

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 07000134

Date Listed: 3/8/2007

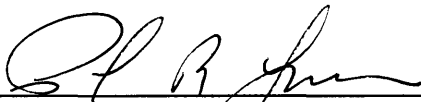
General Administration Building
Property Name

Thurston
County

WA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

3/8/07
Date of Action

=====
Amended Items in Nomination:

Significance:

The appropriate level of significance is: *State*.
[The property's association with important aspects of the growth and development of state government in the post-war period merits consideration at the State level. Although limited context is provided for comparable International Style designs statewide, the unique nature of this prominent civic building is sufficient in context with its historic associations to support a state level significance.]

Geographical Data:

The U. T. M. Coordinates need to reflect four separate points since the nominated property is over 10 acres:

- Point 1 10 507544 5209280
- Point 2 10 507544 5209192
- Point 3 10 507444 5209197
- Point 4 10 507444 5209275

These clarifications were confirmed with the WA SHPO office.

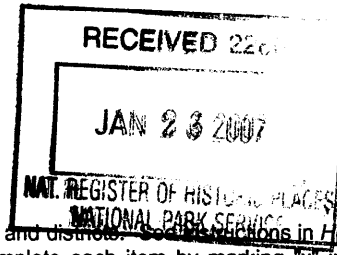
DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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United States Department of the Interior
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National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See the instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name General Administration Building

Other names/site number _____

2. Location

street & number 210 11th Avenue SW _____ not for publication

city or town Olympia _____ vicinity

State Washington code WA county Thurston code 067 zip code 98504

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

1/23/07

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet
- determined eligible for the National Register. See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

Signature of the Keeper

Date of Action

[Signature] 3/8/2007

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

none

6. Functions or Use

Historic Functions
(Enter categories from instructions)

GOVERNMENT: Government Office

Current Functions
(Enter categories from instructions)

GOVERNMENT: Government Office

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN: International

Materials
(Enter categories from instructions)

foundation CONCRETE

walls CONCRETE, STONE: Sandstone

roof OTHER: Build Up

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Politics/Government

Period of Significance

1956

Significant Dates

1956

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Lumm, Allan Gordon (architect)

McDonald Building Company (builder)

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

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

Primary location of additional data:

- X State Historic Preservation Office
X Other State agency
Federal agency
Local government
University
Other

Name of repository:

Blank lines for repository name

10. Geographical Data

Acreege of Property 11 + Acres

UTM References

(Place additional UTM References on a continuation sheet.)

UTM grid with 4 columns (Zone, Easting, Northing) and 2 rows.

Verbal Boundary Description

(Describe the boundaries of the property.) See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.) See continuation sheet.

11. Form Prepared By

Form fields for name/title, organization, date, street & number, telephone, city or town, state, zip code.

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

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

Form fields for name, street & number, telephone, city or town, state, zip code.

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National Register of Historic Places Continuation Sheet -

GENERAL ADMINISTRATION BUILDING
THURSTON COUNTY, WASHINGTON

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DESCRIPTION:

Setting

Located in Olympia, WA, the General Administration Building sits on an entire city block bounded by 11th Avenue to the south, Union Avenue to the north, Columbia Street to the east, and Water Street to the west. The building sits adjacent to the main Capitol Campus, and is perched on a bluff overlooking Capitol Lake to the west. The building is sited on the southeast corner of the block facing south. There is a narrow parking area to the west that connects with a large parking lot on the north end of the block. The site itself is slightly graded, slopping down from the south to the north, leaving the main entrance to the building a full story higher than the rear of the building, thus creating a day light basement. Landscaping on the site consists of foundation plantings and narrow green lawn areas on the south and east sides of the building.

Exterior

The nominated building is a four-story rectangular office structure designed in the International Style. The 216' wide x 120' deep building, was constructed of poured concrete painted off white, and is laid out on a 20' x 24' o.c. grid. True to the International Style, the building has strong horizontal design elements which includes a continuous banding of windows highlighted by horizontal muntins, unbroken rows of fixed flat concrete awnings, and spandrel panels cast with a horizontally laid groves. In contrast, a large protruding four-story pylon, offset to the west of the main entrance, offers a strong vertical element to the main facade. Clad in Wilkeson sandstone, the pylon serves as a strong but subtle intentional decorative element. As sunny summer days of the South Puget Sound give way to the gray rainy fall and winter days, the sandstone absorbs moisture and changes to a darker shade than the rest of the building. At the fourth floor level is a large brass relief of the state's seal.

The building has a flat built up roof hidden by a low parapet wall. Two small penthouses, located west of center, house mechanical equipment. The main entrance to the building is on the south façade, although secondary entrances can be found on the north, west and east facades as well. At the far northwest corner is a two bay loading dock recessed into the ground floor or basement of the building.

The main entry is approached by six shallow granite stairs, which span nearly 1/4 of the south façade. The broad entry plaza is sheltered by low retaining walls, which house original convex shaped bubble lights. A handicap ramp rises from the plaza's western edge, and is bordered on both sides with a three-rung steel tube guardrail.

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Each of the four floors is defined by a band of steel framed windows divided only by narrow concrete mullions which are scored to match the muntin bars in the adjacent windows. The south façade windows are divided horizontally into four panels, and are highlighted by a protruding horizontal concrete awning and a continuous sill at each floor level, which spans the entire facade. The west, east and north façades also have continuous bands of four pane windows but are devoid of the projecting awning. And unlike the windows at the 2nd, 3rd and 4th floor level, the 1st floor windows span a larger area and boast six panes each. The basement windows on the north façade have just three panes. Each continuous row of windows on all facades, except at the basement level, are highlighted by uninterrupted spandrel panels cast with horizontally laid grooves. Windows on the east and west façade are grouped in rows of six between the mullions and windows on the north and south facades are grouped in rows of five. This spacing is a result of the rectangular grid framing system for the building. The southwestern, southeastern and northeastern corners of the building are defined by large cement slabs etched with a grid pattern resembling large vertical blocks that anchor the horizontal bands.

Interior circulation spaces for the building are defined on the exterior by the use of strong vertical elements that break the horizontal bands of windows on all facades. The east and west facades have protruding stair towers, which are delineated by vertically scored concrete panels and offset windows. On the south edge of each tower, a decorative stem wall extends out beyond the towers approximately six feet. The towers also define exterior secondary entries. Here simple metal full-light doors are protected by a horizontal flat metal awning. The rear stair tower is flush with the north façade, but is highlighted by offset windows located in the spandrel areas between the floors.

Interior

Reflective of 1950s design, the interior of the General Administration Building is simple and functional. Strong design elements are left for the main public spaces, such as the lobby, auditorium and hallways. Upon entry into the lobby of the building visitors face a large 29 ½ wide x 10 ½ tall glass and stone mosaic mural. The mural was installed two years after the building was completed in a space reserved by the architect for some type of artwork.

The lobby floor is covered with a medium green terrazzo tile divided by white metal strips on a 2' o.c. grid. The walls are covered in a lighter green terra cotta tile arranged in large blocks. Two large round columns covered in vertical corrugated aluminum strips divide the lobby into three bays. Further architectural details are found on the ceiling, which consists of a suspended 4' grid of corrugated Plexiglas panels, backlit by fluorescent lights. To the left and right of the entry vestibule are recessed bays currently used for seating areas. On the west wall of the lobby is an original information desk. Set at an angle to the rest of the lobby grid, the desk was custom designed by the architect, and includes birch plywood doors and shelving, and aluminum facing. The public side is skirted with vertical corrugated "zourite" aluminum that

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matches the round columns. The counter can be closed off with a flexible vertically corrugated aluminum curtain. Beyond the visitor counter along the west wall are three elevator bays. These areas are highlighted by aluminum doors and surrounds and custom-designed illuminated numbering. Next to the elevators is a large collection mail box still in use. Here mail from a tube running the height of the building is collected. The aluminum box has a large stylized eagle on the main access door.

Signage throughout the lobby is steel panels with words cut into relief. The State Patrol office on the east side of the lobby retains its original sign - individual letters mounted to the terra cotta wall tiles. Behind the mural wall is a large auditorium/meeting room. The 30' x 72' shoebox-style auditorium has a flat floor and is void of fixed seating, for purposes of a flexible seating arrangement. The room is oriented towards the north where a proscenium arch is defined by "flexwood" birch veneer wall panels that curve inward towards a raised stage. In order to improve acoustics, the east and west walls are staggered back in three slightly angled wall panels. The south end of the room could originally be divided into two additional meeting rooms with sliding bi-fold wall panels. The wall units have been removed, but the ceiling tracks remain.

Beyond the public spaces on all four floor are a myriad of hallways and offices. Most are defined by plaster walls and ceilings, and 8"x 8" asphalt floor tiles. The office spaces were designed for use by various agencies and included specialty spaces for such agencies and programs as the Forestry Dispatch Program which had teletype room and sleeping quarters on the north side of the third floor, and bacteriology and milk-testing laboratories designed for the Health Department in the southwest corner of the fourth floor.

Designed to be flexible, some areas boast their original "Hauserman" movable steel wall panels, while others have been updated with new sheetrock. Original jade green glazed ceramic water fountains are still mounted on all floors of the building, but are no longer functional. Original "rubbish" bins are still visible on corridor walls, but the handles have been removed and the doors themselves welded shut. Throughout the hallways, original steel doors retain their distinctive bullet shaped hinges and brass hardware. Vertical circulation throughout the building is via three passenger elevator cars, a freight elevator, or four interior stairwells. The dogleg-style stairwells are simple spaces with concrete steps and pipe railings.

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STATEMENT OF SIGNIFICANCE:

The General Administration Building in Olympia, Washington, is eligible for the National Register of Historic Places under criterion "A" as the first major building to be constructed on the capitol campus after the Great Depression. The building represents the significant growth of state government in Olympia, Washington following World War II, and specifically the re-centralization of government to Olympia mandated by a Supreme Court order in 1954.

The building is also historically significant under criterion "C" as a property that embodies the distinctive characteristics of the International Style. Designed by prominent Tacoma architect, Allen Gordon Lumm, the horizontal cubical form and spare ornamentation also represents one of a few intact examples of Modern architecture in Olympia, Washington. Its exterior minimalist appearance and interior architectural flexibility, including movable steel wall panels, demonstrate a growing aesthetic for modular space able to easily accommodate changing space and technology requirements. In this case, a building which was needed to serve a diversity of state agencies that would be housed in one structure. The period of significance begins and ends in 1956, the date the building was completed and occupied by a variety of state offices.

Criterion "A" – History of Significance

The area where the General Administration Building now stands was originally a residential neighborhood that bordered the capitol campus to the north, and encompassed an entire city block bounded by 11th and Union avenues, and Columbia and Water streets.¹ Several sites to the north and east of the capitol campus were considered for expansion, marking the state's first foray outside the original campus plan designed by Wilder and White. The current location was ultimately selected because of its convenient location to the capitol campus, ease of traffic flow, and cost savings represented by its proximity to the state power plant and telephone lines.²

Construction of the General Administration Building also heralded the first major construction since before WWII at the Capitol. By 1950, the need for additional government office space in Olympia was apparent. A bill introduced into the House of Representatives in January 1951 proposed a \$4 million bond issue to pay for the construction of a new state office building on or adjacent to the Capitol grounds.³

¹ Sanborn Map, Olympia, November 1924.

² "New State Office Location Chosen; Plans Authorized." The Olympia News 22 November 1951.

