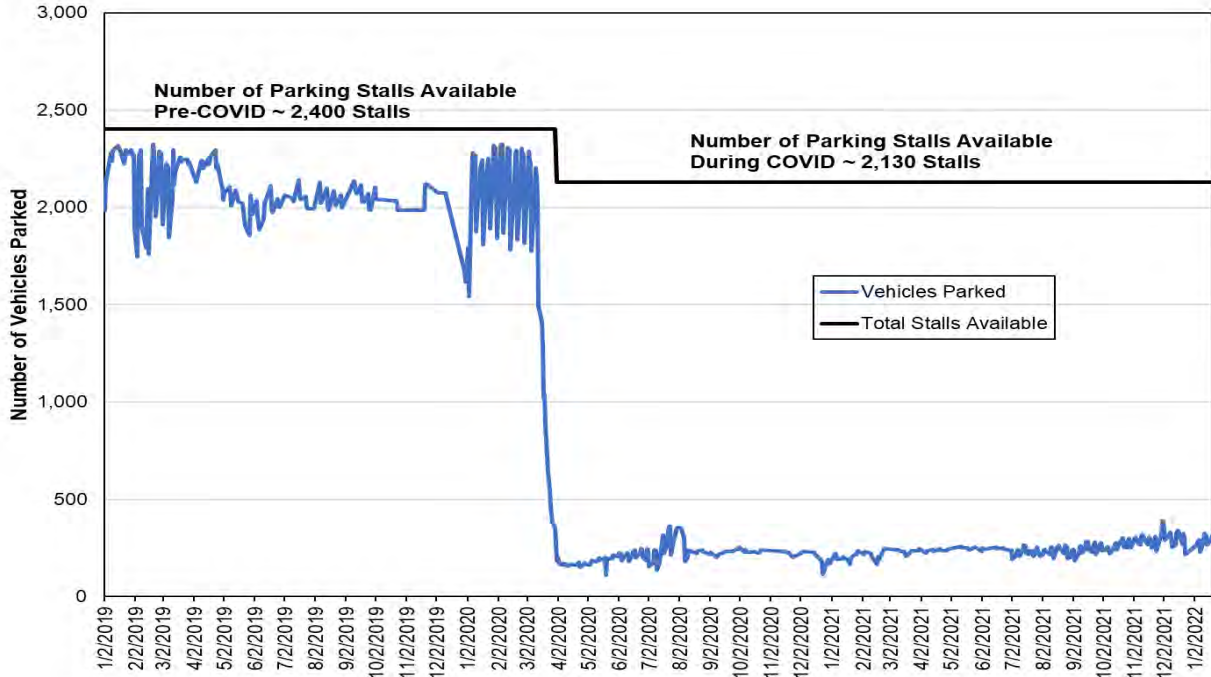
Figure 5. 2014 Peak Parking Occupancy



Source: Rick Williams Consulting, State of Washington Capitol Campus Transportation and Parking Study, September 18, 2014.

The Plaza Garage is the largest on the Capitol Campus with about 2,400 parking stalls. The 2014 *Parking Study* found about 85% of those stalls occupied during the legislative session, which is close to the peak occupancy rate for the overall campus. Given its size and use, the Department of Enterprise Services (DES) has performed frequent occupancy counts of the Plaza Garage. Figure 6 presents occupancy data collected since January 2019, which were compiled to show the effects of the COVID-19 pandemic. The data clearly show the peak parking utilization during the 2019 and early 2020 legislative sessions when the number of vehicles parked was about 2,300. Occupancy declined to fewer than 200 vehicles at the end of March 2020 when State employees were mandated to work from home. DES closed access to portions of the garage due to limited use. Since the start of COVID-19, the peak parking occupancy has not exceeded 400 vehicles.

Figure 6. Plaza Garage Parking Occupancy (10 A.M.)



Source: Department of Enterprise Services, January 2022. Data compiled by Heffron Transportation, Inc.

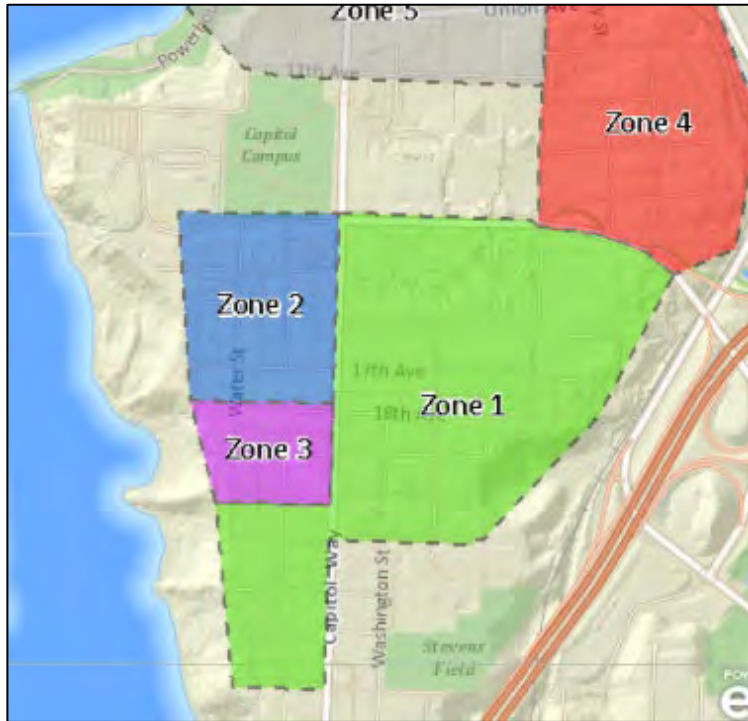
2.1.1. On-Street Parking

Parking along streets in the adjacent South Campus Neighborhood Historic District is restricted through the City of Olympia’s Residential Parking Program. Figure 7 shows the four residential parking zones. Within Zone 2, which is closest to the LCM sites, on-street parking durations are limited to 1 or 2 hours except with a permit. Residents can purchase up to 3 vehicle permits and can obtain a free guest permit.⁴

It is noted that Columbia Street SW between 15th Avenue SW and Sid Snyder Avenue SW has signage indicating that it is part of the Residential Parking Zone. However, per the referenced *1984 Agreement* between the State and the City of Olympia, this segment of street should be under the State’s jurisdiction to regulate.

⁴ Permits in zones 1, 2, and 3 are \$25 per vehicle per address. A third vehicle at same address can be registered for \$35. Residents can apply for and obtain a free guest permit for maximum 10 specific business days.

Figure 7. Residential Parking Zones



Source: City of Olympia,
https://www.olympiawa.gov/services/parking_services/residential_parking.php, accessed
January 26, 2022.

Parking occupancy counts were performed along residential streets that are part of the Zone 2 area shown above. These counts were performed on January 5, 2022 prior to the legislative session to assess the baseline residential use. The occupancy counts, summarized in Table 4, show that a total of 31 vehicles were observed before the session began, and these are assumed to be related to neighborhood residents. Based on historic counts performed elsewhere, the pandemic likely increased resident parking in the neighborhood since more people are working from home during a typical weekday.

Table 4. On-Street Parking Occupancy in Zone 2 – Non-Session Demand (1/5/2022)

Street	Number of Vehicles Parked (10:00 A.M.) ^a
Columbia Ave SW north of 15 th Ave SW	1
15 th Ave SW between Water Street SW and Capitol Way S	9
16 th Ave SW between Sylvester St SW and Water St SW	0
Water St SW between 15 th Ave SW and 17 th Ave SW	2
Columbia St SW between 15 th Ave SW and 17 th Ave SW	9
17 th Ave SW between Sylvester Ave SW and Capitol Way S	10
Total Vehicles Parked	31

Source: Parking counts performed by Heffron Transportation, Inc.

a. Counts performed on January 5, 2022 prior to legislative session (which started on January 10th).

The existing residential parking zone is the best measure to discourage Capitol-Campus-generated use of parking on local streets. The only change proposed to the zone is the removal of five parking stalls along Columbia Avenue SW between 15th Avenue SW and Sid Snyder Avenue SW. Per the referenced *1984 Agreement*, parking on this street is within the State’s jurisdiction. As detailed in Table 4, the underlying residential demand can be accommodated by other streets in the zone.

2.2. Long-Term Parking Impact of LCM Project

When the LCM project is completed, it is expected to reduce parking supply by between 57 and 65 stalls in the vicinity of Opportunity Sites 5 and 6. This includes the loss of 5 on-street parking spaces along Columbia Street SW. The LCM project is expected to accommodate the same number of legislators and staff who already work in this area of the campus, and the new office buildings are not expected to increase the number of visitor trips to the campus. The only potential increase in parking demand would be from employees who work in Production and Design, a new space that could be located in the Newhouse replacement building. That unit is expected to have fewer than 10 employees, and generate a peak parking demand of 7 vehicles. Overall, the potential net change in parking need (combining the loss of spaces and new demand) is estimated at between 64 and 72 vehicles.

The COVID-19 pandemic has induced a paradigm shift by which nearly all State employees at the campus are working from home. As previously shown on Figure 6, there are more than 2,000 unused parking stalls in the Plaza Parking Garage. After the pandemic ends, it is expected that many employees will continue to work from home on some days of the week. The reduction in everyday employee parking demand would open up parking capacity to use during the peak times when the legislature is in session. Eventually, an updated campus-wide parking study and assignment strategy may be needed, but not until overall parking in the Plaza Garage recovers to more than 80% occupied during the legislative session.

All on-street parking in the vicinity of the LCM sites has signed restrictions that reduce the potential for spillover parking associated with campus employees. Streets in the South Capitol Neighborhood Historic District are part of a Residential Parking Zone that limits parking durations to 1 or 2 hours except with a permit. Parking along West Campus streets is also restricted with reserved or time-limited spaces. No changes to on-street parking restrictions are proposed.

2.3. Short-Term (Construction) Parking Impacts of LCM Project

Construction of the new Newhouse Building would require demolition of the existing Newhouse Building and Press Houses. The employees in those buildings would be temporarily relocated to a Modular Building on the Mansion Site during construction. Once the new Newhouse Building is complete, the Modular Building would be used to accommodate employees displaced from the Pritchard Building during its construction. The Modular Building would eliminate 54 parking spaces and add 2 ADA spaces from the Mansion Parking lot for the temporary lifespan of that building.⁵

⁵ SEPA Checklist for the LCM Modular Building, January 2022. See [2022-0112 LCM Modular SEPA Checklist.pdf \(wa.gov\)](https://des.wa.gov/sites/default/files/public/documents/Facilities/LCM/LCMSEPA/2022-0112%20LCM%20Modular%20SEPA%20Checklist.pdf?_=39b21) ORr https://des.wa.gov/sites/default/files/public/documents/Facilities/LCM/LCMSEPA/2022-0112%20LCM%20Modular%20SEPA%20Checklist.pdf?_=39b21



Construction on the Newhouse site would also temporarily eliminate all parking on that site, as well as on the Visitor Center site, which is anticipated to be used for construction staging. As listed previously in Table 3, the combined sites currently have 195 parking stalls. When combined with the parking lost in the Mansion Lot, the total parking eliminated during construction would be 247 stalls.

There is sufficient parking available on campus to accommodate the cumulative loss of parking during construction, as well as demand from construction workers. Encouraging employees to utilize alternative modes of transportation and updating parking assignments to reflect the loss of parking are two measures recommended to occur prior to start of construction.

2.4. Parking Mitigation Measures

Although adverse parking impacts are not expected, many parking mitigation measures are recommended to shift existing parking demand to the Plaza Garage and reduce overall campus parking demand. These measures are described in Section 4.1.



3. TRANSPORTATION MODE ANALYSIS

This section describes the LCM project’s impacts to various modes of transportation including vehicular, transit, and non-motorized transportation. It evaluates the project’s potential impact to traffic operations at key intersections along Capitol Way S as well as intersections near the site. It also evaluates the effect of closing Water Street SW to unscreened through traffic between Sid Snyder Avenue SW and 15th Avenue SW in order to meet security protocols for the Newhouse Building.

3.1. Street Network

3.1.1. Existing Streets

The LCM project sites are located in the West Campus. Primary regional access to the campus is provided by Interstate 5 (I-5) at the 14th Avenue SE interchange (Exit 105), which is about a half-mile southeast of the project site. 14th Avenue SE connects to Capitol Way S and extends due west to the State Capitol Building as Sid Snyder Avenue SW. Table 5 describes key roadways in the site vicinity.

Table 5. Study Area Roadways – Existing Conditions

Street	Classification(s)	Lanes / Parking	Non-Motorized and Transit Facilities
Capitol Way S	Arterial T-3 Truck Corridor 15-min Transit Service Corridor	Two travel lanes in each direction, with auxiliary turn lanes at major intersections. On-street parking prohibited, except for a short segment on the west side of the street adjacent to the Tivoli Fountain.	Sidewalk on west side of the street between Maple Park Avenue SE and 11 th Avenue SE. Sidewalks on both sides otherwise. Bus stops every 2-3 blocks.
Sid Snyder Avenue SW	None	One travel lane in each direction with a second approach lane at the Capitol Way intersection. Intermittent on-street employee parking on both sides of the street west of Columbia Street SW.	Sidewalks on both sides of the street. An inbound and an outbound Dash shuttle stop between Water Street SW and Columbia Street SW.
Columbia Street SW	Local Access	Unmarked two-lane roadway. On-street parking on east side.	Sidewalks on both sides of the street.
Water Street SW	Local Access	Unmarked two-lane roadway. North of 15 th Avenue SW, angled on-street employee parking on both sides. South of 15 th Avenue SW, on-street parking permitted on east side.	Sidewalks on both sides of the street.
15 th Avenue SW, east of Water Street SW	Local Access	Unmarked two-lane roadway. On-street parking permitted on south side.	Sidewalks on both sides of the street.



