

HISTORICAL ANALYSIS

SITE



Current aerial view

The General Administration (GA) building is bordered by 11th Avenue SW on the south, Columbia Street SW on the east, a concrete surface parking lot on the north, and a vegetated slope at the northwest corner and along the west. Views from upper levels of the building overlook the north end of Capitol Lake. The Capitol Conservatory and greenhouses, along with the Sunken Garden and Washington Supreme Court building are located nearby to the southwest of the GA Building.

Overall, the site reflects the Capitol campus setting that existed in 1956 when the building was constructed. A large formal lawn with mature trees creates a wide buffer of open space along the south edge of the building. The lawn provides views of the building's south (front) facade, particularly the sandstone pylon and Washington State seal. A World War II memorial, designed by Simon Kogan and dedicated in 1999, has been installed near the northeast edge of the lawn.

The site would be visually impacted if new construction were to occur on the lawn that would detract from the building's visual presence as a significant resource on the Capitol campus.



SITE PLAN

SITE

HIGH PRIORITY FEATURES

- Perimeter of building
- Open space/formal landscape to south of building

MEDIUM PRIORITY FEATURES

- Entrance patio (off south)
- West drive and parking lot

LOW PRIORITY FEATURES

- Sloped Landscape
- Rear (north) parking lot
- Streets/sidewalks



Historic setting and landscape, 1962



Current setting and landscape



Historic aerial view of Capitol and campus, 1955

HISTORICAL ANALYSIS EXTERIOR ELEVATIONS

The GA building's International Modern design is primarily characterized by exterior design elements. The overall form and massing of the 4+ story building is defined by its horizontal emphasis, created by bands of multi-pane aluminum hopper windows, etched concrete panels, and inset boxed ledge canopies. Large, slightly projecting vertical elements interrupt the horizontal bands on each facade, although the most prominent and ornamental is the sandstone pylon with the Washington State seal on the south elevation. The rear stairwell and penthouse exterior comprise this vertical design element on the north elevation. Although each facade is slightly different, the materials and overall design concepts remain consistent on all elevations of the building. These key character-defining features are to remain unaltered in a building renovation.



1958 Historic photo



South elevation



Main entrance

Preservation standards would not necessarily inhibit alterations to specific materials, but instead would require that the overall design concepts are retained. Window replacement, for example, would require retaining the original window openings and horizontal bands of lights, but the window materials could be replaced with a more energy efficient multi-pane aluminum or other metal window.



SOUTH ELEVATION



Window detail



Holocene light and secondary entrance

OVERALL EXTERIOR

HIGH PRIORITY FEATURES

- Overall form and massing
- Horizontal bands of windows, boxed ledge canopies, and concrete walls
- Etched concrete
- Vertical design features, including pylons and visible stairwell shafts that span the height of the building

MEDIUM PRIORITY FEATURES

- Window materials (although aluminum or other metal replacements would be recommended)
- Penthouses
- Entrance doors
- Convex Holocene lights

LOW PRIORITY FEATURES

- Secondary entrances
- Penthouse fenestration

**HISTORICAL ANALYSIS
EXTERIOR ELEVATIONS**



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

ADDITIONAL FEATURES

SOUTH ELEVATION

- Wilkesen sandstone pylon (high)
- Washington State Seal (high)
- Entrance location (high)

WEST ELEVATION

- Sloped landscape (medium)

NORTH ELEVATION

- Verticality of stairwell shaft and penthouse (high)
- Loading dock (medium)

EAST ELEVATION

- Sloped Landscape (medium)
- Ground floor entrance (medium)

PRESERVATION PRIORITY ZONES

- HIGH PRIORITY
- MEDIUM PRIORITY
- LOW PRIORITY



West elevation



North elevation



East elevation

HISTORICAL ANALYSIS INTERIOR FLOOR PLANS

The historic character of the interior is defined by the spatial qualities of specific public spaces, as well as various elements and fixtures that convey the architectural and historical significance of the General Administration building

The main lobby and conference room on the first floor embody unique design elements that characterize the building. These spaces are to be considered with high preservation priority. Alterations to the lobby will be strictly reviewed and should be extremely limited.

Elevator lobbies, primary corridors, and public spaces on all floors are of medium priority. Alterations may occur to materials in the elevator lobbies while retaining the locations and spatial qualities of their primary circulation function.

Stairwells at exterior walls on the north, west, and east elevations are considered medium priority features due to their circulation function and for the vertical emphasis they provide as exterior design features.

The building's flexible wall configuration is a significant element of the building, intended to maintain a flexible floor plan without adhering to strict or consistent design principles. The movable walls are of medium preservation priority. This priority does not require that all moveable walls be retained in their current locations, but selective areas should maintain this historic design element, particularly in areas that may be more utilized by the public in the future.

New materials, such as carpeting or wall materials, should evoke the spirit of the building's architectural significance and historic period of construction.



Entrance lobby and mosaic mural

OVERALL INTERIOR

HIGH PRIORITY FEATURES

- Entrance Lobby
- Conference Auditorium
- Mosaic Mural
- Steel Elevator Bays

MEDIUM PRIORITY FEATURES

- Elevator lobbies
- Primary corridors
- Stairwells at exterior walls
- Moveable walls
- Flexible office spaces
- Operable hopper windows
- Mail chute
- Drinking fountains
- Lighting
- Door hardware (bullet hinges, knobs)
- Ceiling diffuser vents
- Vaults
- Toilet room tiles
- Fire door in basement

LOW PRIORITY FEATURES

- Floor materials (aside from terrazzo)
- Wall surfaces(aside from tile)
- Secondary corridors
- Elevator finishes
- Metal doors
- Executive restrooms
- Fire extinguisher cabinets
- Rubbish bins



Typical office and view



Typical office with moveable walls



Lobby alcove



Toilet room tiles



Bullet hinge



Drinking fountain