³ "Capitol Office Plans Pushed," Daily Olympian 12 January 1951.

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Tacoma architect A. Gordon Lumm was contracted in October 1951 to conduct a Space Feasibility and Needs Study, and was then authorized to draw up plans for the building.⁴

When the Capitol Campus Committee finally decided on the lot on the northwest corner of 11th Avenue and Columbia Street in 1952, it also narrowed the site selection process for the First United Methodist Church. The site was also their preferred location for a new sanctuary. The First United Methodist Church was one of the earliest congregations in the city, and they had long outgrown their downtown building on the corner of Fifth and Adams. Newspaper articles indicate that the members and officers of the church had “shown themselves to be public-spirited citizens in delaying and delaying their plans until the Capitol Campus (sic) committee came to a decision.”⁵ When the Capitol Committee announced its choice, Reverend William E. Callahan and T.S. Hedges, minister and lay leader of the Methodist Church respectively, prepared a statement that read in part, “The decision of the Capitol Committee is keenly disappointing... We have done everything in our power to exercise patience over the many months awaiting this verdict. It is our hope that what has been done is in the best interests of the state, of which we are all citizens... we begin over again the difficult and laborious search for an adequate and desirable site...”⁶ The church would eventually build on the corner of Legion Way and Boundary Street.

In 1927, when the capitol campus was constructed, it was assumed that all elected officials would remain in Olympia. The same assumption was not applied to state agencies, and many located their main offices in Seattle as early as the 1890s for the convenience of their directors. By 1950, the main offices of 13 agencies were located there. When the Capitol Committee authorized the construction of the General Administration building, it also considered a proposal by a state agency to construct an office building in Seattle. After hearing the news that a major new office building would be built in Seattle, Olympia property developers and businessmen Gerry Lemon, James Frederick “Fritz” Mottman, George Ekland and George Draham were concerned over the loss of business for the city. They met with Governor Arthur Langlie to discuss their concerns and were dissatisfied with the exchange. The governor indicated that moving agencies to Olympia would cost a lot and that it would not improve government efficiency. Attorney General Don Eastvold declined to pursue the matter because, in his opinion, there was no legal or constitutional ground.⁷

⁴ “Site Close By Capitol Grounds Is Chosen for State’s New Olympia Office Building.” Daily Olympian 17 February 1952.

⁵ Ibid.

⁶ Ibid.

⁷ “State Offices Won Back to Capital City by Olympia Businessmen and Smith Troy.” The Seattle Times 22 August 1954.

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In 1952, the four businessmen and the Casco Company (owned by the Lemon family) filed a lawsuit in Thurston County Superior Court against Governor Langlie with the help of former Attorney General Smith Troy. An Olympia native, Troy most likely became involved in the case for personal reasons. Troy had recently been unseated by Eastvold in a bitter battle for the office and was Gerry Lemon's brother-in-law. The central argument of *Lemon et al. v. Langlie et al.* was twofold: that Olympia was the recognized seat of government, and that various governmental agencies and institutions were constitutionally required to be located at the seat of government.⁸ Outside of court, many Olympians argued that local merchants would benefit from more business with the return of state headquarter offices. It was estimated that a favorable outcome would impact at least 400 employees, although some doubted that Olympia would be the destination for all of them. Superior Court Judge Charles T. Wright heard lengthy arguments on both sides and agreed with the businessmen. He ordered the department heads to move to Olympia. The case was immediately appealed.⁹

By 1954, the case had made its way into Washington's Supreme Court as *State ex rel. Lemon et al. v. Langlie et al.* Also named in the lawsuit were the Aeronautics Commission, Athletic Commission, Board of Accountancy, Board Against Discrimination in Employment, Board of Pharmacy, Board of Prison Terms and Parole, Department of Fisheries, Game Commission, Department of Health, Horse Racing Commission, Personnel Board, Parks Commission and Power Commission. The petitioners claimed that the respondents were not complying with the state constitution, the Organic Act or the Enabling Act and asked the court to compel the respondents to return their headquarters to Olympia. The State countered that the constitution only requires those offices of executive departments that existed at the time of the adoption of the constitution, and that the businessmen had no standing to maintain their suit.

The businessmen won in a 5-4 ruling. In the decision authored by Justice Charles Donworth, the court dismissed the state's case. It said the petitioners were taxpayers and that the constitutional framers and the citizens who adopted the constitution intended that government agencies be located in the seat of government. The dissenting opinion was authored by Justice Matthew Hill. All agencies were required to file a certificate of compliance with the Thurston County superior court upon relocation.¹⁰

Most agencies complied quickly by arranging for space in Olympia, including in the soon-to-be constructed General Administration Building. The flood of returning agencies required the original plan

⁸ Off ice of the State's Attorney General, AGO 1987 No. 24. 23 November 1987. 11 August 2006
<http://www.atg.wa.gov/opinions/1987/opinion_1987_024.html>

⁹ "State Offices Won Back to Capital City by Olympia Businessmen and Smith Troy." *The Seattle Times*. 22 August 1954.

¹⁰ Alexander, Gerry L. "Olympia's Legal Battles to Retain the Capital." *Columbia*. Winter 2000-01, Vol. 14, no. 4, pp. 3-5.

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for the building to be altered extensively. This included the build-out of the entire rear portion of the third and fourth floor (seeing architects original building rendering). Such changes resulted in several discussions with the architect and the Capitol Committee over compensation for the additional work that was involved with altering the building plans to conform to a revised building program. The biggest casualty among the affected agencies was the State Library. Housed in the basement of the Temple of Justice since 1922, the library was original slated to get a new and modern home in the General Administration building, but it was removed from the building program entirely to make room for the Department of Labor and Industries.¹¹ The library would later get its own building on the south capitol campus.

The Game Commission and Fisheries Department required another lawsuit for contempt before relocating four years later.¹² The State House Directory (1958-59) and the State Capitol Telephone Directory (1958) indicate that of the state agencies named in the lawsuit, the State Personnel Board, Department of Game, Department of Fisheries, Department of Health, and the Board of Accountancy were all located in the recently completed General Administration Building. They represented 40% of previously Seattle-based agencies, and almost 70% of its representative employees. Other agencies housed in the new building included the Department of Agriculture, Commerce and Economic Development Board (formed in 1957), the Department of Conservation, Employee Retirement Systems, the Board of Industrial Insurance Appeals, the Department of Labor and Industries, the Department of Licensing, Public Printers, the Safety Council, State Patrol, Tax Advisory Council¹³, Tax Commission, and the Department of General Administration. These agencies relocated from a variety of state-owned and leased properties in the Olympia area.

Criterion "C" – Architectural

The General Administration Building is an outstanding example of Modern architecture in Olympia. It is built in the International Style, distinctive for its horizontal cubical form and spare ornamentation. There are few examples in Olympia, and this is the only one associated with the Capitol Campus.

¹¹ Eastvold, Attorney General Don. Correspondence to the State Capitol Committee. 8 May 1953.

¹² Cunningham, Associate Editor Ross. "Move-to-Olympia of State Offices Promises Cost Rise." The Times, Seattle, 22 September 1957.

¹³ This only existed in 1957-58, before being absorbed by the Tax Commission.

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The International Style has its roots in the Bauhaus movement in Germany, but came to refer generally to modern European architecture of the 1920s and 1930s and the architecture it subsequently influenced elsewhere. The term itself was coined at the 1932 Museum of Modern Art exhibition of architectural photographs and models in New York City. American architectural historian Henry-Russell Hitchcock and American architect Philip Johnson wrote the accompanying catalog *International Style: Architecture Since 1922*, which became the defining work to which other architectural innovations were measured.¹⁴ By the end of WWII, the International Style evolved into Modernism which dominated commercial architecture through the 1970s.

Common characteristics of the International Style include a radical simplification of ornamentation, concrete, steel and glass as the preferred building materials, designs logically supporting the function of the building, and the construction itself embraces industrialized mass-production techniques. All of these promote an aesthetic of "progress" and efficiency.¹⁵ Specific details typical of the style include a square or rectangular footprint, windows running in long horizontal ribbons with corner windows as a hallmark, poured and formed concrete slabs that accentuate horizontal planes, and occasional vertical elements that highlight the layered appearance of multi-storied buildings.

As the architectural detailing simplified, the relationship between architect and artist became more synergistic. Architects relied less on building materials to express the personality of the building. Instead, they turned to artists and artisans to infuse detail in the structure through commissioned art work, custom-designed furniture, and crafted fixtures. As the architect for the General Administration Building, Allen Gordon Lumm incorporated all these features into his design which included plans for a cast bronze state seal, a large mural in the entrance lobby, and sleek fixtures including drinking fountains, pillars, elevator dials, clocks and cabinetry.

A. Gordon Lumm was born December 6, 1900 in Traer, Iowa. He attended schools in Colorado and California before completing his B.S. in Architecture at the University of Minnesota in 1925. He worked briefly in Colorado before establishing himself in Washington by 1926. From 1931 to 1932, he practiced with fellow architects Ambrose J. Russell and Gaston Lance in Tacoma. Together the firm Russell, Lumm & Lance designed many period revival homes in the Tacoma area. He applied for his state architecture license in April

¹⁴ "Modern Architecture," Microsoft® Encarta® Online Encyclopedia 2006. 25 July 2006. <http://encarta.msn.com/encyclopedia_761595616_4/Modern_Architecture.html>

¹⁵ Paradis, Dr. Thomas W. "Architectural Styles of America: International (1950-1970)." Dept. of Geography, Planning, and Recreation, Northern Arizona University, June 2006. 25 July 25 2006 <<http://jan.ucc.nau.edu/~twp/architecture/international>>

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1930, and began his own architectural practice in 1945. In 1959, Lumm received his National Council Certificate for the Architectural Registration Board. He was active in a variety of professional organizations including memberships with the Washington State Chapter, A.I.A., 1942-1965; Tacoma Architect's Association, formed in 1942; Board of Architectural Examiners, 1947-49; and the Pierce County Planning Commission, 1952-57.¹⁶ Lumm left Tacoma for Arizona in 1961 and remained there until 1996. He then returned to Washington where he died November 30, 2002, just shy of his 102nd birthday.¹⁷

Lumm was involved in the design and alteration of many public buildings in Washington during the 1940s and 50s. His largest projects included the Male Ward Building (1948) and Cadet Nurse Home (1947) at Western State Hospital near Steilacoom; the County-City Building (1958) in Tacoma; and alterations and additions to the Salishan Housing Project (1958) in Tacoma. He also designed the Buckley Fire Station (1952); Steilacoom Fire Station (1953); Tacoma & Pierce County Health Department (alterations, 1950); Mountain View Sanatorium (Tacoma, 1951); Provident Building (Tacoma, alterations, 1952); Riverside Infirmary (Sumner, alterations, 1952); Mark E. Reed Memorial Hospital (McCleary, addition and alterations, 1956); and Columbia Basin Hospital (Ephrata, erected 1957). Many of these structures have been demolished or significantly altered since their construction.

Having won the prestigious contract to design the first major commission on the Capitol campus since WWII was a big accomplishment for Lumm. His office was quite small in comparison to some of the other competing firms such as John Graham & Co. and Decker & Christensen of Seattle. The local architectural firm of Wohleb & Wohleb of Olympia, which had previously designed several buildings on the Capitol Campus, also competed for the design.