Table 5. Study Area Roadways – Existing Conditions

Street	Classification(s)	Lanes / Parking	Non-Motorized and Transit Facilities
15 th Avenue SW, west of Water Street SW	None	Unmarked two-lane parking lot access roadway. Intermittent on-street employee parking on both sides of the street.	Sidewalk on north side of the street throughout. Sidewalk on south side only along the Pritchard Library frontage.
16 th Avenue SW	Local Access	Unmarked two-lane roadway. On-street parking permitted on south side between Water Street SW and Sylvester Street SW.	Sidewalks on both sides of the street.

3.1.2. Study Area Intersections

Seven intersections were evaluated for this study—three along Capitol Way S and four local intersections adjacent to the LCM sites. Table 6 lists the study intersections and traffic control.

Table 6. Study Area Intersections and Traffic Control

Intersections	Traffic Control
Capitol Way S / 14 th Avenue SE / Sid Snyder Avenue SW	Signalized
Capitol Way S / 15 th Avenue SW	Stop sign on 15 th Avenue SW
Capitol Way S / 17 th Avenue SW	Stop sign on 17 th Avenue SW
Sid Snyder Avenue SW / Columbia Street SW	Stop sign on Columbia Street SW
Sid Snyder Avenue SW / Water Street SW	Stop sign on Water Street SW
15 th Avenue SW / Water Street SW	Stop signs on 15 th Avenue SW
15 th Avenue SW / Columbia Street SW	Stop signs on 15 th Avenue SW

3.1.3. City-Proposed Transportation Improvements

The City of Olympia plans to reconfigure Capitol Way S to add buffered bicycle lanes as part of a resurfacing project that the City will implement by 2024.⁶ Generally, the project to add bicycle lanes would reduce the number of vehicle lanes from four (two in each direction) to three (one in each direction plus a center turn lane).

⁶ E-mail from Dave Smith to Marni Heffron, November 12, 2020. The City plans to fund the resurfacing projects from the City’s annual Street Repair and Reconstruction Program. 2021 Preliminary Capital Facilities Plan. Program #0599, Pages 5-25 and 5-26. <http://olympiawa.gov/~media/Files/AdminServices/CFP/2021-2026-Preliminary-CFP.pdf?la=en>



In addition, after the pre-COVID-19 traffic counts were performed, a new pedestrian crossing of Capitol Way S was installed for the new Capitol Childcare Center. It is located between Maple Park Boulevard and the Plaza Garage driveway. This crosswalk, with an actuated rapid-flashing beacon, has a center pedestrian-refuge island. Capitol Way S retains the southbound left-turn lane into the Plaza Garage; however, northbound left turns from Capitol Way S to 15th Avenue SW are now prohibited due to the new island. The analysis of future conditions on Capitol Way S account for this new pedestrian crossing and the change in turn restrictions.

3.2. Non-Motorized Facilities

The majority of the streets in the study area have sidewalks along both sides. The notable exception is a segment of Capitol Way S from just north of Maple Park Avenue SE to mid-block pedestrian crossing 250-feet north of 14th Avenue SE which does not have sidewalk on the east side of the street.

As noted above, the City plans to construct bicycle lanes on Capitol Way S. These are reflected in the analysis of future conditions and were considered in Newhouse Building design plans.

3.3. Transit and Shuttle Service

Intercity Transit (IT) provides bus service in the site vicinity. The following describes bus service and facilities in place prior to service reductions imposed as a result of the COVID-19 pandemic.

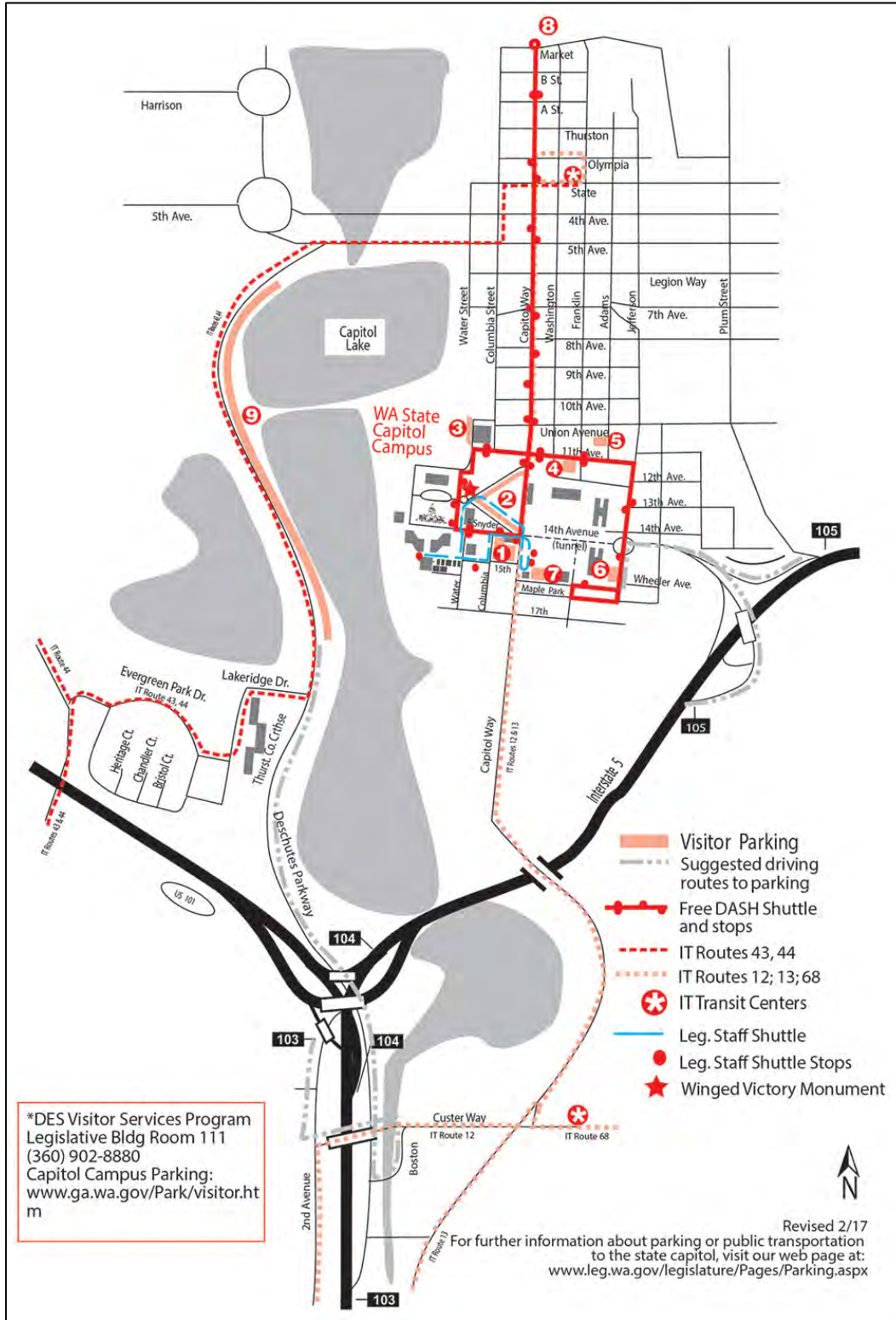
The closest bus stops are located on Capitol Way between 15th Avenue SW and Maple Park Avenue SE. These stops are served by IT Route 13, which operates daily between South Tumwater, Tumwater Square, Capitol Campus, and the Olympia Transit Center (TC) from about 6:00 A.M. to just after 9:30 P.M. with 15-minute headways (time between consecutive buses) on weekdays. Another pair of bus stops are located further northeast of the project site on Capitol Way S south of 11th Avenue SW, and are served by IT Routes 13 and 620. Route 620 operates daily between the State Route (SR) 512 Park-and-Ride (P&R), Lakewood Station, Martin Way P&R, Lacey TC, Capitol Campus, and Olympia TC from about 6:00 A.M. to about 9:00 P.M. with 60-minute headways. Prior to COVID-19, IT operated the Dash Shuttle, a fare-free service in and around the Capitol Campus and downtown Olympia. It was operated between Maple Park Avenue and the Farmer's Market with stops every two blocks, including stops near public parking lots with metered parking. The closest stops were along the northern bounds of the project site, at the intersection of Sid Snyder Avenue SW and Water Street SW. Figure 8 shows the pre-COVID-19 Dash Shuttle route and connections to other transit service.

Several planning and policy documents were reviewed to determine if there are any planned transit improvements that would affect the study area. These include the *Intercity Transit Strategic Plan 2022–2027*⁷ and the *2022-2025 Intercity Transit – Transportation Improvement Program*.⁸ The *Transit Strategic Plan* stated that, “The November 2018 Authority approved Short and Long-Range Plan identified service principles and priorities for the future. COVID-19 has required the agency to pause in our expansion plans, respond to the best of our ability during this public health crisis and keep our eye on restoration and the continuation of those long-range plans. Specific timeframes are difficult to identify due to the unpredictable nature of current events.” As of February 2022, most transit service was still operating on reduced schedules. Transit service is expected to return to pre-pandemic levels by 2028, but no further expansion of that service is expected.

⁷ Intercity Transit, adopted November 17, 2021.

⁸ Intercity Transit, adopted June 2, 2021.

Figure 8. Dash Shuttle Route (Before 2020)



Source: [Washington State Legislature Parking](https://leg.wa.gov/legislature/pages/parking.aspx) at <https://leg.wa.gov/legislature/pages/parking.aspx>, Map from 2/2017.

3.4. Traffic Safety

Collision data for the study area intersections were obtained from WSDOT’s Public Disclosure Request Center. An extended period was examined, between January 1, 2017 and the most recent records available as of January 1, 2022 (5 years). The data were examined to determine if there are any unusual traffic safety conditions that could impact or be impacted by the proposed project and are summarized in Table 7.

The highest number of collisions (8) occurred at the signalized intersection of Capitol Way S / 14th Avenue SE / Sid Snyder Avenue SW, which is fewer than 2 collisions per year. No collisions were recorded at the local intersections near the LCM sites. Overall, these data do not indicate any unusual traffic safety conditions.

Table 7. Collision Summary

Intersection ^a	Rear-End	Side-Swipe	Right Turn	Left Turn	Right Angle	Peds/Cycle	Other ^b	Total for 5 Years	Average/Year
<i>Capitol Way S / 14th Avenue SE / Sid Snyder Avenue SW</i>	3	2	0	0	2	0	1	8	1.6
Capitol Way S / 15 th Avenue SW ^c	1	0	0	0	1	0	0	2	0.4
Capitol Way S / 17 th Avenue SW	0	0	0	0	0	0	0	0	0
Sid Snyder Avenue SW / Columbia Street SW	0	0	0	0	0	0	0	0	0
Sid Snyder Avenue SW / Water Street SW	0	0	0	0	0	0	0	0	0
15 th Avenue SW / Water Street SW	0	0	0	0	0	0	0	0	0
15 th Avenue SW / Columbia Street SW	0	0	0	0	0	0	0	0	0

Source: WSDOT, January 2022. Collision data reflect the 5-year period between January 1, 2017, and January 1, 2022.

- a. Intersection in *italics* is signalized; all others are unsignalized.
- b. “Other” collisions include: one vehicle struck a jersey barrier.
- c. Includes one rear-end collision at the pedestrian crossing just south of 15th Avenue SW.

3.5. Vehicular Traffic – Background Conditions

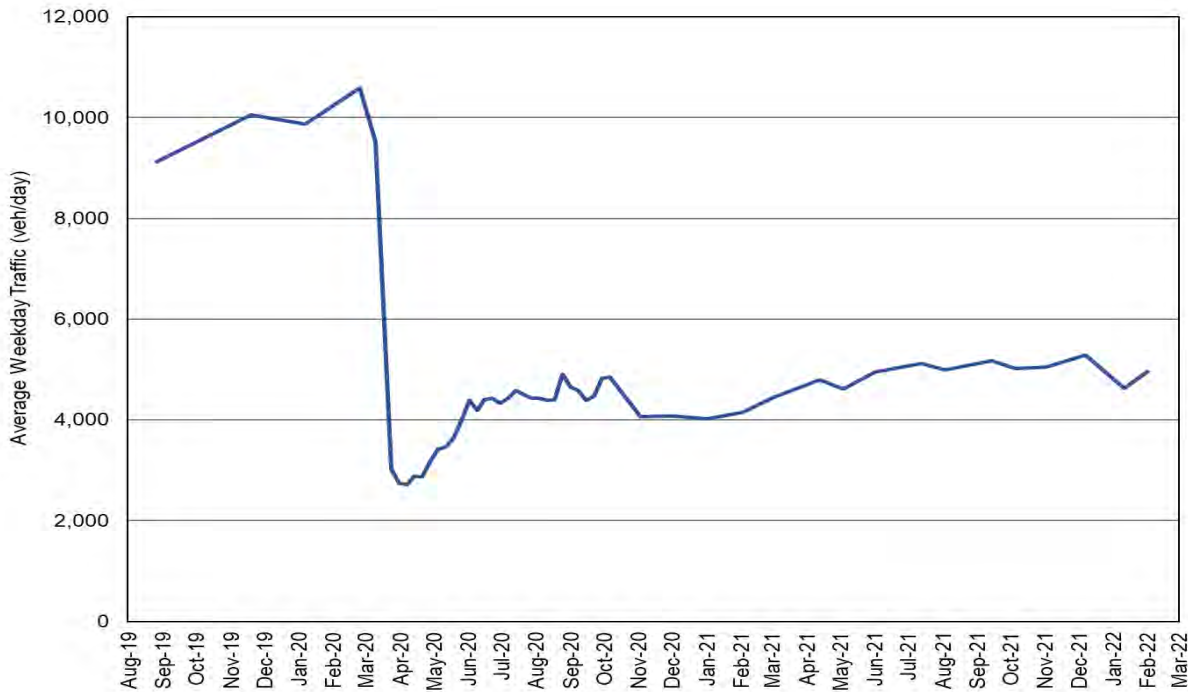
This section describes pre-COVID-19 traffic volumes in the project study area. It also presents forecast traffic for year 2028 without the proposed LCM project.