Lumm had a staff of four draftsmen, but utilized a team approach to design by employing several outside consulting firms for structural, sanitary, civic, illumination, mechanical and plumbing specifications. Lumm was awarded the initial contract for design of the General Administration Building on October 19, 1951. His fee for the design was based on 25% of 6% of the overall building cost. The final design was approved in 1953, and a call for bids was published in November and December of 1953. Construction was to be funded by the sale of state-owned timber which would repay a legislatively approved bond. At last, ground was broken for the building in January 1954 and construction was completed in May 1956. The useable floor area of the building measures approximately 218,133 square

¹⁶ Lumm, A. Gordon. Application File. Washington State Department of License records.

¹⁷ Webster, Dorothy [daughter of A. Gordon Lumm]. Personal interview. Tacoma, WA, 4 August 2006.

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feet, and was slated to house 12, then 18, state departmental headquarters. Ultimately, the project costs exceeded \$4.3 million.

The Tacoma firm of Walter S. Gordon Inc., served as consulting structural engineers for the General Administration project. The general contractor was the McDonald Building Company from Tacoma. The Kewaunee Manufacturing Company from Michigan supplied the laboratory fixtures, the Howard Chapman Plumbing & Heating Company, from Tacoma, installed all mechanical and utility systems, and the Electric Construction Company, also from Tacoma, completed the main electrical work.

Constructed exclusively from poured concrete, the state boasted that “the entire structural system is of reinforced concrete columns, beams, joists and slabs, which provide an earthquake-resistant fireproof building.”¹⁸ This was a legitimate concern. Olympia had been rocked by an earthquake measuring 7.1 on the Richter scale in 1948 that damaged much of the downtown core and buildings on the state capitol campus. As such planners were concerned that another quake would strike Olympia in the future.

Lumm’s challenge was to elegantly balance the massive cement structure with natural light and decorative design elements. He did this by designing ribbons of windows which wrap around the exterior of the building and then integrating decorative relief elements on the exterior concrete walls. Inside, Lumm brought this high level of design to the lobby with vertically corrugated aluminum columns, matching corrugated skirting below the information counter and a flexible corrugated aluminum service window screen above, and corrugated plexiglas panels in the suspended ceiling that covered fluorescent bulbs. The clock, elevator dials and signage made from machined steel have a Moderne sleekness. The light green terra cotta wall tiles compliment the darker green terrazzo floor and reflect the “Keep Washington Green” motto. Even the water fountains are a pale translucent green in a softly rounded Moderne style.

Lumm didn’t put all his design appeal in the lobby however. In the auditorium, he created a sleek curved proscenium covered with “Flexwood” birch veneer, and metal curtain wall partitions to divide the space into smaller conference rooms (these dividing walls are no longer in place). With the multipurpose use of the building, the need for interior flexibility was a high priority. Lumm chose to incorporate “Hauserman” movable steel paneled walls throughout the building. Still in operation today the Hauserman Company (now known as Clestra Hauserman) traces its roots back to Earl F. Hauserman who, in 1913, invented the relocatable wall in Cleveland, Ohio. Sound proof and fireproof, “Hauserman” panels were constructed of

¹⁸ “General Administration Building,” The Washington State Capitol Group, prepared and distributed by the Washington State Advertising Commission, Olympia, WA, 1956.

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GENERAL ADMINISTRATION BUILDING
THURSTON COUNTY, WASHINGTON

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metal and boasted an adjustable track design which could accommodate shifts in building program needs while maintaining a high quality of safety and sense of permanence.

Development of the Hauserman panels stemmed from advances in reinforced concrete building construction, enabling expansive, open interior floor plates, which interrupted by a minimum of structural columns. Hauserman panel heights could be custom designed to fit building ceiling heights and floor plate dimensions. A variety of panel types, including perforated and relite, accommodated the varying customer preferences and needs.

Success of the Hauserman panels as a self-contained system of adjustable partitions soon led to their widespread national use, mainly in government office and school buildings, as a ubiquitous design component in mid century institutional buildings. For example, the numerous office buildings built at the Hanford Nuclear Reservation employed Hauserman panels throughout their spaces.

Correspondence indicated the Hauserman Company prepared shop drawings for all panels in the General Administration Building. Representatives from the Hauserman Company were on site during construction of the building to install the panels. The Hauserman panel system employed in the General Administration building consisted of:

single panels—internal metal frame covered on both sides with flush metal sheet, in 9'4" and 11'4" heights;
perforated panels—same as single panel with addition of perforated grid over the full height of the panel;
relite panels—same as single panel with addition of a full width relite in the upper portion;
door panels—same as single panel with addition of full width door and casings in lower and mid portion;
metal doors—flush metal doors having an internal metal frame hung within door panels;
metal tracks—mounted on floor and ceiling with vertical components between individual panels;
bronze hardware

- heavy olive knuckle paumelle door hinges (rounded knuckle ends with single pivoting joint), three per door;
- Corbin unit locks with knobs and escutcheons.

Many of the "Hauserman" walls are still intact at various locations in the building.

Typical of the modern style which called for the integration of art and architecture, Lumm called for a large mural to be installed in the entrance lobby. However, the building would have to wait until 1959 when Bellevue artist Jean Cory Beall was selected to create a glass-stone mosaic mural.

Beall received her training at the California College of Arts and Crafts, and continued to hone her craft at Parsons Paris School of Design, France; Institute Politecnico in Mexico City; and the Art Students' League in New York City. She also studied with Ambrose Patterson and Mark Tobey. Many of her

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THURSTON COUNTY, WASHINGTON

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watercolors and mosaics were created for private clients. Some of her public commissions included mosaic murals in Seattle's Olympic Hotel and City Light Building, and the University of Washington's Penthouse Theatre.¹⁹ The Seattle City Light Building mural (1958) was added to the Museum of History and Industry's collection when the building itself was demolished in 1996.²⁰ She received numerous awards during her career, including an Honorable Mention for the Seattle Art Museum Northwest Annual, a Washington State Chapter of the American Institute of Architects Award (1955), and a Southwest Chapter of the American Institute of Architects Award (1960).

Her commission for the General Administration Building was selected from among eight designs and cost \$12,880. The convex mosaic dominates the lobby, measuring 10½ feet high and 29½ feet long, and includes iconographic imagery representative of Washington's industrial and natural resources. The design references the state's atomic research center, aeronautics industry, hydroelectric power production, timber, fisheries, game, minerals, other natural resources, and recreational facilities. The pictures are linked together by a great river of rough cut stones flowing across the mural.

The design was originally created in watercolor by Beall. She took her painting to Venice where she and a Prof. Gaspari supervised the cutting and assembly of over 150,000 pieces of tesserae, or small pieces of glass, a Byzantine-era technique from the 4th - 6th centuries originally applied in European cathedrals, and some stone pieces. The work was then transported by ship to Olympia, where Beall and mural assembly supervisor, Martin Carlson, installed the piece with a work crew of six.

Many consider the mosaic to be the most distinctive feature of the building. Its geometric regularity contrasts with its thematic complexity, and the riot of color draws the eye to it in the relatively monochromatic lobby setting. The mural sustained significant damage in the 2001 earthquake, but was successfully repaired.

Overall, the General Administration Building is an important landmark in the development and growth of state government. The building is a direct reflection of activities that resulted from a court case which required state agencies to be located in Olympia. Furthermore the building is a rare intact example of the International style and represents the best-known execution of the style in the state. The building embodies all the common characteristic of the style and has a high level of architectural integrity both inside and out.

¹⁹ "Jean Cory Beall," Architectural Craftsmen of the Northwest: Illustrated Directory, 1961.

²⁰ Seattle City Light Building Mural – Knight Gallery, Museum of History and Industry, 2004. 31 July 2006
<http://www.seattlehistory.org/news_current.cfm>

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THURSTON COUNTY, WASHINGTON

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THURSTON COUNTY, WASHINGTON

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National Park Service

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GENERAL ADMINISTRATION BUILDING
THURSTON COUNTY, WASHINGTON

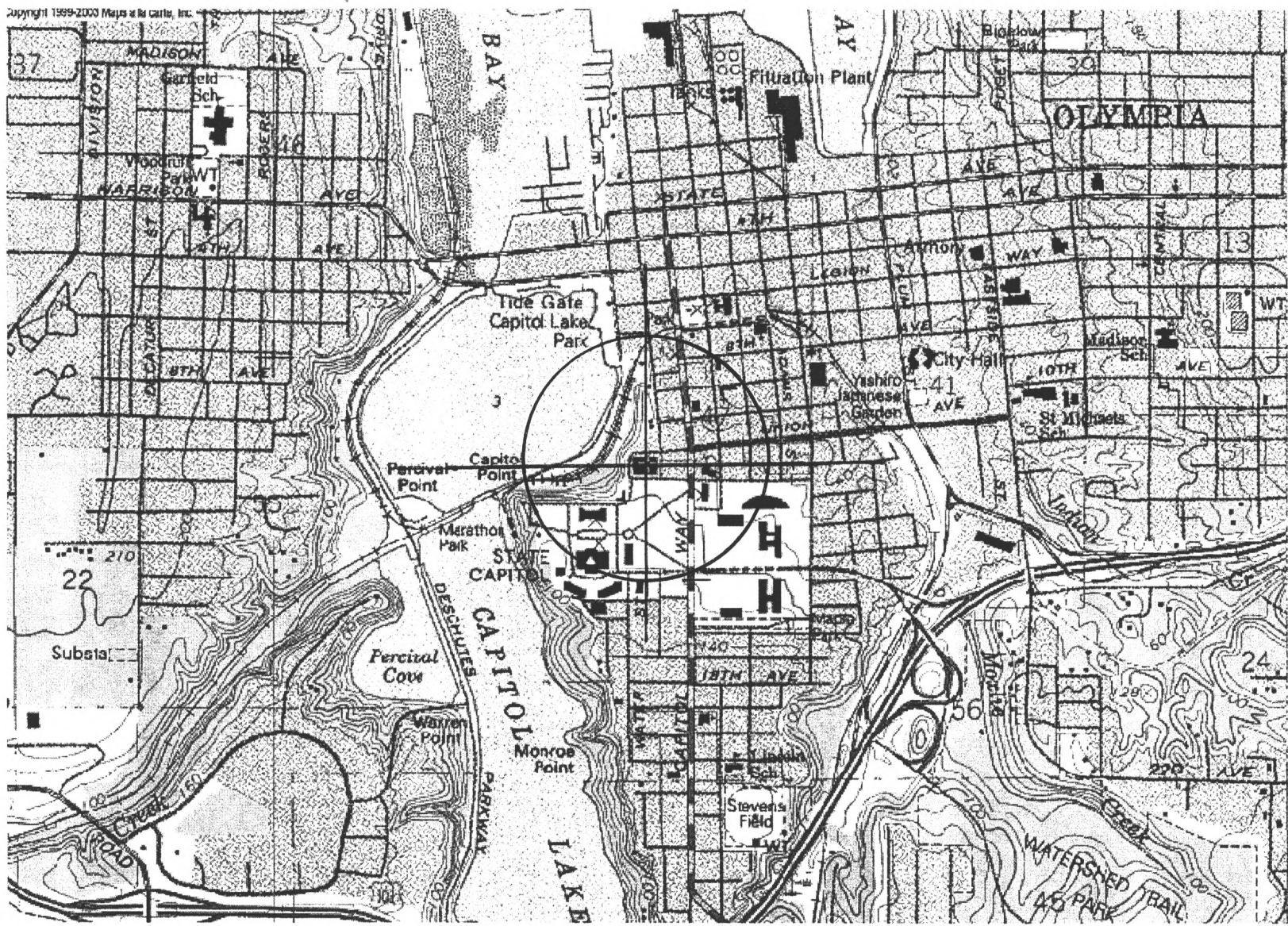
Section number 10 Page 1 of 1

VERBAL BOUNDARY DESCRIPTION

The nominated area is located in the Section 23, Township 18 North, Range 2 West of the Willamette Meridian, in Thurston County, Washington and is legally described as the SYLVESTERS BLK 67 LOT 5-8 & BLKS 80, 84 -87 & ALL VAC ST ON. It is otherwise known as Tax Lot 78506700500 at the said location.