3.5.1. Pre-COVID-19 and Existing Traffic Volumes

This traffic analysis was performed during the COVID-19 pandemic when most State employees were working from home, and many of the legislative functions were performed with remote connection options. The effect of the pandemic on area traffic volumes was assessed using data provided by the City of Olympia for two permanent traffic counting locations: on Capitol Way S across I-5 and on 14th Avenue S near the I-5 interchange. Frequent counts have been performed at both locations since before the pandemic. Figure 9 illustrates average weekday traffic volumes on 14th Avenue S.



Figure 9. Average Weekday Traffic Volumes – 14th Avenue S west of Interstate 5



Source: City of Olympia Public Works Department, February 8, 2022. Note that data in 2019 was collected less frequently than after January 1, 2020.

As shown, traffic volumes on 14th Avenue S entering Olympia are about half of pre-pandemic volumes. Similar reductions were found on Capitol Way S and are very similar to the reductions in Plaza Garage parking occupancy previously shown in Figure 6. Given these substantial decreases in volumes, all subsequent traffic analysis of existing conditions and forecasted future conditions was based on historic traffic count data from the City of Olympia collected prior to the pandemic.

3.5.2. Traffic Volumes on Capitol Way S

Pre-pandemic traffic volumes for the study area intersections along Capitol Way S were extracted from a City of Olympia traffic operations model.⁹ The traffic volumes in that model reflected counts performed by the City between 2016 and 2019. For unsignalized intersections between 14th Avenue SE and 21st Avenue SW, traffic volumes were estimated using historic counts provided by the City as well as model information from the Thurston Regional Planning Council (TRPC).

⁹ Synchro files for 2018 AM, Noon, and PM peak hours, received from City of Olympia, June 2020.



3.5.3. Traffic Volumes on Local Streets

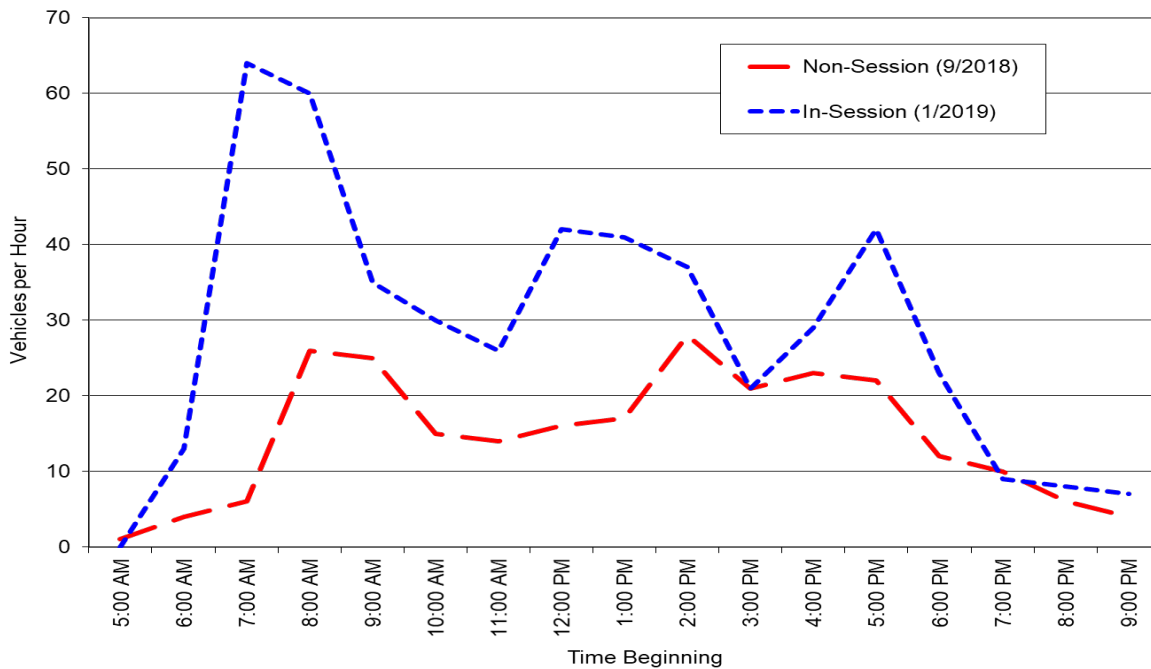
Available Traffic Data

As previously discussed, this analysis was performed during the COVID-19 pandemic, and in-person activities during the legislative sessions in 2021 were, and now in 2022 are, severely curtailed. It was not possible to collect new traffic data for local streets that accurately reflect peak conditions during a legislative session. Therefore, available historic data were obtained where available.

The City of Olympia had two multi-day counts of Water Street SW north of 17th Avenue SW—one taken in September 2018 when the legislature was not in session, and the other taken in late January 2019 during the session. Both reflect pre-COVID conditions when most employees at State agencies were working at the office. Figure 10 shows the average weekday traffic volumes by time of day for each condition. As shown, traffic volumes on Water Street SW were much higher during the session. During the session, the AM peak hour occurred from 7:00 to 8:00 A.M. and the PM peak hour occurred from 5:00 to 6:00 P.M.—slightly earlier and later, respectively, than on non-session days.

Other historic counts from the City of Olympia included a 2014 in-session traffic count at the Water Street SW / 15th Avenue SW intersection that provided information about vehicles that use those streets to reach the parking lots south of the Cherberg and O’Brien buildings as well as the Pritchard Building.

Figure 10. Traffic Volumes on Water Street SW north of 17th Avenue NW

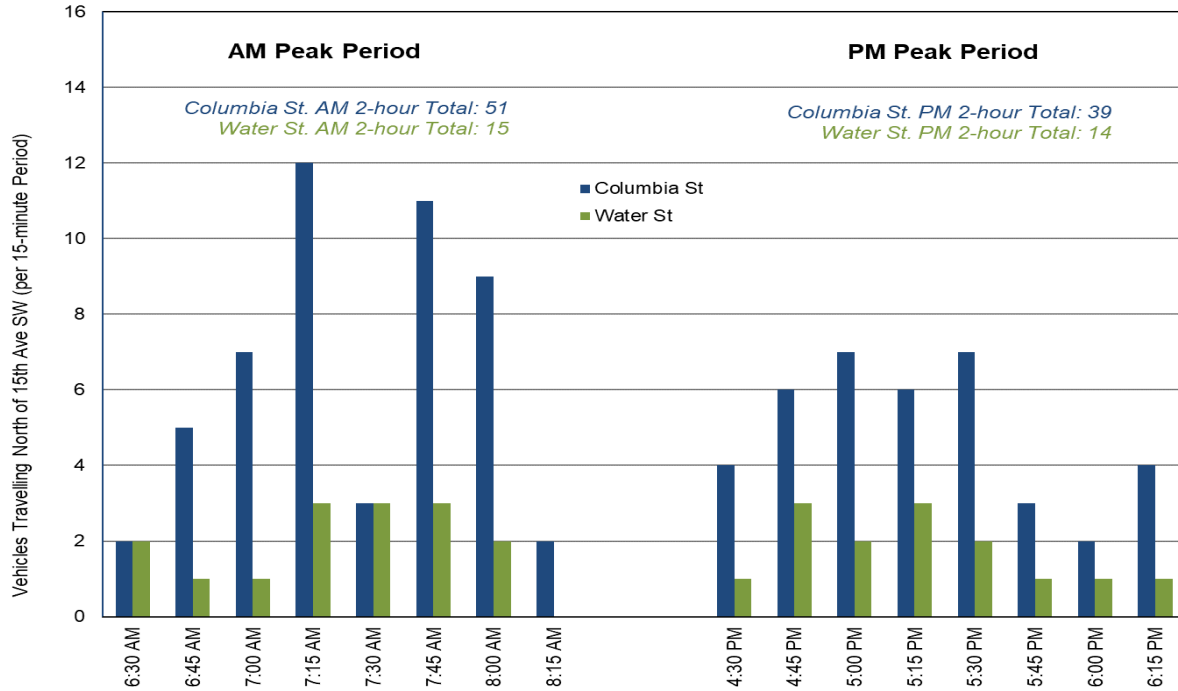


Source: City of Olympia, Traffic count performed the week of September 5, 2018 (non-session), and the week of January 28, 2019 (in session).

New traffic counts were commissioned to assess the existing level of neighborhood traffic on Water Street SW and Columbia Street SW adjacent to the site. These counts were performed on December 1, 2021 to assess conditions when the legislature is not in session and most State employees were working from home. The residual traffic on these streets is most likely generated by the local neighborhood; although, it is recognized that many of those residents may also have been working from home resulting

in reduced volumes. Counts were performed at two intersections—15th Avenue SW / Water Street SW and 15th Avenue SW / Columbia Street SW—during the AM peak period (6:30 to 8:30 A.M.) and PM peak period (4:30 to 6:30 P.M.). The peak periods were selected based on the City of Olympia’s historic counts described above. Figure 11 summarizes these new traffic counts. Further analysis of the turning movements at each intersection was performed to determine how much of each street’s traffic originated from or was destined to the South Capitol Neighborhood south of 15th Avenue SW. These results are presented in the next section.

Figure 11. Traffic Volumes on Water St SW and Columbia St SW north of 15th Ave SW



Source: Traffic count performed by All Traffic Data on December 1, 2021. Compiled by Heffron Transportation, Inc.

Use of Local Streets

The LCM project proposes to restrict use of Water Street SW between Sid Snyder Avenue SW and 15th Avenue SW to screened traffic only. In order to evaluate the effect of that restriction, it was necessary to estimate the type of traffic that would have otherwise used that segment of street. Similar analysis was also performed for Columbia Street SW. The types of traffic evaluated are listed below.

- **Neighborhood Traffic** – Traffic generated by the South Capitol Historic Neighborhood District that uses Water Street SW or Columbia Street SW to reach Sid Snyder Avenue SW.
- **LCM Site Traffic** – Traffic destined to parking located on the Newhouse site, Visitor Center site, Pritchard Building site or south of the O’Brien and Cherberg buildings.
- **Cut-Thru Traffic** – Traffic that uses either Water Street SW or Columbia Street SW to short-cut through the South Capitol Historic Neighborhood District to reach other parts of the Capitol Campus or downtown Olympia.



In addition to the traffic count data listed and described above, the TRPC performed detailed travel demand modelling to assist with estimating the amount of cut-through traffic on streets in the South Capitol Historic Neighborhood District. The model output included a “select zone” analysis, which showed the travel patterns for trips to the Capitol Campus and “select link” analysis to show use of each street and the destinations of that traffic. The model, combined with the count information, was used to estimate the types of pre-pandemic traffic on both Water Street SW and Columbia Street SW during the legislative session.

Table 8 summarizes the types of traffic on each street during the peak one-hour periods in the morning and afternoon. Substantially more neighborhood traffic is estimated to use Columbia Street SW than Water Street SW during both peak hours. However, cut-through traffic was determined to be higher on Water Street SW, likely because Columbia Street SW ends at 17th Avenue SW, whereas Water Street SW extends south to 21st Avenue SW.

Table 8. Types of Traffic that Use Water Street SW and Columbia Street SW

Type of Traffic	Water Street SW (Between 15 th Ave SW and Sid Snyder Ave SW)		Columbia Street SW (Between 15 th Ave SW and Sid Snyder Ave SW)	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Neighborhood Traffic	3	3	28	18
LCM Traffic	23	17	44	22
Cut-Thru Traffic	47	33	12	8
Total Traffic	73	53	84	48

Source: Estimated by Heffron Transportation, Inc. using traffic counts performed in February 2014, September 2018, January 2019, and December 2021, along with model output provided by the TRPC for existing travel patterns.

3.5.4. Pre-Pandemic Traffic Volumes at Study Area Intersections

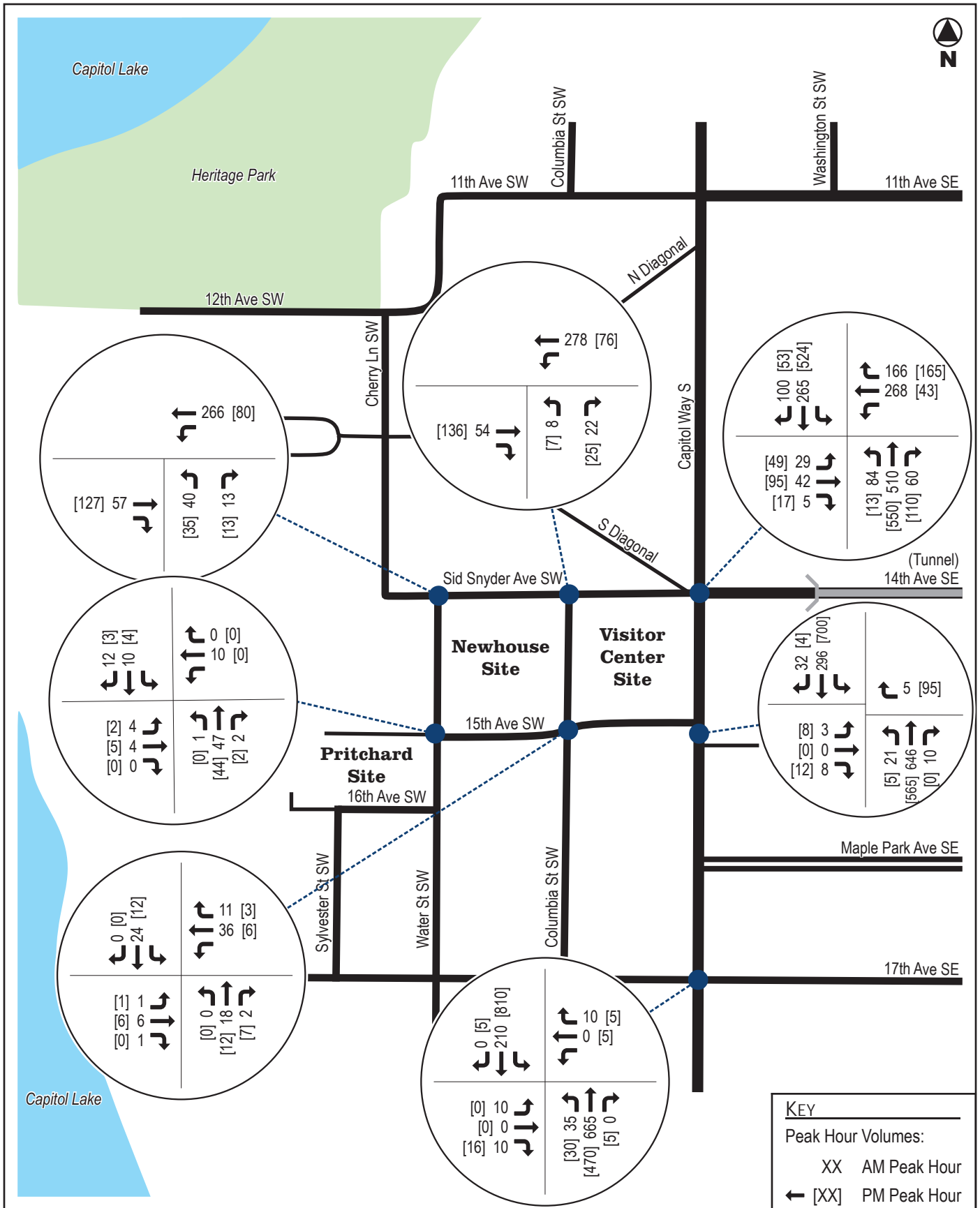
The data and approach described in the previous sections were used to estimate the pre-pandemic PM peak hour intersection turning movements that are shown in Figure 12.