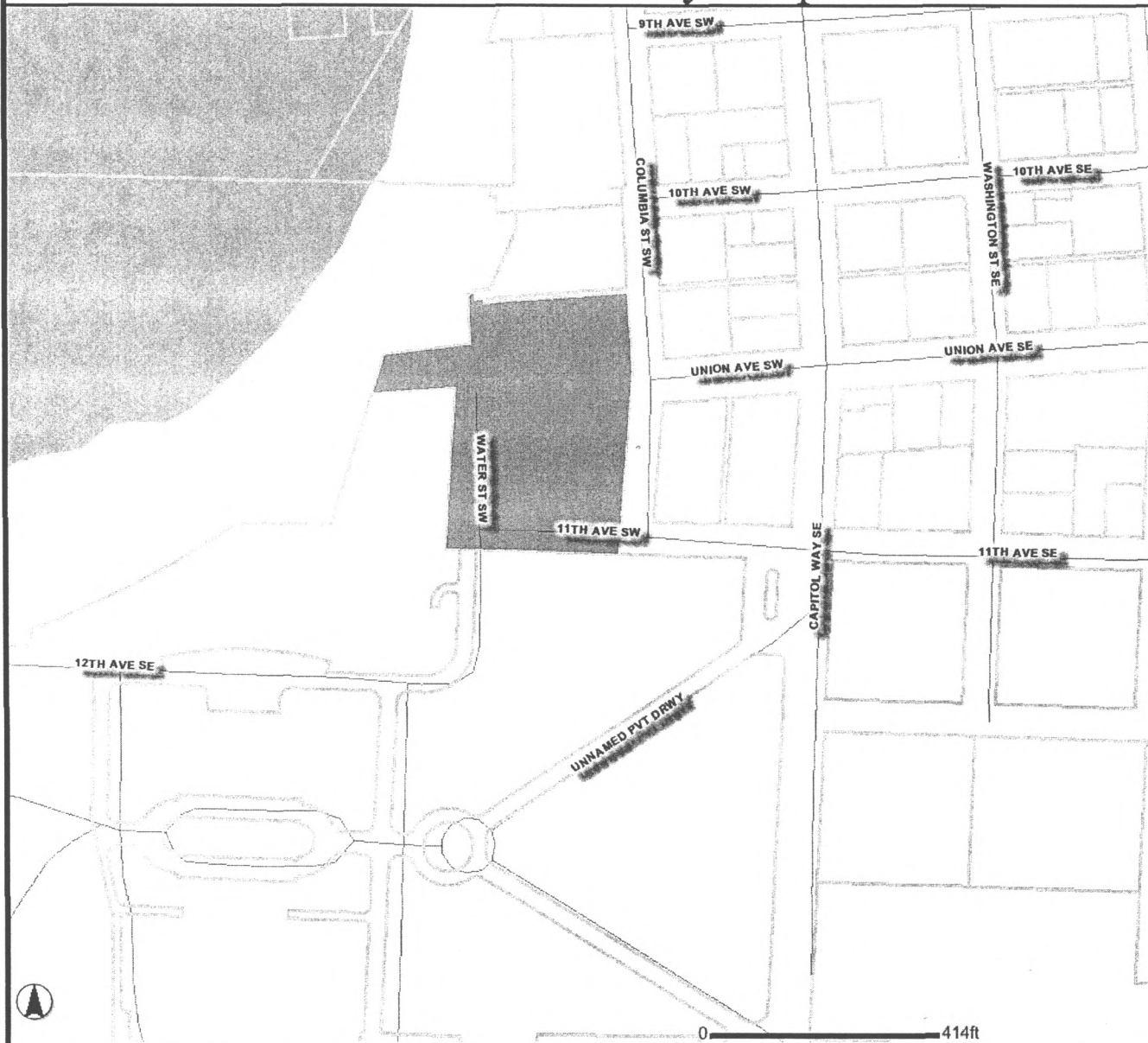
BOUNDARY JUSTIFICATION

The nominated property encompasses the entire urban tax parcel that is currently occupied by the General Administration Building. This includes the front landscaping area and the rear parking area.



GENERAL ADMINISTRATION BUILDING: Olympia, WA
UTM: ZONE 10 507398 E 5209429 N - Tumwater USGS Quad

Thurston County Map

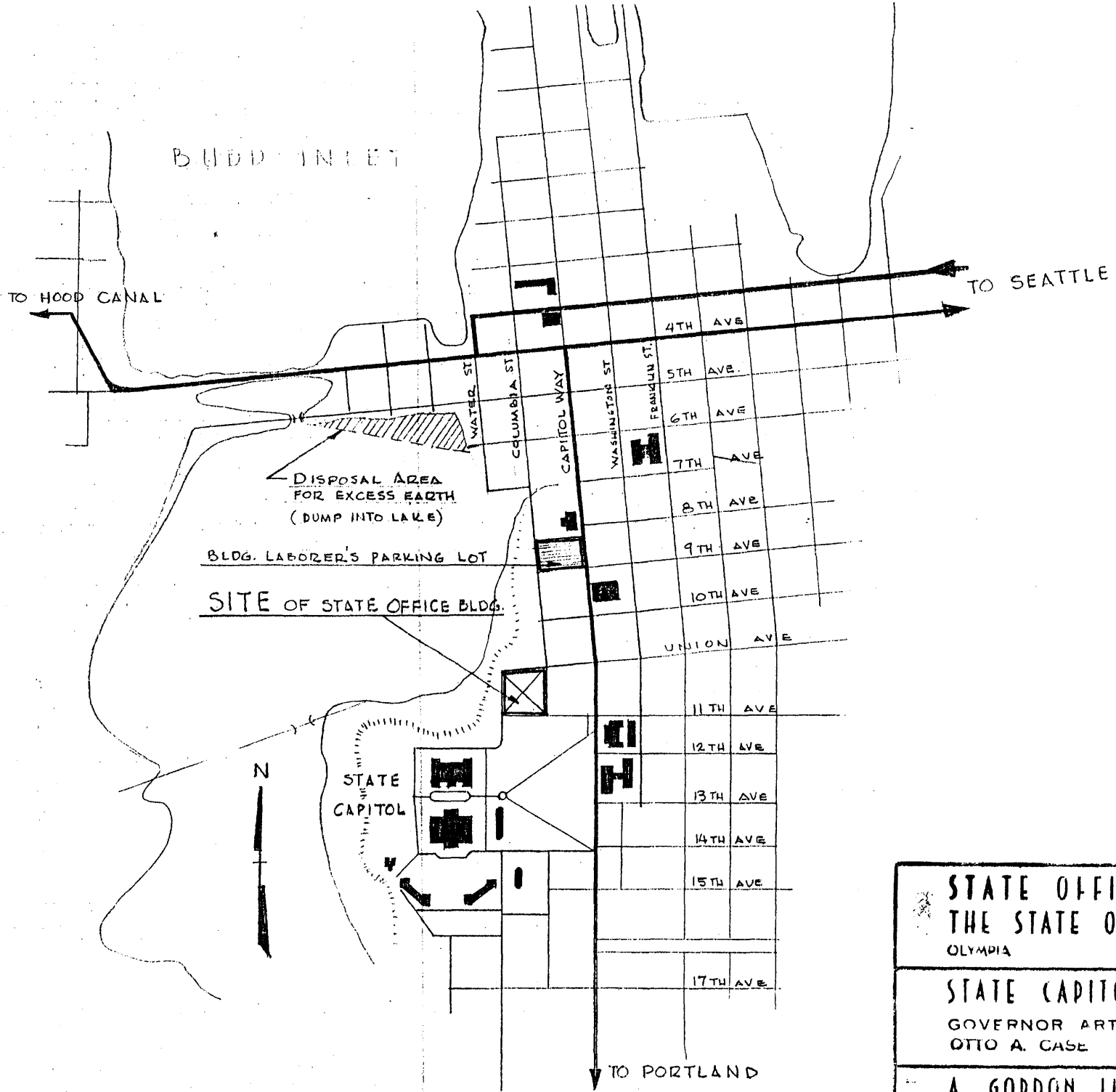


Disclaimer: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County government. However, the County and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map. To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchant ability, data fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

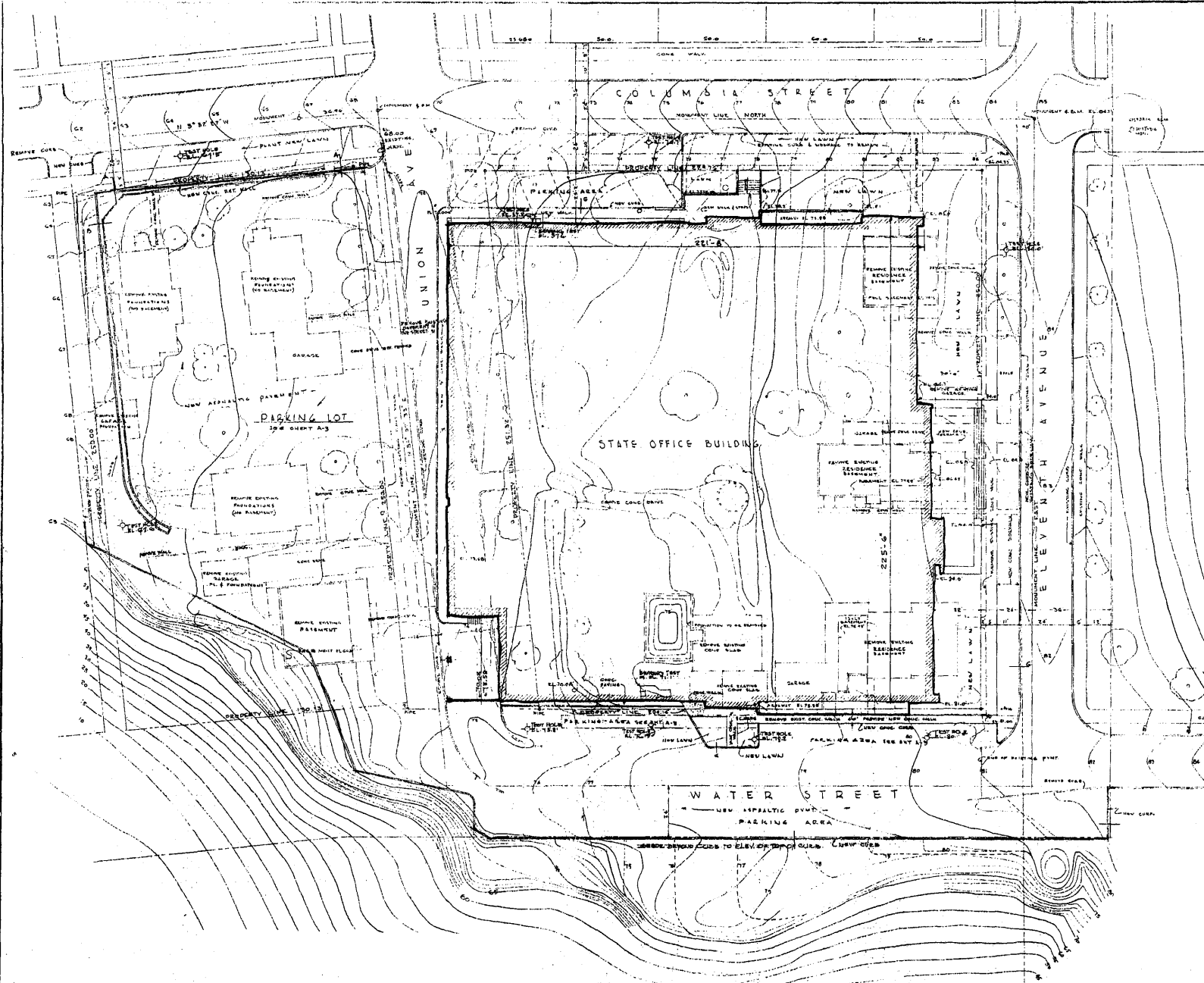
Thurston GeoData Center
 © 2006 - Thurston County GeoData Center
 2404 Heritage Court SW, 3rd Floor
 Olympia, WA 98502-6031