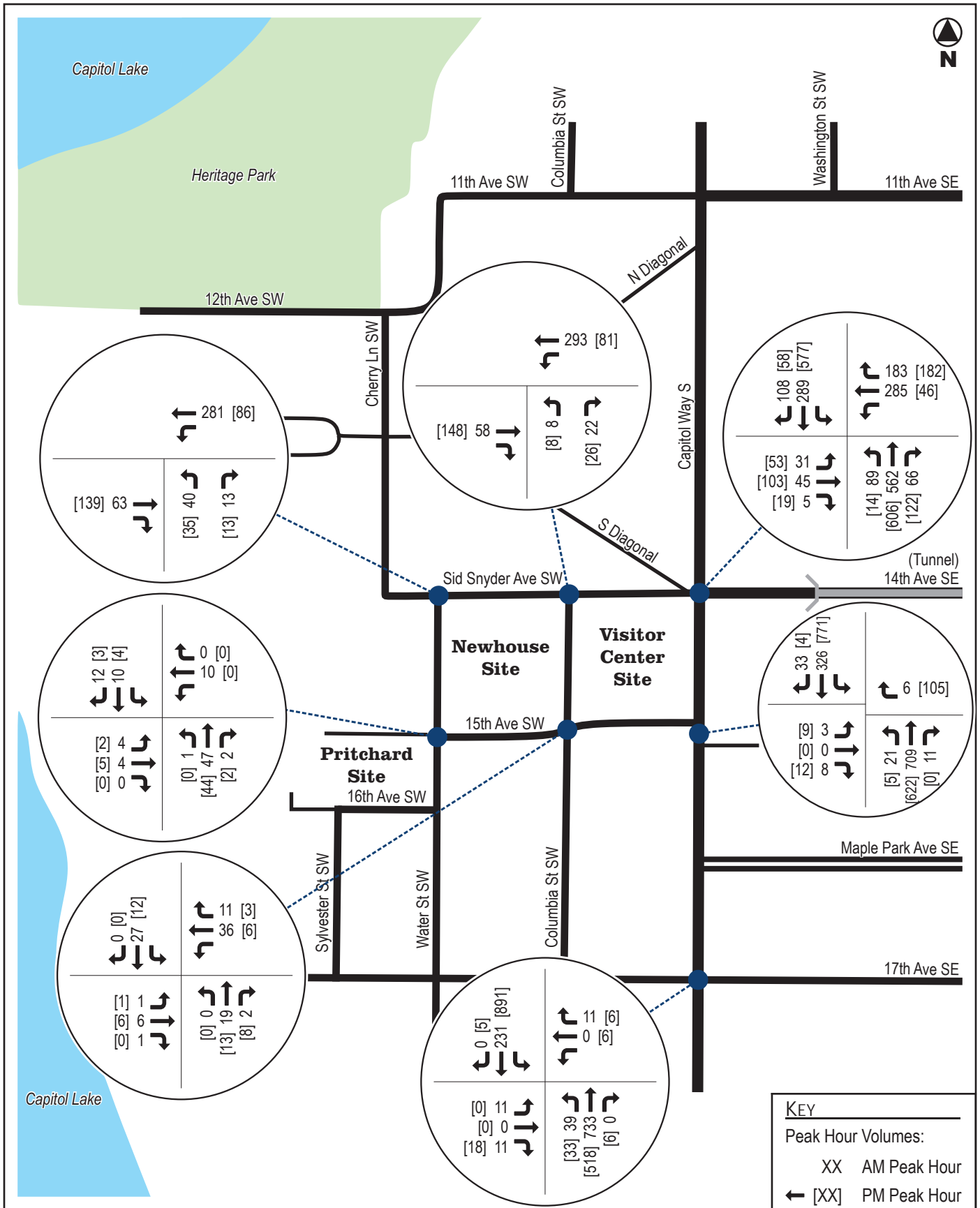
3.5.5. Future Traffic Volumes

To assess traffic operations in the future with City-planned changes along Capitol Way S and the LCM project, forecasts were developed for year 2028, which reflects about a 10-year horizon beyond pre-pandemic conditions analyzed in the previous section. Future volumes were estimated using a 1% compound annual growth rate applied to pre-pandemic volumes as recommended by the City of Olympia.¹⁰ Given that traffic volumes decreased substantially due to the pandemic, applying this growth rate to the pre-pandemic volumes likely results in a conservatively high estimate of future traffic. Figure 13 shows the forecast 2028 peak hour traffic volumes without the LCM project.

¹⁰ E-mail from Dave Smith to Marni Heffron, October 22, 2020.







3.6. LCM Project Trips and Changes to Travel Patterns

3.6.1. Trip Generation

Although the LCM project is not expected to increase employment levels of the House or Senate, the City of Olympia requested that the traffic analysis be based on the increased building size in the event that the spaces are ever used to accommodate future growth. The net changes in the project program were previously summarized in Table 1. For the Pritchard Building, the net increase is based on the change in office space, and does not include repurposing of the former library stacks (storage) or lobby spaces. Overall, the LCM project would add about 52,000 GSF of space to the Capitol Campus, about 41,800 GSF of which would be office space for Senate and House members and staff plus the new print shop in the Newhouse Building.

Trip Generation Methodology

Trip estimates for the project were determined using procedures set forth in the *Trip Generation Handbook*.¹¹ The Institute of Transportation Engineers (ITE) recognizes that development projects located in urban environments generate fewer trips than those in suburban settings, and recommends processes to account for non-vehicle trips including those by transit, walking, and biking.

This process used to estimate vehicle trips for the LCM project is as follows:

1. Estimate the number of person trips for each land use;
2. Estimate the external person trips by mode of travel using the local mode of travel factors for the site; and
3. Convert the person trips by vehicle into adjusted vehicle trips using the local average vehicle occupancy (AVO) rates for the site.

Each of these steps is described in the following sections.

Person Trips

Person trips were derived using rates and equations in ITE's *Trip Generation Manual*,¹² and vehicle occupancy data in the *Trip Generation Handbook*. Trip generation rates for a "Government Office Building" were applied for this project and are summarized in Table 9. This land use is defined as "A government office building is an individual building containing either the entire function or simply one agency of a city, county, state, federal or other governmental unit."

The ITE rates reflect vehicle trips. Those were converted to person trips using assumptions about average vehicle occupancy (AVO) and vehicle trip percentages. However, there are no available data for these factors for a Government Office Building land use. Therefore, AVO data for a General Office were used, which reflect a condition where most of the trips occur by single-occupant vehicle. Table 9 summarizes the baseline rates used to determine the number of person trips. Table 10 summarizes the estimated person trips for the existing and proposed buildings, and the net changes that would result from the LCM project.

¹¹ ITE, *Trip Generation Handbook*, 3rd Edition, September 2017.

¹² ITE, *Trip Generation Manual*, 11th Edition, September 2021.



Table 9. Baseline Trip Generation Rates, AVO and Mode Share Assumptions

Time Period	ITE Trip Generation Rate ^a	Baseline Average Vehicle Occupancy (AVO) Rates ^b		Baseline Vehicle Trip % ^b	
		Inbound	Outbound	Inbound	Outbound
Daily	22.59 trips per 1,000 sfgfa	1.09	1.07	98%	99%
AM Peak Hour	3.34 trips per 1,000 sfgfa	1.06	1.06	99%	100%
PM Peak Hour	1.71 trips per 1,000 sfgfa	1.11	1.07	100%	99%

- a. Source: ITE Trip Generation Manual, 11th Edition, 2021. sfgfa = square feet gross floor area. The listed rates are for a "Government Office Building" (Land Use Code 730).
- b. Based on data in ITE's Trip Generation Handbook, 3rd Edition: Tables B.1. and B.2. Baseline vehicle trip % inherent less than 100% reflect trips made by walk and transit modes. The rates used are for a General Office Building (Land Use Code 710).

Table 10. Net Change in **Person Trips** for LCM

Person Trip Summary	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Buildings								
Newhouse Site	35,262	870	95	31	126	17	49	66
Pritchard Site ^a	30,183	750	81	27	108	14	42	56
Total Existing	65,445	1,620	176	58	234	31	91	122
Proposed Buildings								
Newhouse Site	65,012	1,610	174	58	232	31	90	121
Pritchard Site ^a	48,800	1,210	131	43	174	23	68	91
Total Proposed	113,812	2,820	305	101	406	54	158	212
Net Change								
Newhouse Site	29,750	740	79	27	106	14	41	55
Pritchard Site ^a	18,617	460	50	16	66	9	26	35
Net Change	48,367	1,200	129	43	172	23	67	90

Source: Heffron Transportation, Inc. January 2022. .

- a. Reflects office and meeting room space; storage space and public spaces are excluded.

Mode of Travel

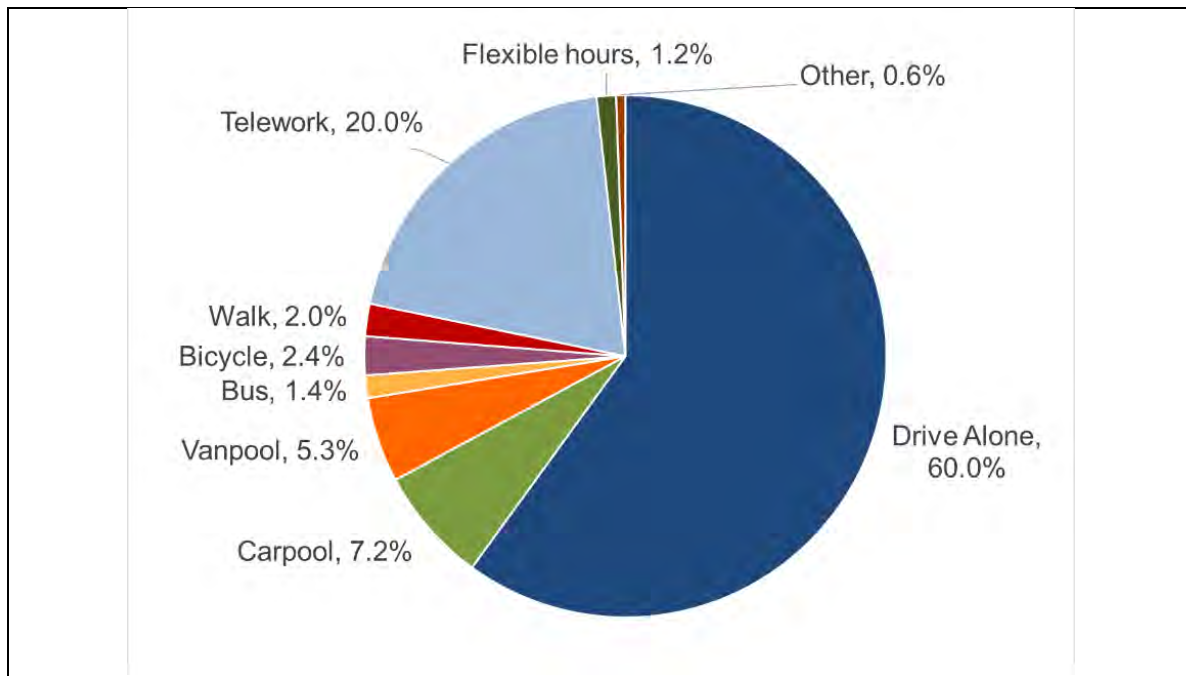
Given that parking supply on the LCM sites would decrease with the project, it is reasonable to assume that potential growth in building occupancy would require that more of the occupants use alternatives to driving alone. Mode-of-travel rates were derived from the State's *Commute Trip Reduction (CTR)* program for which the long-term goal is that 40% of all trips occur by alternative commute methods,

including work-from-home.¹³ Figure 14 summarizes the mode of travel rate assumptions, which are based on the rates used for a recent project on the Capitol Campus.¹⁴ The analysis assumes that 60% of the buildings’ employees would drive alone in the future (single-occupant vehicle or SOV), another 7.2% are expected to carpool, 5.3% are expected to vanpool, and about 6% are expected to use bus, walk, or bicycle modes.

The CTR goals described above were set before the COVID-19 pandemic. Before COVID, fewer than 5% of all employees on the Capitol Campus reported that they worked from home (telework).¹⁵ In March 2020, Governor Inslee issued the *Stay Home, Stay Healthy* order to combat the COVID-19 pandemic. State employees immediately transitioned to 100% work-from-home. With systems and policies now in place to facilitate work from home, it is expected that more employees will continue to work for home at least part time. The 20% target for work-from-home in the future equates to working from home once per week.

It is acknowledged that most legislators and employees must be on site during the legislative session. However, the trip generation increase described above is based on a future worst-case condition that the proposed buildings accommodate future growth and not the staff who already work at the campus. Therefore, it is reasonable to apply these future mode of-travel rates to estimate the potential increase in trip generation. Table 11 summarizes the estimated net changes in person trips by mode of travel.