LEGEND

- | | |
|-----------------|--------------|
| Major Roads | Flood Zones |
| Roads | Water Bodies |
| Streams | Zoning |
| Contours | Cities |
| Wetlands | Parcels |
| Wetland Buffers | |



<p>STATE OFFICE THE STATE OF OLYMPIA</p>
<p>STATE CAPITO. GOVERNOR ARTH OTTO A. CASE</p>
<p>A. GORDON IIIA</p>



- NOTES:
1. REMOVE EXISTING FOUNDATIONS, BASEMENTS, CONC WALLS AND DRIVEWAYS, CURBS ETC. AS SHOWN.
 2. REMOVE ALL TREES AND ROOTS FROM BUILDING SITE, EXCEPT "HISTORIC ELM" & OTHER TREES BEYOND THE LIMITS OF THIS WORK.
 3. GRADE UNIFORMLY TO MATCH EXISTING & SEE DRAWING.
 4. SEE SHEET A-3 FOR CURBS & OTHER DETAILS.

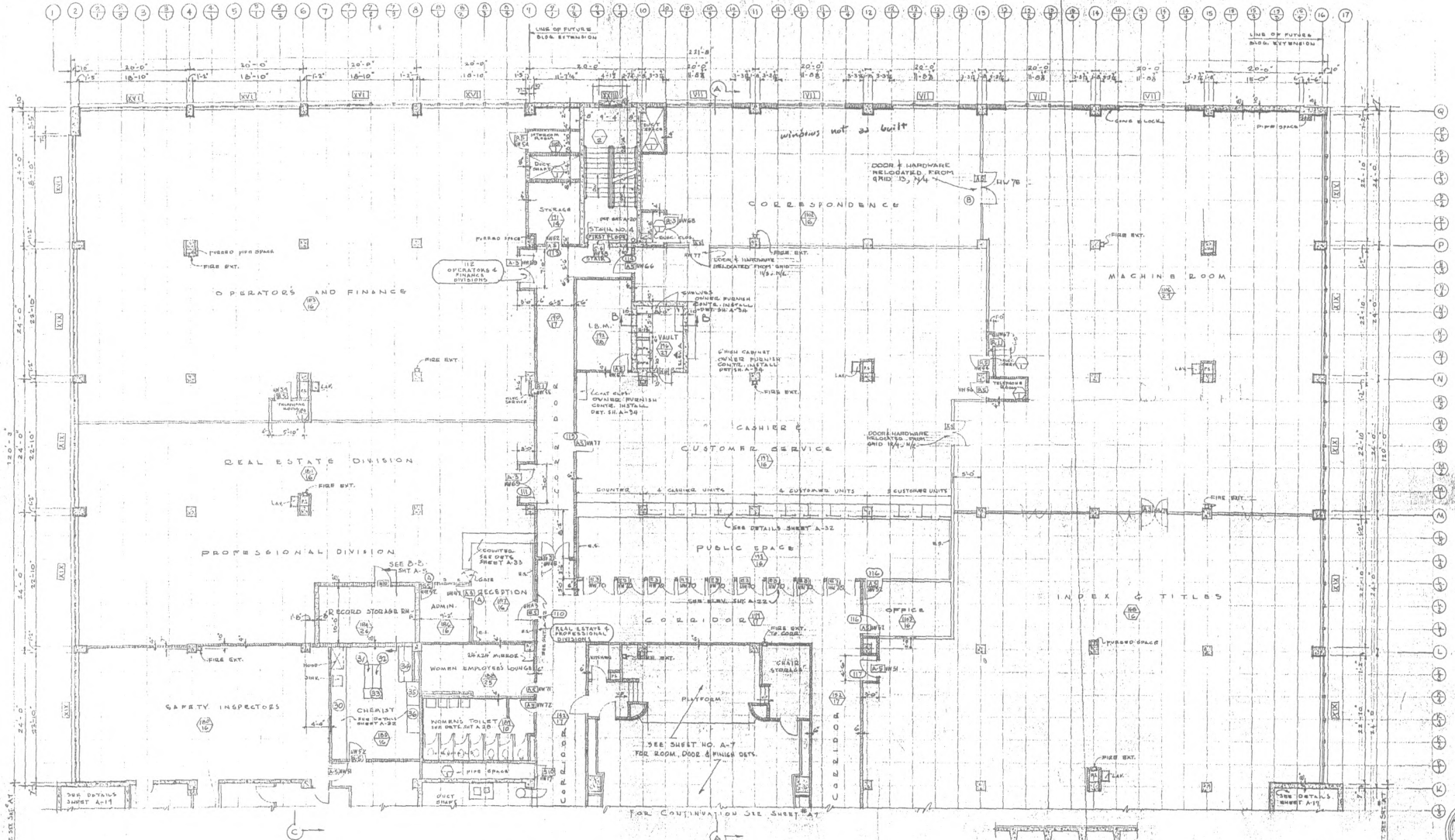


SITE PLAN
SCALE: 1" = 20'

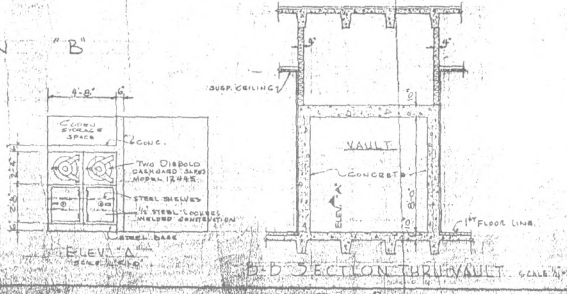
53-000

STATE OFFICE BUILDING OLYMPIA WASHINGTON		
STATE CAPITOL COMMITTEE GOVERNOR ARTHUR B. LANGLEY OTIS A. CASE		
A. GORDON LUMM, ARCHITECT 321 SOUTH ELEVENTH ST. TACOMA		DATE NOV. 6, 1923 BY ARCHITECTURAL
SITE PLAN		A-2 OF 37 SHEETS

2678 53-000

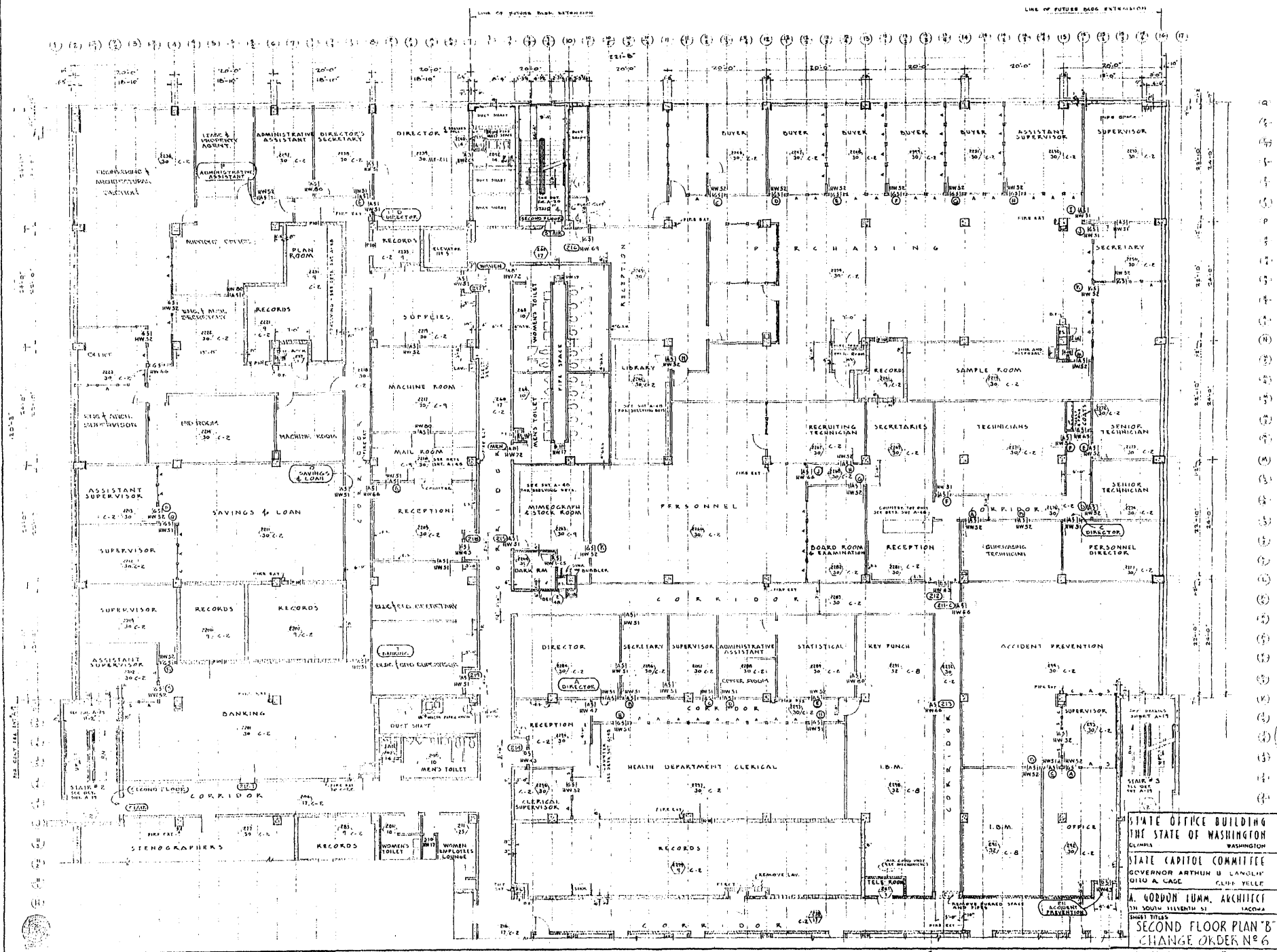


FIRST FLOOR PLAN "B"
 S.C.A.L.B. "W.C."
 ELEVATION - 86.10.