Figure 14. Employee Mode of Travel Assumptions – Year 2030 Goal



Source: *Mode of travel assumptions applied for the Office of Insurance Commissioner (OIC) and Department of Children, Youth and Families (DCYF) project, September 2020.*

¹³ State CTR Plan: 2015-2019 (amended). <https://tdmboard.ning.com/resources>, accessed 01/25/2022

¹⁴ Mode of travel assumptions applied for the Office of Insurance Commissioner (OIC) and Department of Children, Youth and Families (DCYF) project, September 2020. Assumptions discussed at June 10, 2020 meeting with stakeholder group. It was agreed that the State CTR goals for mode of travel apply to all agencies and are reasonable based on current travel behavior and future mode share targets for the Capitol Campus.

¹⁵ *Capitol Campus CTR Survey Summary*, City of Olympia, November 2021.

Table 11. Net Change in Person Trips by Mode of Travel

Mode of Travel	% Trips by Mode	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Person Trips by Vehicle	72.5%	870	94	31	125	17	48	65
Transit Trips	1.4%	20	2	0	2	0	1	1
Walk/Bike Trips	4.4%	50	6	2	8	1	3	4
Other (Telework, Flex)	21.7%	260	27	10	37	5	15	20
Net Change in Person Trips	100.0%	1,200	129	43	172	23	67	90

Source: Heffron Transportation, Inc. December 2021.

Vehicle Trips

The person trips by vehicle were converted to vehicle trips by applying the local AVO rate. The Capitol Campus AVO rate is 1.4 people per vehicle based on the expected drive alone, carpool and vanpool modes of travel. Table 12 summarizes the net change in vehicle trips for each of the LCM sites. If the buildings were used to accommodate higher employment densities in the future (as assumed for this analysis), they could generate a net increase of 630 vehicle trips per day, including 89 vehicle trips in the AM peak hour and 47 vehicle trips in the PM peak hour.

Table 12. Net Change in Vehicle Trips for LCM Sites

	Building Size (sf)	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Vehicle Trips by Condition								
Existing Vehicle Trips	65,445	830	91	30	121	16	47	63
Proposed Vehicle Trips	113,812	1,460	158	52	210	28	82	110
Net Change in Vehicle Trips	48,367	630	67	22	89	12	35	47
Net Change by Building								
Newhouse Building	29,750	390	41	14	55	7	22	29
Pritchard Building	18,617	240	26	8	34	5	13	18
Total Change Both Sites	48,367	630	67	22	89	12	35	47
Net Change by Parking Location								
	Net Change in Parking							
Newhouse Site	-15 stalls	-40	-4	-1	-5	-1	-2	-3
Visitor Center Site / Columbia St SW	+34 stalls	90	9	3	12	2	4	6
Water Street SW	+3 stalls	0	1	0	1	0	0	0
Pritchard and Prichard Lots	-87 stalls	-240	-26	-9	-35	-5	-13	-18
Central Garage	Overspill	820	87	29	116	16	46	62
Total	-65 stalls	630	67	22	89	12	35	47

Source: Heffron Transportation, Inc. January 2022.

3.6.2. Vehicle Trip Distribution Pattern

The TRPC used its regional travel demand model to perform a select-zone analysis for the West Campus. These data were used to derive trip distribution patterns for the potential new LCM trips. The TRPC analysis showed that inbound and outbound trips had similar patterns during the PM peak hour. The general distribution pattern derived from the model is summarized in Table 13.

Table 13. Vehicle Trip Pattern for Capitol Campus Trips

Travel Route / Direction	% Trips
14 th Avenue SE, East of Campus (Tunnel)	40%
Capitol Way S, South of Campus	25%
Streets North of Campus (into Downtown)	30%
11 th Avenue SE, East of Campus	5%
Total	100%

Source: Derived by Heffron Transportation, Inc. based on TPRC select zone analysis for TAZ 359, October 2020.

3.6.3. Change in Traffic Patterns Due to Water Street SW Restrictions

Security protocols for the proposed Newhouse Building will require that vehicle access to the segment of Water Street SW between Sid Snyder Avenue SW and 15th Avenue SW be limited to only authorized card-credentialed persons. The Newhouse Building project, which would be constructed before the Pritchard Building project, would implement this restriction with a drop-arm security gate at the north end of the street, and temporary barriers (e.g., concrete barriers or planters) at the south end of the street. The Pritchard Building project proposes a more permanent treatment at the Water Street SW / 15th Avenue SW intersection—a diagonal diverter. This feature is envisioned as a raised median-style barrier that would connect from the southwest corner of the intersection to the northeast corner. Local neighborhood traffic could continue to use Water Street SW south of the intersection, as well as 15th Avenue SW east of the intersection. Vehicles authorized to access the parking lots along Water Street SW, at the Pritchard Building, and south of the Cherberg and O'Brien buildings would have to enter the area from Sid Snyder Avenue SW.

The traffic that would be affected by restricting access and use of Water Street SW was previously described in Section 3.5.3 and summarized in Table 8. The number of vehicles that used Water Street SW as a short-cut route through the neighborhood is estimated at 47 vehicles (37 northbound and 10 southbound) during the AM peak hour and 33 vehicles (29 northbound and 4 southbound) during the PM peak hour. With the security changes and diagonal diverter, those trips would be diverted to other routes. While some of this traffic may divert to Columbia Street SW, as a worst-case condition, it was assumed to divert to Capitol Way S.

The diverter would also affect the routes that LCM traffic can use to reach parking on Water Street SW as well as parking at the future Pritchard Building and existing lots south of the Cherberg and O'Brien buildings. Vehicles would have to use Sid Snyder Avenue SW to reach those parking areas. The effect of restricting Water Street SW to authorized vehicles only has been accounted for in the trip assignments and traffic operations analysis described below.

3.6.4. Trip Assignment

The cumulative traffic effects of the new LCM buildings, change in parking supply on the two sites, and the street changes were determined for AM and PM peak hour conditions. This was derived using the following steps.

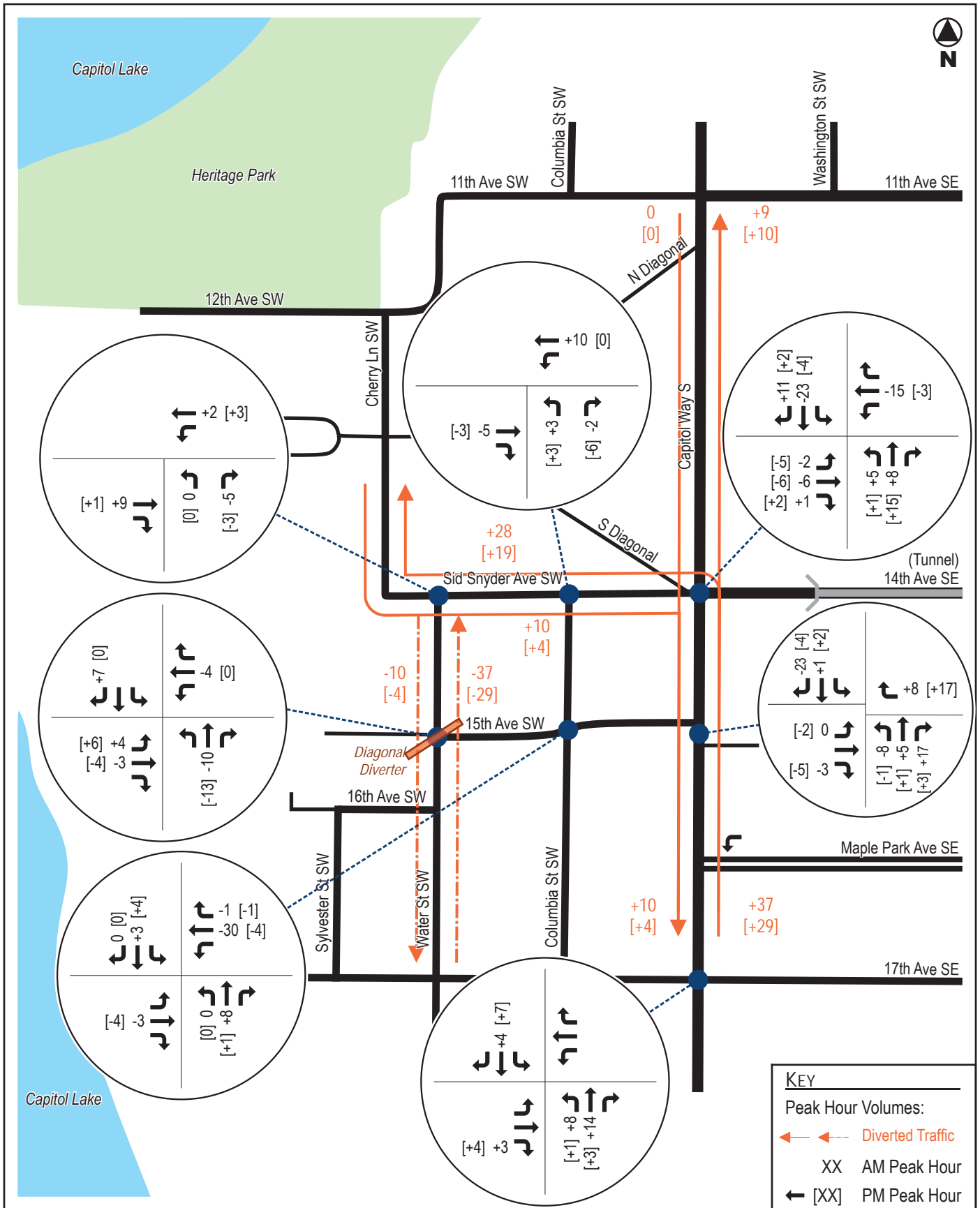
1. **Assign existing LCM trips based on current parking conditions.** The estimated peak hour trips generated by the existing buildings were allocated to the vicinity parking lots based on the trip distribution pattern described above and the current parking lot conditions, including number of parking spaces and access locations. These assignments assumed no changes in the street system.
2. **Assign future LCM trips with street changes.** The estimated peak hour trips generated by the proposed future LCM buildings were assigned based on the future parking condition. The assignments assume the diagonal diverter at the Water Street SW / 15th Avenue SW intersection would restrict travel routes to the LCM parking lots along Water Street SW and for Opportunity Site 6.
3. **Determine change in background traffic diverted by the street changes.** The cut-through traffic would otherwise use Water Street SW was assumed to divert to Capitol Way S and Sid Snyder Avenue SW to access the campus. A small amount of the cut-through traffic was assumed to stay on Capitol Way S to reach areas north of campus.



Figure 15 shows the net change in peak hour trips associated with the LCM project and diverted neighborhood cut-through traffic. This shows that the largest increases in traffic are expected to occur on the segment of Capitol Way S south of 17th Avenue SE (net increases of 76 AM peak hour trips and 48 PM peak hour trips) and on Sid Snyder Avenue SW west of Capitol Way S (net increases of 32 AM peak hour trips and 14 PM peak hour trips). Small increases in traffic are expected on Columbia Street SW south of 15th Avenue SW due to the restricted access on Water Street SW (12 trips in AM peak hour and 5 in PM peak hour). Reductions in traffic are anticipated on Water Street SW south of 15th Avenue SW due to the diverter and access restriction (net decreases of 83 AM peak hour trips and 50 PM peak hour trips).

Year 2028 traffic volumes with the LCM Project are shown Figure 16.

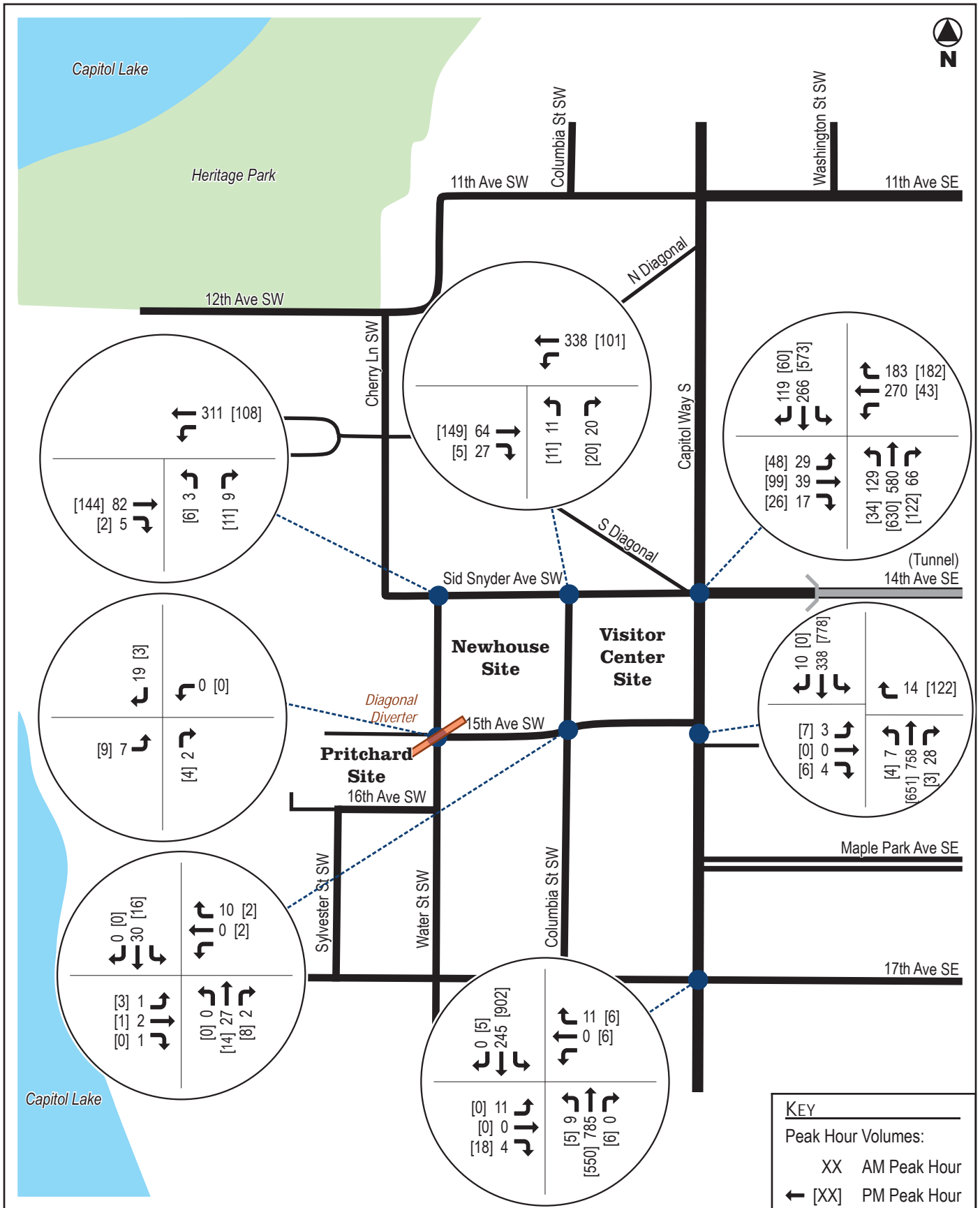




Capitol Campus LCM

Figure 15
 Net Changes in Traffic Due to LCM Project
 and Street Changes – AM and PM Peak Hour





Capitol Campus LCM

Figure 16
 Future (2028) Traffic Volumes With
 LCM Project – AM and PM Peak Hour



3.7. Traffic Operations

Traffic operations are evaluated using level of service (LOS), which is a qualitative measure used to characterize intersection operating conditions. Six letter designations, “A” through “F,” are used to define level of service. LOS A is the best and represents good traffic operations with little or no delay to motorists. LOS F is the worst and indicates poor traffic operations with long delays.

Levels of service for the study area intersections are determined using methodologies established in the *Highway Capacity Manual* (Transportation Research Board, 2016). Level of service for signalized intersections is defined in terms of average delay for all vehicles that travel through the intersection. Delay at signalized intersections is determined based on a combination of variables including lane configuration, traffic volumes by turning movement, signal phasing and cycle length and other variables. For one- or two-way stop-controlled intersections, level of service is based on the average delay per vehicle for each movement; delay is related to the availability of gaps in the main street’s traffic flow, and the ability of a driver to enter or pass through those gaps. Appendix B summarizes the level of service definitions and thresholds.

The City of Olympia has adopted the following operational standards that are applicable to streets within the transportation study area:¹⁶

- LOS E or better is acceptable on arterials and major collectors in the City Center and along urban corridors; and
- LOS D is acceptable in the rest of the city and Urban Growth Area.

Since it is an arterial, the LOS E standard is applied to intersections along the Capitol Way S corridor. LOS D is acceptable for the local intersections.

3.7.1. Existing Traffic Operations (Year 2018)

Existing traffic operations on Capitol Way S were evaluated using *Synchro* traffic operations models provided by the City of Olympia.¹⁷ Traffic volumes in the model reflect pre-pandemic conditions. The existing conditions reflect the existing four-lane configuration on Capitol Way S.

Existing traffic operations are summarized in Table 14. The signalized intersection at Capitol Way S / 14th Avenue SE / Sid Snyder Avenue SW currently operates at LOS C overall during the AM and PM peak hours. The two unsignalized intersections at 15th Avenue SW and 17th Avenue SW have side-street movements that currently operate at LOS C or better. The four local intersections all operate at LOS A or B. All of these are considered acceptable per the City’s level of service standards.

¹⁶ City of Olympia, *Comprehensive Plan, Transportation Element*. Adopted by Ordinance 6945, December 16, 2014, current through Ordinance 7199, passed July 19, 2019.

¹⁷ City of Olympia, *Synchro* model titled, "2018 - Existing_PM_TP2_10_OPTIMIZE_15", provided September 2020.

Table 14. Level of Service – Pre-Pandemic Conditions

Intersection / Movement	Traffic Control	AM Peak Hour		PM Peak Hour	
		LOS ¹	Delay ²	LOS ¹	Delay ²
Capitol Way S / 14th Ave SE – Overall	Signalized	C	30.0	C	28.4
Northbound Capitol Way S		C	26.6	C	25.3
Southbound Capitol Way S		C	24.2	B	17.6
Westbound 14 th Ave SE		D	38.9	D	50.4
Eastbound Sid Snyder Ave SW		D	37.5	D	39.6
Capitol Way S / 15th Ave SW – Overall	Unsignalized	A	0.4	A	0.3
Northbound Left Turn		A	8.2	A	9.8
Eastbound 15 th Ave SW	Stop Sign	B	11.3	C	18.8
Capitol Way S / 17th Ave SW – Overall	Unsignalized	A	1.1	A	0.5
Northbound Left Turn	Uncontrolled	A	7.8	A	8.7
Southbound Left Turn	Uncontrolled	A	0.0	A	7.9
Eastbound 17 th Ave SW	Stop Sign	B	13.5	A	9.9
Westbound 17 th Ave SW	Stop Sign	C	18.3	B	14.4
Sid Snyder Ave SW / Water St SW – Overall	Unsignalized	A	1.6	A	1.4
Northbound (Stop Sign)	Stop Sign	B	10.6	B	10.4
Westbound Left Turn	Uncontrolled	A	7.4	A	7.7
Sid Snyder Ave SW / Columbia St SW – Overall	Unsignalized	A	1.3	A	1.3
Northbound	Stop Sign	A	9.6	A	9.9
Westbound Left Turn	Uncontrolled	A	7.4	A	7.7
15th Ave SW / Water St SW – Overall	Unsignalized	A	3.1	A	1.6
Eastbound	Stop Sign	A	9.5	A	9.2
Westbound	Stop Sign	A	9.5	A	8.9
15th Ave SW / Columbia St SW – Overall	Unsignalized	A	5.2	A	4.2
Eastbound	Stop Sign	A	9.4	A	9.5
Westbound	Stop Sign	A	9.6	A	9.3

Source: Levels of service analysis performed by Heffron Transportation, Inc. using Synchro 10.3 model provided by the City of Olympia.

Results reflect Synchro's Highway Capacity Manual (HCM) 6th Edition reporting module.

1. LOS = level of service
2. Delay = average seconds of delay per vehicle

3.7.2. Future Traffic Operations (Year 2028) Without LCM Project

Effect of Planned Bicycle Lane on Capitol Way S

Intersection operations were evaluated for future conditions without the LCM project. For the intersections along Capitol Way S, operations without and with the City's planned bicycle lane improvements were evaluated. In general, the City's improvements would reduce the vehicular travel lanes from four lanes to three lanes (one lane in each direction with a center two-way-left-turn lane). The analysis determined that northbound Capitol Way S should have three lanes approaching 14th Avenue SE (a left-turn lane, a through-only lane, and a right-turn lane). This is because the right-turn movement



(toward I-5) is high enough that if it has to share a lane with the through-traffic, queues could regularly back up through 15th Avenue SW and affect traffic exiting the Plaza Garage. Figure 17 shows the existing and assumed future configuration.

Figure 17. Existing and Assumed Future Geometry at Capitol Way S/14th Ave SW Intersection



Source: Images from Synchro files. It is noted that auxiliary movements such as those to and from the Plaza Garage on 14th Avenue SE are not shown, but were accounted for in the model.

Level of service analysis for year 2028 was performed without and with the planned changes to Capitol Way S. To show the effect of the City-proposed changes, PM peak hour traffic operations were evaluated, and are summarized in Table 15 (AM Peak Hour conditions with the bicycle lane are presented later in Table 16). It is noted that for all future conditions, the signal timings for the Capitol Way S corridor were optimized. The analysis found that the bike lanes would slightly increase delay, but all near site intersections would continue to operate at acceptable levels of service. The bike lane project would increase vehicle queues at the Capitol Way S / 14th Avenue SE intersection, particularly in the northbound and south direction.

Table 15. Level of Service on Capitol Way S (Year 2028) without LCM Project – PM Peak Hour

Intersection / Movement	With Existing Capitol Way S Configuration (4 Lanes)			With Planned Capitol Way S Bike Lanes (3 Lanes)		
	LOS ¹	Delay ²	Queue ³	LOS ¹	Delay ²	Queue ³
Capitol Way S / 14th Ave SE (Signalized)	C	29.9		D	41.6	
Northbound Capitol Way S	C	27.0	253'	D	37.1	517'
Southbound Capitol Way S	B	19.6	194'	C	29.2	326'
Westbound 14 th Ave SE	D	46.7	203'	E	67.0	256'
Eastbound Sid Snyder Ave SW	D	50.8	104'	E	58.9	104'
Capitol Way S / 15th Ave SW (Stop Sign) ⁴	A	0.4		A	0.5	
Northbound Left Turn	B	10.1	0'	B	10.1	0'
Eastbound 15 th Ave SW	C	22.2	8'	D	34.4	13'
Capitol Way S / 17th Ave SW (Stop Sign) ⁵	A	0.7		A	0.7	
Northbound Left Turn	A	9.0	3'	B	15.0	8'
Southbound Left Turn	A	8.1	0'	A	9.1	0'
Eastbound 17 th Ave SW	B	10.2	3'	C	20.8	8'
Westbound 17 th Ave SW	C	17.1	5'	B	11.4	3'

Source: Levels of service analysis performed by Heffron Transportation, Inc. using Synchro 10.3 model provided by the City of Olympia. Results reflect Synchro's Highway Capacity Manual (HCM) 6th Edition reporting module.

1. LOS = level of service
2. Delay = average seconds of delay per vehicle
3. 95th percentile queue (reported in feet) for the lane with the approach lane with the longest queue. For stop control analysis, Synchro estimates queue lengths in number of vehicles. The values reported were converted into feet by applying Synchro's assumed average vehicle length of 25 feet.
4. Side street vehicle movements would be unsignalized

Future Without LCM Project Level of Service at Local Intersections

Levels of service were also evaluated for the local intersections surrounding the LCM sites on Sid Snyder Avenue SW and 15th Avenue SW. All of those intersections are forecast to operate at LOS B or better in 2028 without the LCM project. Detailed results for each intersection are summarized later in Table 16 (AM peak hour) and Table 17 (PM peak hour).



3.7.3. Future Traffic Operations (Year 2028) With LCM Project

As described previously in Section 3.6, the LCM project would reduce the parking supply in the West Campus Area, and would shift existing traffic away from West Campus to available parking in the Plaza Garage. The LCM project would also restrict access to Water Street between Sid Snyder Avenue SW and 15th Avenue SW, and existing traffic that would otherwise use this street as part of a short-cut route through the South Capitol neighborhood was assumed to divert to Capitol Way S. This would be the worst-case operating condition for intersections along that street. The combined effect of both changes on area traffic operations was evaluated. Intersection levels of service are summarized in Table 16 for the AM peak hour and Table 17 for PM peak hour. Conditions without and with the LCM project are presented for comparison.

Table 16. Level of Service – Future (2028) **with** Capitol Way S Improvements – **AM Peak Hour**

Intersection / Movement	Traffic Control	Without LCM Project		With LCM Project and Water Street Closure	
		LOS ¹	Delay ²	LOS ¹	Delay ²
Capitol Way S / 14th Ave SE – Overall	<i>Signalized</i>	<i>D</i>	<i>35.6</i>	<i>D</i>	<i>37.2</i>
Northbound Capitol Way S		C	30.7	C	32.1
Southbound Capitol Way S		C	24.4	C	28.9
Westbound 14 th Ave SE		D	51.8	D	53.1
Eastbound Sid Snyder Ave SW		D	41.6	D	36.6
Capitol Way S / 15th Ave SW – Overall	<i>Unsignalized</i>	<i>A</i>	<i>0.3</i>	<i>A</i>	<i>0.2</i>
Northbound Left Turn		A	8.3	A	8.2
Eastbound 15 th Ave SW	Stop Sign	B	14.6	C	16.9
Capitol Way S / 17th Ave SW – Overall	<i>Unsignalized</i>	<i>A</i>	<i>1.2</i>	<i>A</i>	<i>0.9</i>
Northbound Left Turn	Uncontrolled	A	7.9	A	7.9
Southbound Left Turn	Uncontrolled	A	0.0	A	0.0
Eastbound 17 th Ave SW	Stop Sign	C	21.4	D	26.2
Westbound 17 th Ave SW	Stop Sign	C	24.3	C	24.7
Sid Snyder Ave SW / Water St SW – Overall	<i>Unsignalized</i>	<i>A</i>	<i>1.5</i>	<i>A</i>	<i>0.8</i>
Northbound (Stop Sign)	Stop Sign	B	10.8	A	9.5
Westbound Left Turn	Uncontrolled	A	7.4	A	7.5
Sid Snyder Ave SW / Columbia St SW – Overall	<i>Unsignalized</i>	<i>A</i>	<i>1.3</i>	<i>A</i>	<i>1.0</i>
Northbound	Stop Sign	A	9.7	B	10.2
Westbound Left Turn	Uncontrolled	A	7.5	A	7.5
15th Ave SW / Water St SW – Overall	<i>Unsignalized</i>	<i>A</i>	<i>3.1</i>	<i>A</i>	<i>0.0</i>
Eastbound	Stop Sign	A	9.5	A	0.0
Westbound	Stop Sign	A	9.5	A	0.0
15th Ave SW / Columbia St SW – Overall	<i>Unsignalized</i>	<i>A</i>	<i>5.0</i>	<i>A</i>	<i>2.3</i>
Eastbound	Stop Sign	A	9.4	A	9.2
Westbound	Stop Sign	A	9.6	A	8.9

Source: Levels of service analysis performed by Heffron Transportation, Inc. using Synchro 10.3 model provided by the City of Olympia.

Results reflect Synchro's Highway Capacity Manual (HCM) 6th Edition reporting module.