2684

STATE OFFICE BUILDING THE STATE OF WASHINGTON		OLYMPIA WASHINGTON	
STATE CAPITAL COMMITTEE GOVERNOR ARTHUR B. LANGLEY		CLIFF YELLE	
A. GORDON LUMM, ARCHITECT		DATE NOV. 8, 1933	
331 SOUTH ELEVENTH ST. TACOMA		BY ARCHITECTURAL	
SHEET TITLES FIRST FLOOR PLAN "B"		SHEET	
NORTH		A-8	

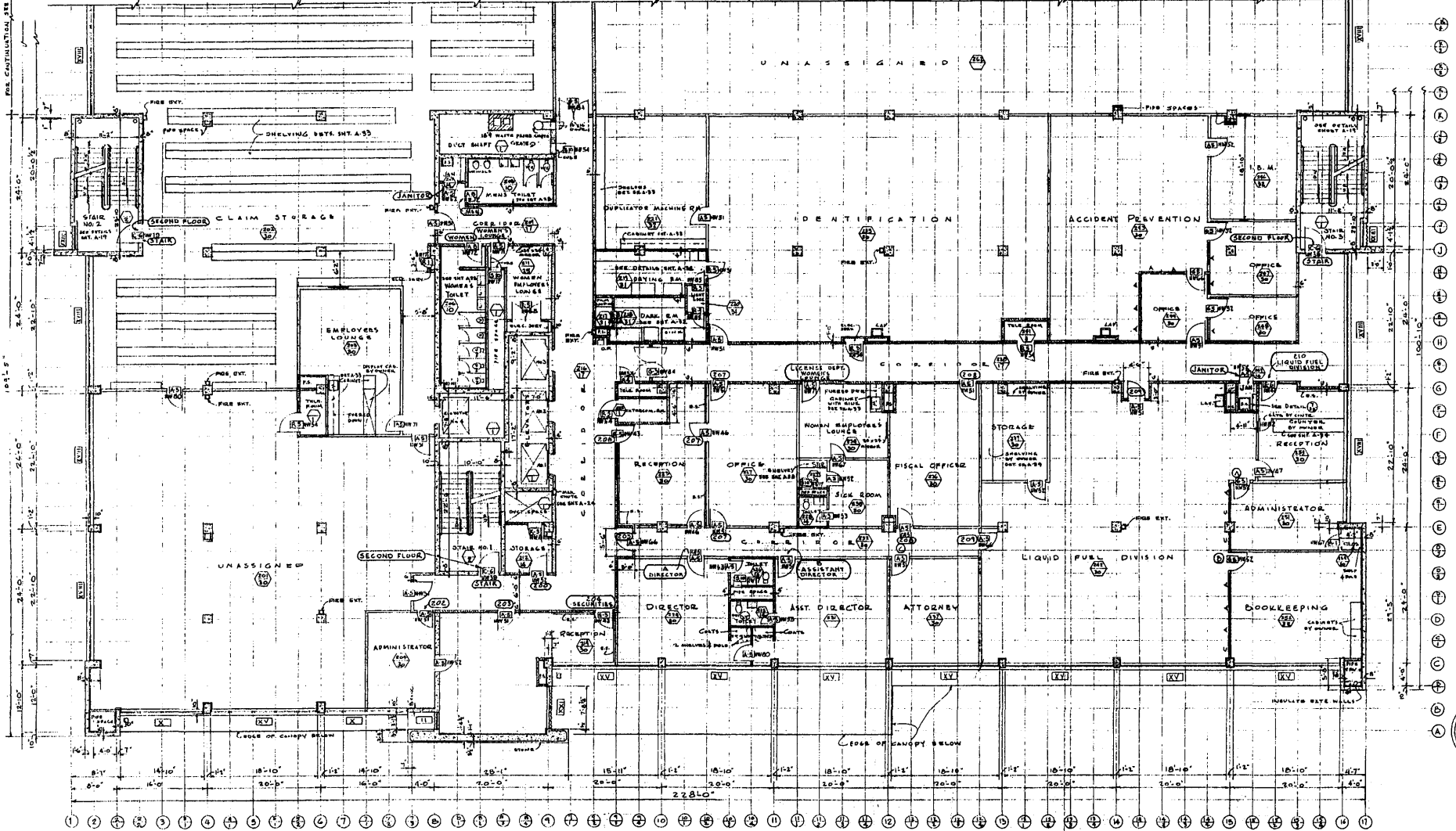


STATE OFFICE BUILDING THE STATE OF WASHINGTON WASHINGTON		
STATE CAPITAL COMMITTEE GOVERNOR ARTHUR B. LANGLEY CLIFF YELLE		
A. GORDON (I.A.M.) ARCHITECT 311 SOUTH ELEVENTH ST. LACOMA, WASH.		SHEET TITLES SECOND FLOOR PLAN "B" CHANGE ORDER NO. 6 A-47
DATE:		



53-000

2735 53-000

SEE SHY A-10 FOR CONTINUATION



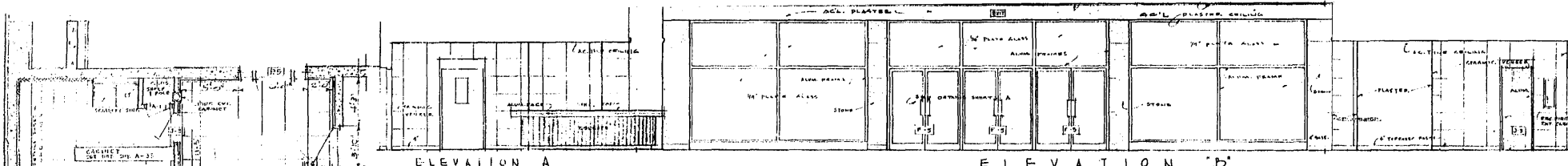
SECOND FLOOR PLAN "A"
 SCALE 1/8" = 1'-0"
 FIN. FLOOR ELEV. = 102.49'

STATE OFFICE BUILDING THE STATE OF WASHINGTON OLYMPIA WASHINGTON		 <small>GOVERNOR CLIFF YELLE 1913</small>
STATE CAPITOL COMMITTEE GOVERNOR ARTHUR H. LANGLEY OTTO A. CASE CLIFF YELLE		
A. GORDON LUMM, ARCHITECT 321 SOUTH ELEVENTH ST. TACOMA		DATE NOV. 6, 1933
SHEET TITLES SECOND FLOOR PLAN "A" SOUTH		 <small>NOV 6 1933</small> <small>OF 37 SHEETS</small>

53-000

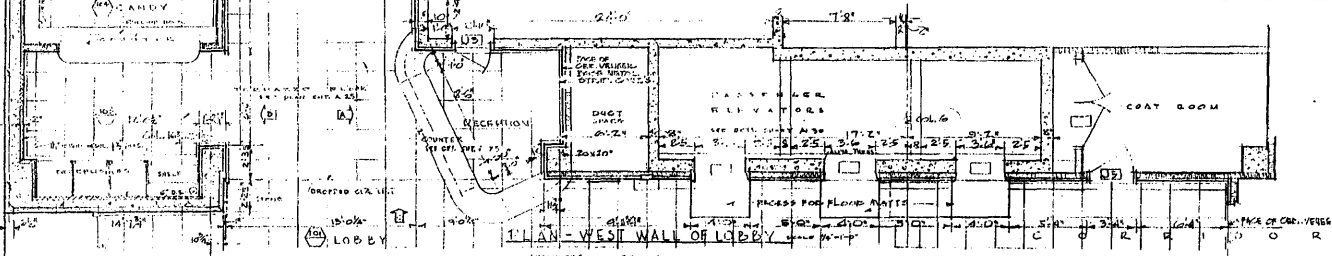
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2685 53-000

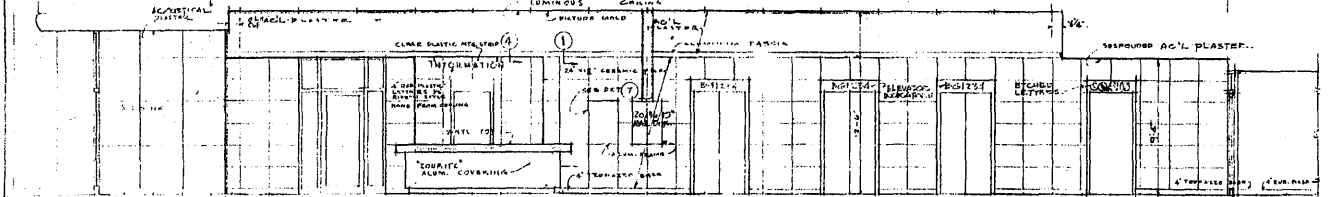


ELEVATION A

ELEVATION B

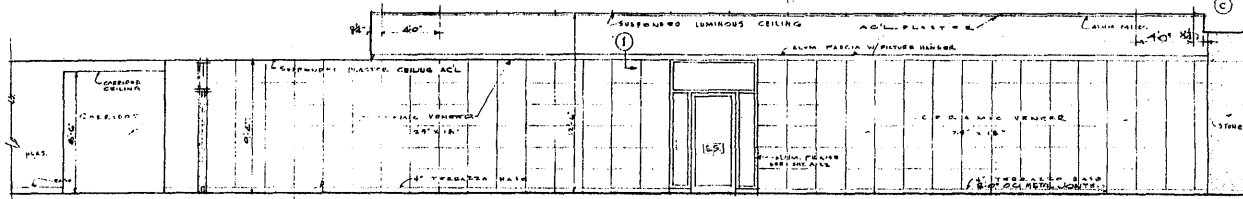


PLAN - WEST WALL OF LOBBY

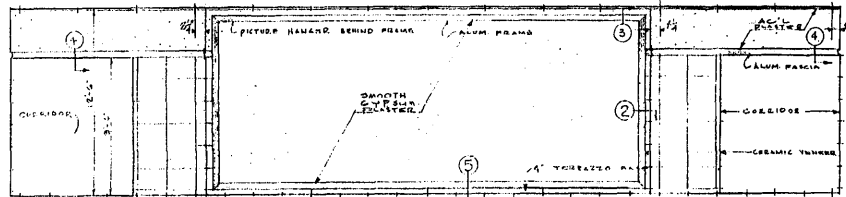


ELEVATION C

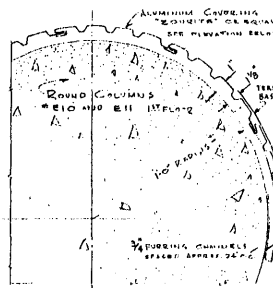
PLAN - EAST WALL OF LOBBY



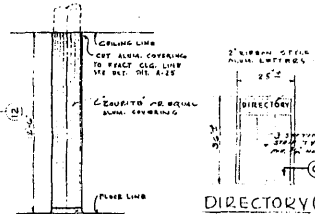
ELEVATION - EAST WALL OF LOBBY



ELEVATION - NORTH WALL OF LOBBY

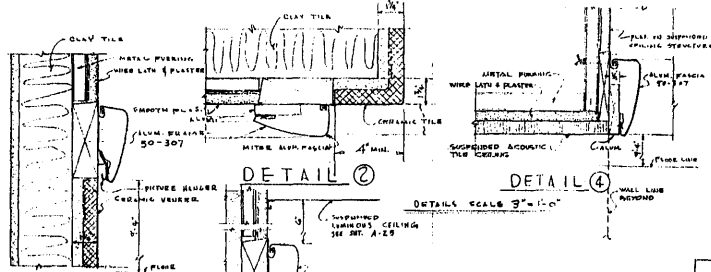


1/4 PLAN - LOBBY COLUMNS



ELEVATION LOBBY COLS.