1. LOS = level of service
2. Delay = average seconds of delay per vehicle



Table 17. Level of Service – Future (2028) **with** Capitol Way S Improvements – **PM Peak Hour**

Intersection / Movement	Traffic Control	Without LCM Project		With LCM Project and Water Street Closure	
		LOS ¹	Delay ²	LOS ¹	Delay ²
Capitol Way S / 14th Ave SE – Overall	Signalized	D	41.6	D	44.8
Northbound Capitol Way S		D	37.1	C	34.6
Southbound Capitol Way S		C	29.2	D	36.8
Westbound 14 th Ave SE		E	67.0	E	75.9
Eastbound Sid Snyder Ave SW		E	58.9	E	56.4
Capitol Way S / 15th Ave SW – Overall	Unsignalized	A	0.5	A	0.3
Northbound Left Turn		B	10.1	B	10.1
Eastbound 15 th Ave SW	Stop Sign	D	34.4	E	39.6
Capitol Way S / 17th Ave SW – Overall	Unsignalized	A	0.7	A	0.4
Northbound Left Turn	Uncontrolled	B	15.0	B	14.4
Southbound Left Turn	Uncontrolled	A	9.1	A	9.3
Eastbound 17 th Ave SW	Stop Sign	C	20.8	C	20.8
Westbound 17 th Ave SW	Stop Sign	B	11.4	B	11.8
Sid Snyder Ave SW/Water St SW – Overall	Unsignalized	A	1.3	A	0.5
Northbound (Stop Sign)	Stop Sign	B	10.6	B	10.0
Westbound Left Turn	Uncontrolled	A	7.7	A	7.7
Sid Snyder Ave SW/Columbia St SW – Overall	Unsignalized	A	1.2	A	1.1
Northbound	Stop Sign	B	10.1	B	10.4
Westbound Left Turn	Uncontrolled	A	7.8	A	7.8
15th Ave SW/ Water St SW – Overall	Unsignalized	A	1.6	A	0.0
Eastbound	Stop Sign	A	9.2	A	0.0
Westbound	Stop Sign	A	8.9	A	0.0
15th Ave SW/ Columbia St SW – Overall	Unsignalized	A	4.1	A	2.4
Eastbound	Stop Sign	A	9.5	A	9.1
Westbound	Stop Sign	A	9.3	A	9.0

Source: Levels of service analysis performed by Heffron Transportation, Inc. using Synchro 10.3 model provided by the City of Olympia. Results reflect Synchro's Highway Capacity Manual (HCM) 6th Edition reporting module.

1. LOS = level of service
2. Delay = average seconds of delay per vehicle

As shown, the LCM project would not change the overall level of service for any of the study area intersection. Some individual movements would be degraded (and some would improve). The most notable change is projected on eastbound 15th Avenue SW at Capitol Way S, which would degrade from LOS D to LOS E during the PM peak hour. The analysis assumes that vehicles could turn left from 15th Avenue SW to northbound Capitol Way S. If delays are too long, motorists would have the option of using Columbia Street SW and Sid Snyder Avenue SW instead. Therefore, no improvements are recommended for this intersection.



4. SUMMARY AND MITIGATION

4.1. Parking

The LCM project would reduce the parking supply by 57 and 65 stalls in the vicinity of Opportunity Sites 5 and 6. The project is expected to accommodate the same number of legislators and staff who already work in this area of the campus, and is not expected to increase visitor trips. The only expected increase would be employees who work in Production and Design, a new space that could be located in the Newhouse replacement building. That unit is expected to have fewer than 10 employees and generate peak parking demand of 7 vehicles. Overall, the potential net change in parking need (accounting for lost stalls and new demand) is estimated at 64 to 72 vehicles.

The COVID-19 pandemic has induced a paradigm shift by which nearly all State employees at the campus have been working from home. As previously shown on Figure 6, during the January 2022 legislative session there were more than 2,000 unused parking stalls in the Plaza Parking Garage. After the pandemic ends, it is expected that many employees will continue to work from home on some days of the week. The reduction in everyday employee parking demand would open up parking capacity for use during the peak times when the legislature is in session. Eventually, an updated campus-wide parking study and assignment strategy may be needed, but not until overall parking in the Plaza Garage recovers to more than 80% occupied during the legislative session.

Although adverse parking impacts are not expected, the following measures should be considered to shift existing parking demand to the Plaza Garage and reduce overall campus parking demand.

1. Continue measures in support of the State's *Commute Trip Reduction (CTR)* program that encourage employees use of alternatives to driving alone for their commutes. The long-term goal for the Capitol Campus is that 40% of all trips occur by alternative commute methods, including work-from-home. The COVID-19 pandemic has substantially affected commute behavior. Before COVID, fewer than 5% of all employees on the Capitol Campus reported that they worked from home (telework). In March 2020, Governor Inslee issued the Stay Home, Stay Healthy order to combat the COVID-19 pandemic. State employees immediately transitioned to 100% work-from-home. With systems and policies now in place to facilitate work from home, it is expected that more employees will continue to work for home at least part time. Although legislators and their staff may not be able to work from home during the legislative session, other employees on the Capitol Campus will be more likely to work from home in the future. A 20% target for work-from-home in the future is reasonable and equates to working from home once per week.
2. Improve the user perception of the Plaza Garage and enhance the pedestrian connection between the West Campus and the Plaza Garage.
 - a. Improve the walkway that connects to the Capitol Way Pedestrian Bridge through the Visitor Parking lot. This would be done as part of the Newhouse Building's reconfiguration of the Visitor Center Parking lot. The project would regrade and reconfigure the lot, flatten the walkway's grade, eliminate vehicle conflicts with the pedestrian walkway, improve the landscaping, and add pedestrian-scale lighting.
 - b. Improve sidewalks around Newhouse Building.
 - c. Improve interior lighting and elevator efficiency.



3. Upgrade pedestrian wayfinding between the Plaza Garage and West Campus, particularly for pedestrians returning to the garage and its many elevator access points.
4. Work with City of Olympia to improve signage directing motorists to visitor parking in the Plaza Garage.
5. Provide information about Capitol Campus parking as part of event permits, employee on-boarding, and on public websites. Information should direct visitors to off-street parking locations and discourage on-street parking in South Capitol Neighborhood Historic District.
6. When demand warrants, re-institute the employee shuttle between the Plaza Garage and the West Campus.
7. Update the following campus-wide parking policies and operating procedures.
 - a. Change the assignment / reservation of individual parking stalls (necessitated by reduction of LCM parking).
 - b. Identify the number and location of visitor parking stalls. Some short-term (4 hours or less) visitor stalls should be retained in the West Campus area to reduce the potential for visitor overspill into the adjacent residential neighborhood.
 - c. Review the location and number of accessible and disabled-permit signed (ADA) stalls and managing supply of those stalls on a campus-wide basis. Consider consolidating accessible stalls in central locations that can serve multiple buildings.
 - d. Create a new type of employee parking pass to allow parking on fewer days than a monthly pass (for those who regularly work from home one or more days per week).
 - e. Implement policies that spread work-from-home days over the full week (rather than concentrated on Monday or Friday).
8. Continue to monitor parking use of Plaza Garage. Consider updating the Campus-wide Parking Study when Plaza Garage occupancy exceeds 80%.

4.2. Transportation

Security protocols for the proposed Newhouse Building will require that vehicle access to the segment of Water Street SW between Sid Snyder Avenue SW and 15th Avenue SW be limited to only authorized card-credentialed persons. The Newhouse Building project, which would be constructed before the Pritchard Building project, would implement this restriction with a drop-arm security gate at the north end of the street, and temporary barriers (e.g., concrete barriers or planters) at the south end of the street. The Pritchard Building project proposes a more permanent treatment at the Water Street SW / 15th Avenue SW intersection—a diagonal diverter. This feature is envisioned as a raised median-style barrier that would connect from the southwest corner of the intersection to the northeast corner. Local neighborhood traffic could continue to use Water Street SW south of the intersection, as well as 15th Avenue SW east of the intersection. Vehicles authorized to access the parking lots along Water Street SW, at the Pritchard Building, and south of the Cherberg and O'Brien buildings would have to enter the area from Sid Snyder Avenue SW.



Although the LCM project is not expected to increase employment levels of the House or Senate, the City of Olympia requested that the traffic analysis be based on the increased building size in the event that the spaces are ever used to accommodate future growth. If so, they could generate a net increase of 630 vehicle trips per day, including 89 new vehicle trips in the AM peak hour and 47 new vehicle trips in the PM peak hour. Many of these trips would be shifted from West Campus parking areas to available parking in the Plaza Garage.

The cumulative effect of the increased traffic and shifted traffic patterns would not adversely affect intersections in the vicinity of the site. The LCM project would make many improvements to site frontages as previously summarized in Table 2. No additional off-site traffic improvements would be needed to accommodate the project.



APPENDIX A
EXISTING PARKING SUPPLY DETAIL

Existing Parking Supply in Vicinity of LCM Sites

Location (See Figure 4 for Map Key)	Type of Parking Stall ^a					Total
	Reserved	Zoned	ADA / EV	Load / Service	Visitor & Public	
Newhouse Building Vicinity						
A. Newhouse Lot	13	--	1 / 0	1	0	15
B. Press House Lots	47	--	0 / 0	1	0	48
C. Visitor Center Lot	23	53 ^b	4 / 4	--	0 ^b	84
D. Along Water Street	41	--	2 / 0	--	0	43
E. Along Columbia Street	0	--	0	--	5 ^c	5
Total in Newhouse Vicinity	124	0	7 / 4	2	58	195
Pritchard Building Vicinity						
F. Pritchard Site ^d	50	46	4 / 7	1	0	108
G. South of Cherberg Building	22	--	2 / 10	0	0	34
H. South of O'Brien Building	23	--	0 / 1	0	0	24
Total in Pritchard Vicinity	95	46	6 / 18	1	0	166
Total Both Areas	219	99	13 / 22	3	5	361

Source: Department of Enterprise Services, November 2021.

- a. **Reserved** stalls are assigned to specific individuals; **Zoned** stalls are assigned to groups of staff but are available on a first-come/first-serve basis; **ADA** stalls can only be used by those with Disabled Person Placards; **EV** stalls are for electric vehicle charging.
- b. These spaces are assigned during the legislative session; they are metered visitor spaces during non-session times. .
- c. On-street parking spaces are signed "1 hr. parking 8 AM -5 PM, Once per Day Zone 2" indicating that neighborhood residents with a Zone 2 permit can park for a longer duration.
- d. Includes stalls located in loading area and along the south edge of 16th Avenue SW.

APPENDIX B

LEVEL OF SERVICE DEFINITIONS

APPENDIX B – Level of Service Definitions

Levels of service (LOS) are qualitative descriptions of traffic operating conditions. These levels of service are designated with letters ranging from LOS A, which is indicative of good operating conditions with little or no delay, to LOS F, which is indicative of stop-and-go conditions with frequent and lengthy delays. Levels of service for this analysis were developed using procedures presented in the *Highway Capacity Manual, Sixth Edition* (Transportation Research Board, 2016).

Signalized Intersections

Level of service for signalized intersections is defined in terms of average delay for all vehicles that travel through the intersection. Delay can be a cause of driver discomfort, frustration, inefficient fuel consumption, and lost travel time. Specifically, level-of-service criteria are stated in terms of the average delay per vehicle in seconds. Delay is a complex measure and is dependent on a number of variables including number and type of vehicles by movement, intersection lane geometry, signal phasing, the amount of green time allocated to each phase, transit stops and parking maneuvers. Table B-1 shows the level of service criteria for signalized intersections from the *Highway Capacity Manual, Sixth Edition*.

Table B-1. Level of Service for Signalized Intersections

Level of Service	Average Control Delay Per Vehicle
A	≤ 10 seconds
B	> 10 – 20 seconds
C	> 20 – 35 seconds
D	> 35 – 55 seconds
E	> 55 – 80 seconds
F	> 80 seconds

Source: Transportation Research Board, *Highway Capacity Manual*, Exhibit 19.8, 2016.

Unsignalized Intersections

For unsignalized intersections, level of service is based on the average delay per vehicle for each turning movement. The level of service for all-way stop or roundabout-controlled intersections is based upon the average delay for all vehicles that travel through the intersection. The level of service for a one- or two-way, stop-controlled intersection, delay is related to the availability of gaps in the main street's traffic flow, and the ability of a driver to enter or pass through those gaps. Table B-2 shows the level of service criteria for unsignalized intersections from the *Highway Capacity Manual, Sixth Edition*.

Table B-2. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay per Vehicle
A	0 – 10 seconds
B	> 10 – 15 seconds
C	> 15 – 25 seconds
D	> 25 – 35 seconds
E	> 35 – 50 seconds
F	> 50 seconds

Source: Transportation Research Board, *Highway Capacity Manual*, Exhibit 20.2, 2016.

Department of Enterprise Services
Legislative Campus Modernization Project
Olympia, WA

Appendix C
Meeting Minutes Newhouse Replacement Building Mitigation Strategies

Meeting Minutes			
Project	Newhouse Replacement Building	Project No.	21011
		Meeting Date	12/09/21
Subject	Mitigation Strategies for removal of existing buildings		
Present	Amy Kim	DES	
	Clarissa Easton	DES	
	Jeff MacDonald	DES	
	Matt Aalfs	BuildingWork	
	Christine Traber	MHP	
	Nick Clesi	MHP	
	Chris Hellstern	MHP	
	Japneet Pahwa	MHP	
	Brent Anderson	Hoffman	
	Eileen Davis	Pace	
	Lisa Bona	GeoEngineers	
	January Tavel	ICF	
	Paul Campos	Senate	
Copies to	all attendees		
Report by	Matt Aalfs	Issued On	12/10/21

The meeting was held on *December 9, 2021* at *1:00pm* via *conference call*.

No.	Item	Action
1	Team Roles and Responsibilities were discussed	<i>none</i>
2	Communication protocols were discussed	<i>Will follow protocols established by MH</i>
3	Project Schedule was Reviewed	<i>none</i>
4	Engagement with DAHP and other Stakeholders was discussed. Need to confirm outreach meetings and Schedule	<i>DES, BW, MH to develop schedule of outreach meetings</i>
5	Potential to relocate Carlyon and Ayer Duplex was discussed. DES is proposing edits to the LCM proviso related to the Press Houses.	<i>DES to update when more is known</i>
6	Cristine provided a summary of the 10/27/21 meeting with Nick Vann of DAHP	



- 7 Ideas for meaningful mitigation were discussed, including:
• Salvage of select materials for reuse or installation in new building; terrazzo, brick, terra cotta, sandstone, etc. – TBD.
• 3D laser scan of buildings for thorough BIM documentation before demolition.
• Additional photographs of the buildings
• Possible use of high-resolution photogrammetry to document building facades.
• Digital story telling, perhaps online
• Using elements or information to create an art installation
• Consideration of landscape history, and site history as well as building history
• Recognition of the significance of architect Elizabeth Ayer, and need to thoroughly document the Ayer Duplex for use by future scholars, etc.
• Recognition of the Newhouse family *BW, MH, and DES to discuss further*
- 8 The possibility to salvage and reuse existing brick, terra cotta, or sandstone was discussed. Concern about the cost to remove mortar from salvaged masonry. Possibility of taking a mortar sample to determine mortar material (modern mortars have high Portland cement content, while historic mortars have low cement content). *BW to review masonry on site and make recommendations*
- 9 History of architectural styles on campus was briefly discussed; Wohleb designed Newhouse (1934) in art deco style, but later was required to do JAC (1937) and JLOB (1940) in new-classical, but used extensive art deco at interiors. They used abstracted neo-classical forms and composition into mid-century modern for the WA State Library (1959).
- 8 Outcome and deliverables for SD (end of Feb 2022):
Goal is to develop the mitigation strategies that we'd like to propose and meet with DAHP to discuss. Eventual goal is to finalize mitigation efforts and prepare a MOU to be submitted to DAHP. *BW, MH, DES*
- 10 Next Steps were discussed:
• Matt to make site visit on Dec 22 and will meet with Jeff MacDonald and Paul Campos on site.
• After site visit refine mitigation strategies
• Establish additional mitigation working sessions *BW, JM, PC*

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Attached: none.

Meeting Minutes			
Project	Newhouse Replacement Building	Project No.	21011
		Meeting Date	12/20/21
Subject	Mitigation Strategies for removal of existing buildings		
Present	Clarissa Easton (CE)	DES	
	Jeff MacDonald (JM)	DES	
	Matt Aalfs (MA)	BuildingWork	
	Christine Traber (CT)	MHP	
	Ruth Balieko (RB)	MHP	
	Nick Clesi (NC)	MHP	
	Brent Anderson (BA)	Hoffman	
	Eileen Davis (ED)	Pace	
	Lisa Bona (LB)	GeoEngineers	
	January Tavel (JT)	ICF	
	Greg Griffith (GG)	OHS	
	Marygrace Goddu (MG)	City of Olympia	
	Rachel Newman (RN)	SCN Workgroup	
Copies to	all attendees		
Report by	Matt Aalfs	Issued On	12/21/21

The meeting was held on *December 20, 2021 at 11:00am via video conference call.*

No.	Item
1	High level project schedule was discussed. Removal of existing building sis currently scheduled for first half of 2023.
2	<p>Potential strategies for building-specific mitigation were listed by MA and discussed, including:</p> <ul style="list-style-type: none"> • Salvage selected building elements for reuse / installation in new building (brick, terra cotta, sandstone, terrazzo, etc.) • Potential to relocate Carlyon House and Ayer Duplex buildings • Revise or update existing Level II Mitigation Documentation • 3D laser scan of buildings for thorough BIM documentation • Use of high-resolution photogrammetry to document building facades • Landscape and site history considerations • Recognition of the significance of architect Elizabeth Ayer, and need to thoroughly document the Ayer Duplex for use by future scholars, etc.



- 3 The potential to relocate the Carlyon House and the Ayer Duplex was discussed at length.
- CE described the previous RFP process which was unsuccessful.
- MG suggested that a new RFQ could be done and that the state could bear some of the cost of relocation to make it easier for interested parties to accomplish relocation.
- GG noted that at DAHP it was standard for the owner to contribute costs to relocation that are equal to the costs of demolition.
 - GG noted that the turn-around time of the previous RFQ was too short and that more time for respondents would help.
 - GG and MG noted their strong desire for relocation of the two press house as the best outcome.
- 3 Deconstruction rather than demolition was discussed. It was noted that deconstruction allowing salvage and reuse of significant features, elements, and materials is best practice for environmental stewardship and historic preservation
- 4 Local firms were mentioned as potential resources:
Pioneer Movers
Windfall Lumber
- 5 MG noted that the existing Historic Structure Reports for Ayer, Carlyon, and Newhouse were commissioned by her while at DES, and that they are light on social/cultural themes. Suggested that they be updated with additional information. MG listed the following themes which could be researched expand the existing Historic Structure Reports:
- history of press houses and relation to state government
 - Ayer, women's history
 - Carlyon, Olympia mayor and legislator; history of *how politics got done*; how the city of Oly and the state grew together.
- 6 JT presented potential strategies for social/cultural mitigation for discussion, including:
- Holding a community event to commemorate the buildings that will be removed. Involved speakers with stories of the buildings.
 - Develop virtual walking tours, with drone video, hosted by a historian, and with oral histories. The virtual tour could be accessed on a hosted website.
 - Video interpretive signage inside new buildings on video display
 - Physical interpretive signage, with salvaged materials incorporated (masonry, etc.).
 - Use of QR codes on interpretive materials for links to web-based additional information.
 - Develop preservation planning document of Ayer's body of work; locate the Ayer duplex within her oeuvre.
- MG and GG expressed strong support for these social/cultural mitigation ideas.
- 7 MG commented that there should be a cultural landscape designation for the capitol campus, including potential mitigation for future changes to the lake.
- 8 CE and MG noted that tribal consultation is needed
- 9 GG commented that the history of the estuary is a link between Indigenous and Euro-American land use patterns.
- 10 JT commented that Indigenous input may relate to plants or animals in the landscape or site and how they were understood in Indigenous culture, their names in Indigenous language, etc. JT noted that there can be issues of cultural appropriation and that sensitivity to Indigenous rights that must be considered and respected.



- 11 GG noted that a public tour of the press house could be considered. Members of the press corp who worked there, their oral histories, etc.
GG also suggested the need for a historic context document on Ayer, with inventory of her buildings, context of women in 20th century architecture and potential national register nomination.
- 12 GG commented that comprehensive planning is needed on how to provide visitor and interpretive services on the Capitol Campus going forward. What is the vision for replacement of visitor center function, and where?
- 13 MG commented that the residential neighborhood that borders the capitol campus will be impacted by the LCM project – two new large buildings, new surface parking, loss of small scale buildings, loss of historic pedestrian environment; and that the project should mitigate these impacts. Suggested that the site design should consider green spaces, pedestrian experience, scale.
- 14 RN agreed with MG and is concerned with view corridors, pedestrian walkways, scale of new buildings; urges that thought is given to the original Olmstead site plan.
- 15 MA and JM to review the subject buildings in person on 12/20.
- 16 GG followed up after the meeting via email – suggests an analysis or comparison of carbon footprint impacts of new construction (including extraction, manufacturing, transportation, etc.) versus rehabilitation of an existing building.
- 17 CT followed up after the meeting via email – with a contact at a deconstruction firm called Sledge, who may be a resource. BA to follow up.

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Attached: none.

Meeting Minutes			
Project	Newhouse Replacement Building	Project No.	21011
		Meeting Date	05/18/22
Subject	Update on Mitigation Plan		
Present	Clarissa Easton (CE) DES Brent Chapman (BC) DES Amy Kim (AK) DES Anneliese Irby (AI) DES Sidney Hunt (SH) DES Linda Kent (LK) DES Sarah Dettmer (SD) DES Matt Aalfs (MA) BuildingWork Paul Campos (PC) Michel Sullivan (MS) Artifacts Jim Simon (JS) Christine Traber (CT) MHP Brent Anderson (BA) Hoffman Marygrace Goddu (MG) City of Olympia Rachel Newman (RN) SCN Workgroup Holly Davies (HD) SCN Workgroup John Saunders (JS) SCN Workgroup		
Copies to	all attendees		
Report by	Matt Aalfs	Issued On	05/20/22

The meeting was held on *May 18, 2022* at *3:00pm* via *video conference call*.

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|------------|---|
| No. | Item |
| 1 | <p><i>Project Schedule Update</i>
 The Newhouse replacement project is in the Design Development phase. Design and permitting will continue now through December 2022. Construction activity is planned to start in early 2023.</p> |
| 2 | <p><i>Possible Relocation of Press Houses</i>
 DES continues to work on a plan to have the Ayer Duplex and the Carlyon House saved and relocated to another site. Progress has been made, and if successful, the two buildings would be relocated in October/November 2022.</p> |
| 3 | <p><i>The Mitigation Plan for the removal of the three historic buildings (Ayer Duplex, Carlyon House, Highways Building AKA Newhouse Building) has been established.</i>
 DES is working with DAHP on the finalize and approve the Mitigation Plan. The current Mitigation Plan includes the following measures:</p> <ul style="list-style-type: none"> I. Research and Document Physical Buildings. |



- a. Inventory structures and establish a plan for the salvage, reuse, and/or recycling of existing construction materials in the three structures. Selected elements from the existing Newhouse Building may be repurposed and reused in the Newhouse replacement project. Other salvaged elements will be repurposed elsewhere and/or recycled.
(status: salvage inventory has been prepared, GC and Architect are reviewing)
 - b. Document the amount of embodied carbon from salvaged materials that will be diverted from landfill.
- II. Explain Site History and Context.
- a. Develop and implement a landscape plan that respects and extends the Olmsted heritage.
(status: Olmsted group is being consulted, working with Brent Chapman to incorporate)
 - b. Incorporate interpretive materials and public art.
(status: an RFQ/RFP to select solicit artist proposals will be released soon)
 - c. Include elements such as public art or site feature with description and explanation of use of site by Indigenous peoples.
- III. Share Social and Cultural History and Context.
- a. Commission historian to develop a survey of Architect Elizabeth Ayer's work.
(status: consultant has been hired and work is underway)
 - b. Prepare a written history of the Press Corp and its relationship to state government.
(status: consultant has been hired and work is underway)
 - c. Conduct interviews and record oral histories offered by key members of the Press Corps.
(status: consultant has been hired and planning is underway)
 - d. Work with libraries and TVW to assure wide public access to documents.

4 **Visitor Center**

Note that the Visitor Center building is not more than 40 years old and is not National Register eligible. Therefore the removal of the Visitor Center is not included in the Mitigation Plan.

5 **Comments from the Group present at this meeting:**

- Holly Davies asked how the Mitigation Plan was developed. HD commented that in her opinion the Mitigation Plan is inadequate consider the removal of 3 "registered buildings".
- MA responded that we have developed it collectively with input received during two previous public stakeholder meetings, and with conversations with DAHP. MA responded that the three buildings are not on the national register – but mitigation is required because the buildings are over 40 years old and are potentially NR eligible.
- LK noted that the Mitigation Plan is focused on quality over quantity; that it was developed through work with stakeholders.
- HD commented that the Ayer research is good but insufficient. Suggested that the research could lead to a National register nomination.
- HD commented that the 2 press houses are located in the historic district.



- MG and others clarified that the 2 press houses are not within either of the adjacent historic districts.
- MG asked about a new Visitor Center and stated that planning for a new Visitor Center should be part of the Mitigation Plan.
- CE responded that All agree about the need for a visitor center, but it needs to be accommodated in a different form. Planning for a new visitor center is not part of the mitigation plan. It cannot be accommodated in LCM scope.
- MS noted that Covid has changed how we view art and interpretation. Noted the extensive use of QR codes, digital storytelling, etc., to access information. It puts a burden on developing content but less on brick & mortar. We have spaces on campus that we are uncertain about and we have the opportunity to drive in. I appreciate the need for a new building. But, I think we could accomplish the needs without a new visitor center. The memory/story of these buildings won't be lost. (by tearing a building down). Our campus communicates/imparts Olmstead's roots.
- BC noted to add QR/Photos about the Conservatory. We could add QR/links around campus.
- RN asked to document the former residential buildings on site 6.

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Attached: none.



Meeting Agenda

Project	Newhouse Building Replacement	Date	February 9, 2022
Project Number	21011		

Subject Mitigation Strategies for removal of existing buildings

Participants Amy Kim, DES
Clarissa Easton, DES
Matt Aalfs, BuildingWork
Allyson Brooks, DAHP
Nick Vann, DAHP
Cristine Traber, MHP

DAHP Mitigation Strategies Meeting #1

1. *Draft Mitigation Plan Outline*

MA reviewed the Draft Mitigation Plan Outline with AB and NV, who provided the following feedback:

Regarding Mitigation related to Physical Buildings –

- NV – photogrammetry is only useful if will be available to the public. Does not need the extremely high resolution. Consider online resource available to public.
- NV commented that goal is for the minimal material going into landfill; most for salvage, reuse, recycling. Set a standard for other projects.

Regarding Mitigation related to Site and Context –

- No specific comments from NV or AB

Regarding Mitigation related to Social and Cultural History –

- AB commented on the budget for implementation of strategies. Make sure it is budgeted now, not in future. Asked what is the available budget, cautioned to make sure what we plan to do can be implemented.
 - CE commented that there is a budget for mitigation in the C100; needs to be verified
 - NV commented that construction cost should also account for some mitigation budget.
 - NV and AB said this was a good list but need to prioritize to meet a budget.
 - NV and AB said that the HSR addenda should focus on Elizabeth Ayer and on history of the Press. Elizabeth Ayer is not well documented. Study should provide a survey of her work as none exists. Wohleb is already well-documented.
 - AB offered names of Press who could be contacted for oral histories, or “*Stories From the Press Houses*” : Austin Jenkins, David Hammonds, Brad Shannon, David Postman. Also suggested Ralph Munro (former Sec of State) and JD Smith of Governor’s office.
- Need to establish how/where oral histories, etc. are kept and made available to public.

2. *Next Steps*

- DES and MA to refine strategies, review budget.
- Meet with DAHP and develop MOU.

End of Memorandum