DETAIL C

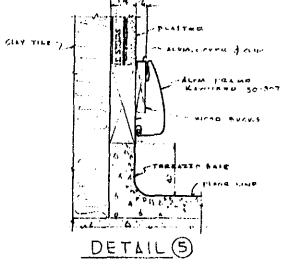


DETAIL 1

DETAIL 2

DETAIL 4

DETAIL 3



DETAIL 5

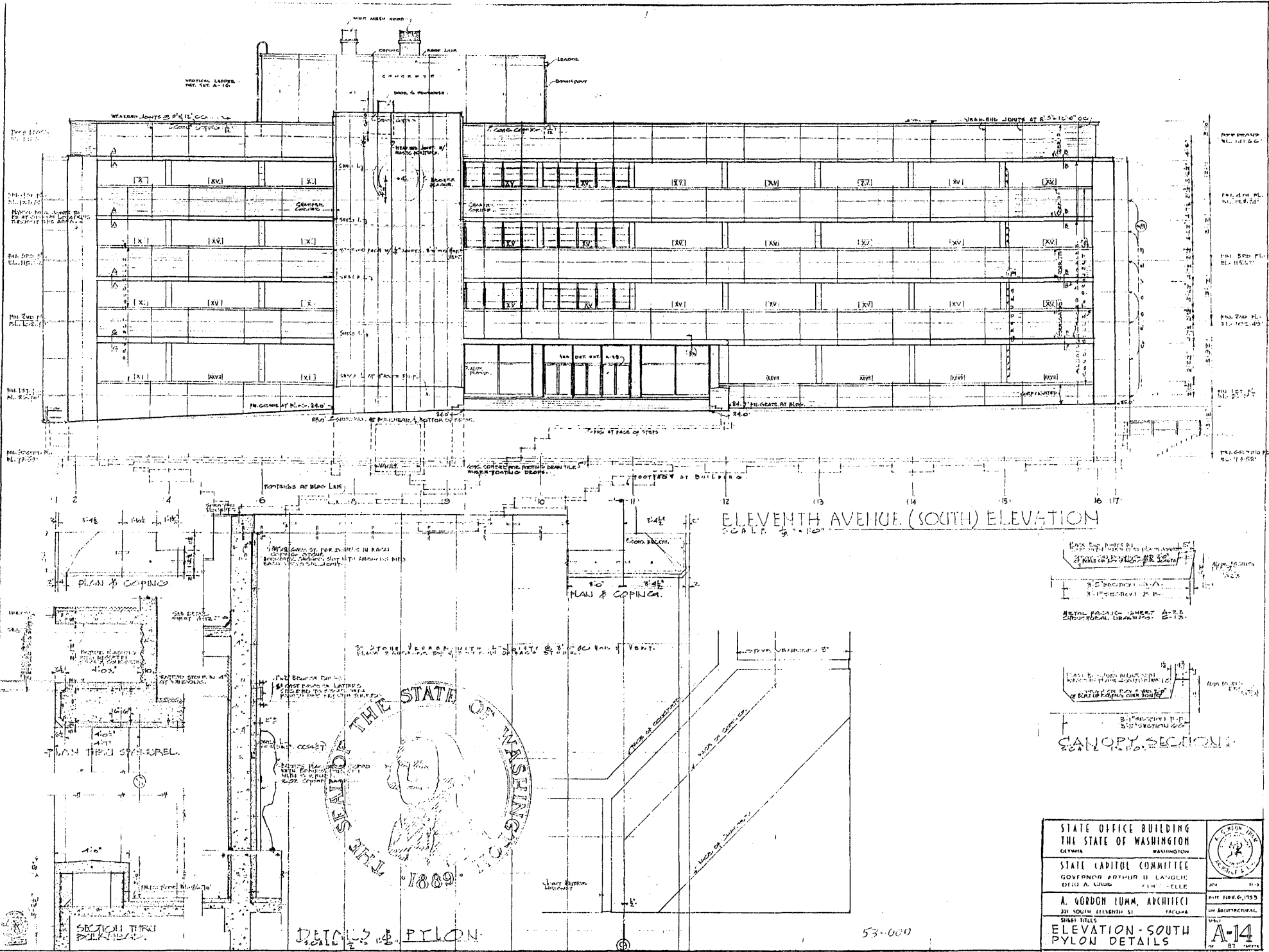
NOTE: SEE F.S. DETAIL SHEET A25

STATE OFFICE BUILDING THE STATE OF WASHINGTON OLYMPIA		
STATE CAPITOL COMMITTEE GOVERNOR ARTHUR B. LANGLIE 1917-18 CASH CLIFF YELLE		
A. GORDON LUMM, ARCHITECT 311 SOUTH ELEVENTH ST TACOMA		ARCHITECTURAL SHEET TITLE LOBBY DETAILS A-24 37 SHEET

53-000

2700

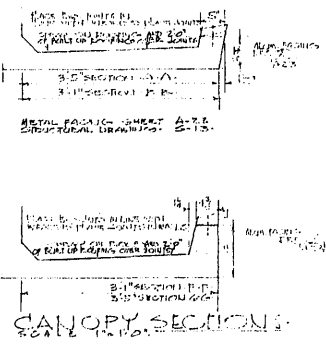
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DETAILS OF PYLON

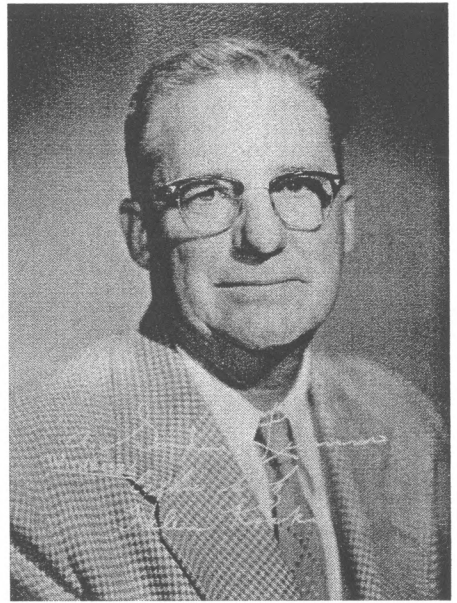
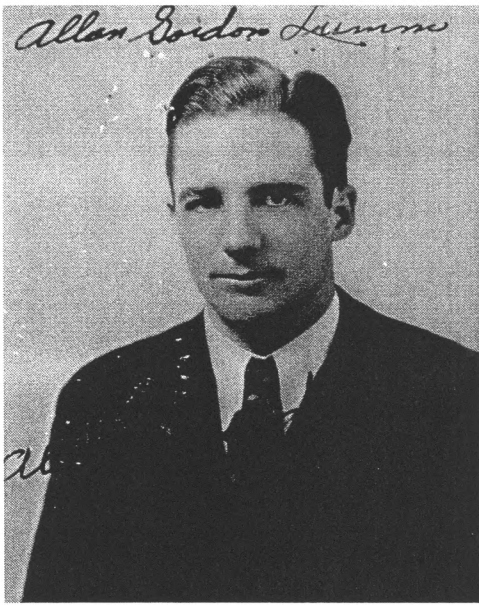
ELEVENTH AVENUE (SOUTH) ELEVATION

SCALE 1/8" = 1'-0"

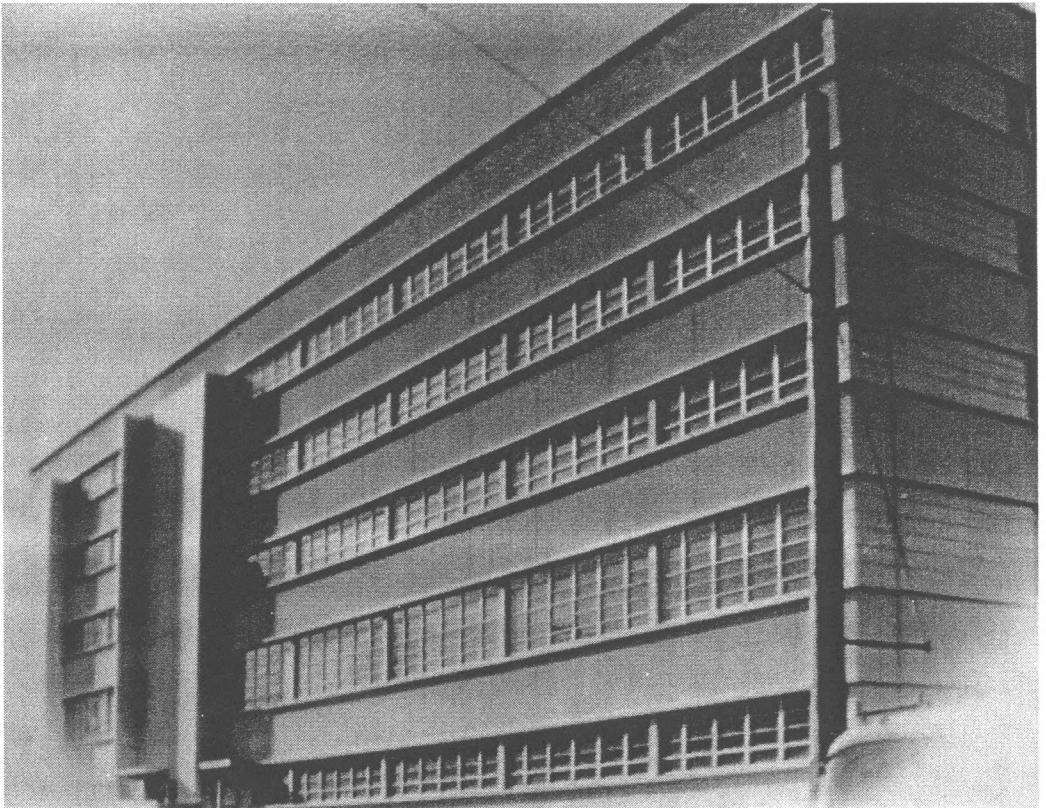


STATE OFFICE BUILDING THE STATE OF WASHINGTON SEATTLE	
STATE CAPITOL COMMITTEE GOVERNOR ARTHUR D. LANGLEY DEED A. LUMM	
A. GORDON LUMM, ARCHITECT 321 SOUTH ELEVENTH ST. SEATTLE	
SHEET TITLES ELEVATION - SOUTH PYLON DETAILS	A-14

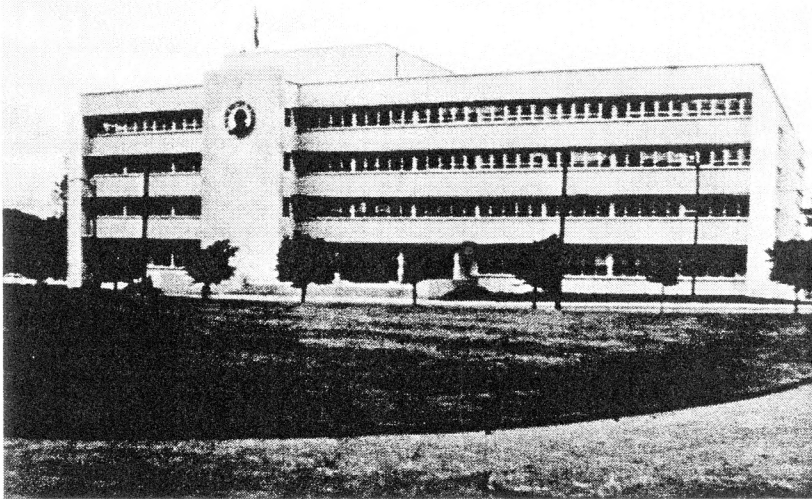
53-000



Above: Allen Gordon Lumm. Right c. 1930, Left c. 1958.
Below: General Administration Building. C. 1957
Photo's courtesy of State Department of Architectural Licensing.

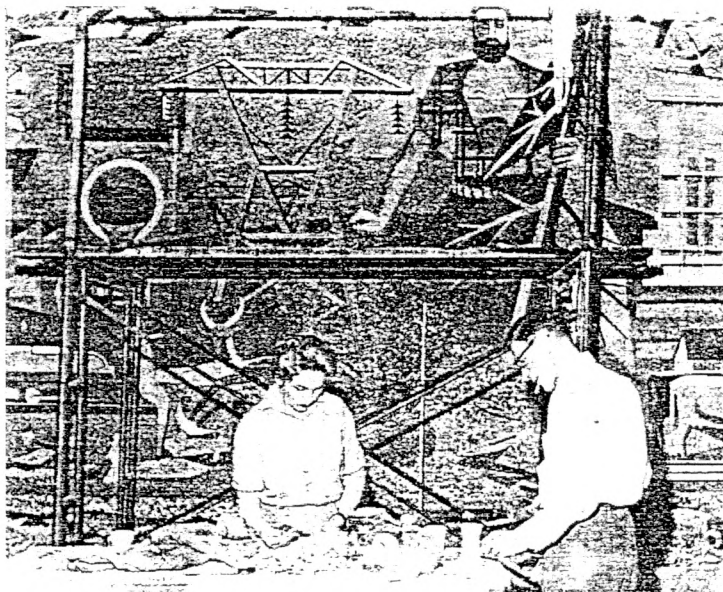
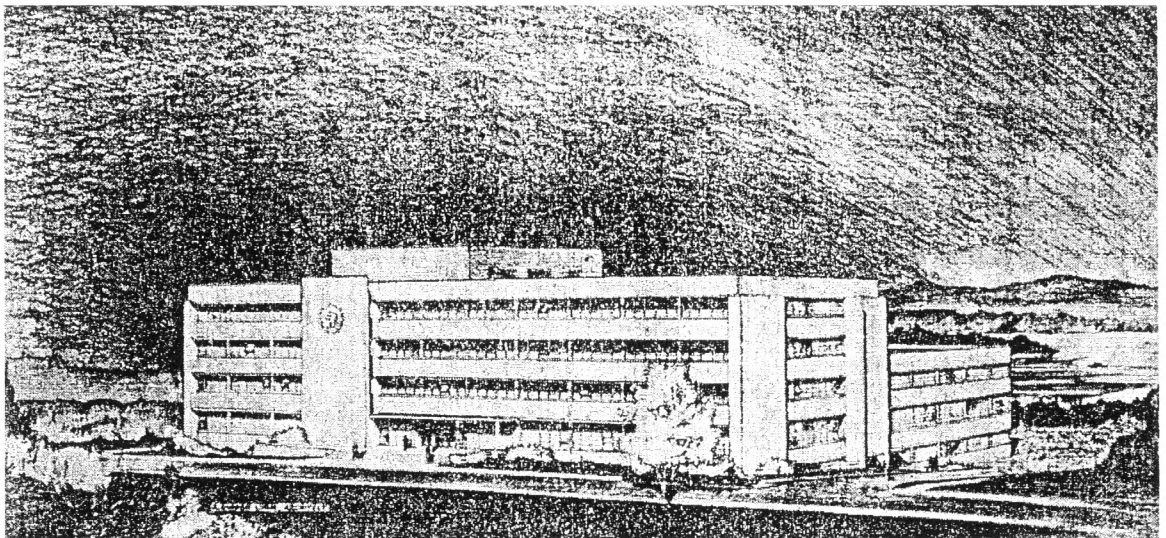


Right: G.A.
Building shortly
after construction,
c. 1957



Below: Architects
Rendering.

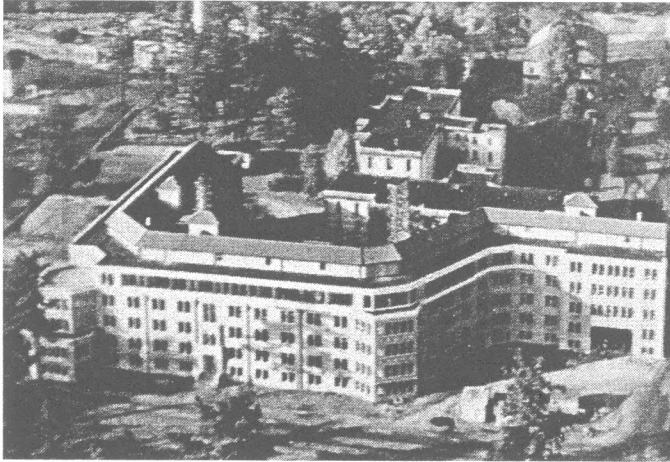
Photo's courtesy of
State Department of
Architectural
Licensing.



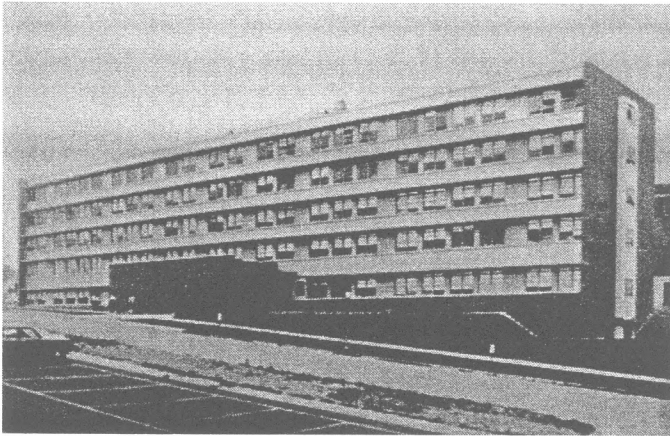
Right: Installation of
Mosaic Mural by Artist ,
Jean Cory Beall, and
mural assembly
supervisor, Martin
Carlson

Photo's courtesy of The
Olympian, No date.

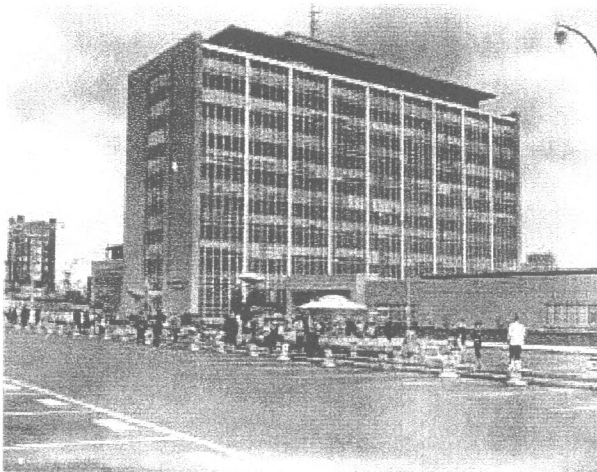
Projects by A. Gordon Lumm



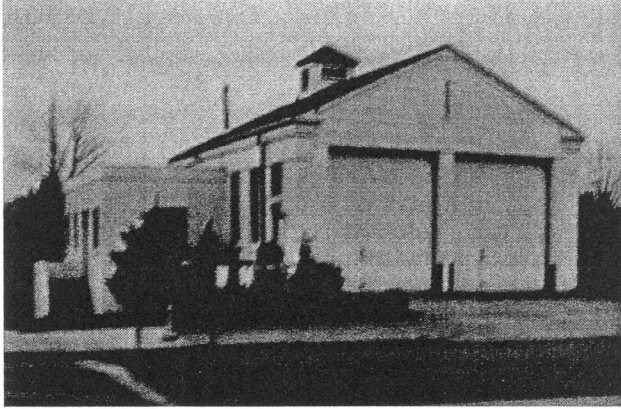
**Western State Hospital –
Male Ward Bldg, Group
A, B & C**
Stellicoom, WA
Built: 1948



**Mountain View
Sanatorium**
Tacoma, WA
Built: 1950



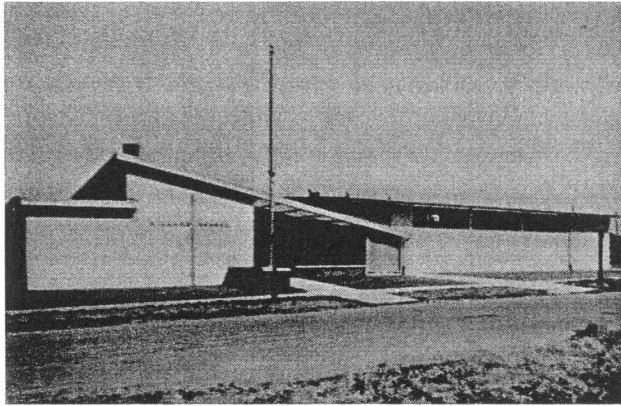
City – County Building
Tacoma, WA
Built: 1959



Fircrest Fire Station

Fircrest, WA

Built: 1948



Willard School

Tacoma, WA

Built: 1952

Other Known A. Gordon Lumm Projects:

- **Emil Muscek Service Station** – 5525 Pacific Ave., Tacoma – 1934
- **Provident Building (remodel)** – 917 Pacific Ave., Tacoma – 1952
- **Columbia Basin Hospital** – Ephrata – 1957
- **Nike Guided Missile Field Maintenance Shops** – Redmond & Poulsbo – 1957
- **Mark E. Reed Memorial Hospital** (Addition & Alterations) – McCleary – 1956
- **Warehouse for Flammables, Auburn General Depot** – Auburn – 1953
- **Steilacoom Fire Station**- Steilacoom – 1953
- **Buckley Fire Station** – Buckley – 1952
- **Riverside Infirmary** (Alterations) – Sumner – 1952
- **Tacoma & Pierce County Health Department** (Remodel) – 2324 Pacific Ave., Tacoma – 1950
- **Fircrest Methodist Church** (Addition & Alterations) – 909 Dartmouth, Fircrest – 1950

- **Joseph Warren Lodge No. 235 F&AM** (Remodel) – Tacoma, 1948-51
- **Salishan Housing Project** (Site Development, Alterations, Additions & Repairs – Tacoma – 1958
- **Jefferson House War Dormitories**– Tacoma – 1945
- **300 Unit War Housing Project**– Tacoma - 1945
- **Buckley City Hall** (Addition) – Buckley
- **Cadet Nurses Home Addition– Western State Hospital** – Steilcoom – 1947
- **Women’s Geriatric Building– Western State Hospital** – Steilcoom – Date Unknown
- **Municipal Shop Buildings** – Tacoma – 1950
- **Tacoma Belt Line Shops** – Tacoma – Date Unknown
- **A. Gordon Lumm House** – 4620 N. Lexington St., Tacoma – 1955

Project by the firm of: Russell, Lumm & Lance

- **D. Constanti House** - 702 N. 6th ST., Tacoma – 1931
- **Consumers Wholesale Grocery Store** - 4006 Pacific Ave., Tacoma – 1931
- **Dr. Thomas B. Murphy House** - 803 N. Stadium Way, Tacoma – 1931
- **Muscek Building** - 941-45 Tacoma Ave. SO., Tacoma – 1931
- **Clarence Langlow House** - 7706 Walnut Ave. S.W., Lakewood – c.1931
- **U.S. Post Office, Postal Station "A"** - 3812 Yakima Ave. S., Tacoma - 1932