

IDAHO STATE CAPITOL MASTER PLAN

For the Preservation, Restoration and Rehabilitation
of Idaho's Statehouse

July 19, 2000

DPW Project #99.014

IDAHO
CAPITOL
COMMISSION



Approved by

THE IDAHO STATE CAPITOL COMMISSION

Boise, Idaho

July 19, 2000

Prepared by

CSHQA Architects/Engineers/Planners, Boise, Idaho

and

Isthmus Architecture, Inc., Madison, Wisconsin

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 Former Governor Philip E. Batt
 Senator Jerry Twiggs, President Pro Tem (deceased)
 Senator Robert Geddes, President Pro Tem
 Representative Bruce Newcomb, Speaker of the House

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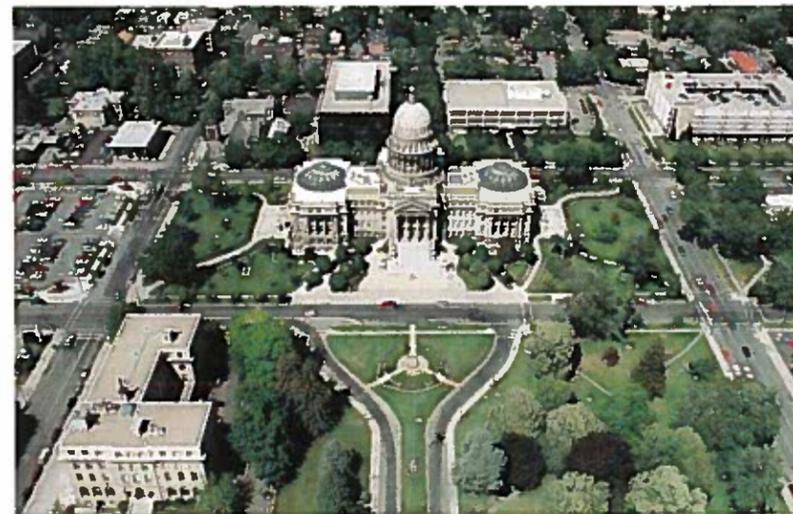
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Electrical Systems Committee:

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 Dave Wiedermann, Lewiston
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North view



South view

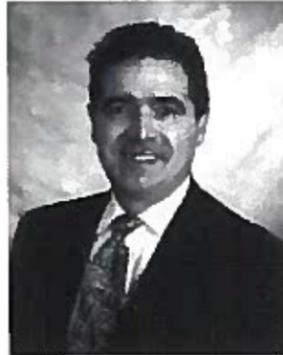
Photos by Idaho Airships

Idaho State
 Capitol

Acknowledgements

Capitol Commission Chairman's Greetings

Almost 100 years ago, a generation of Idahoans seized the opportunity to construct a new State Capitol Building. Idaho had only been a State in the Union for 15 years. With a statewide population of less than 150,000 citizens and a state government of very limited financial resources, those early day Idahoans designed and constructed one of our country's most magnificent State Capitols. The guiding vision of this generation was eloquently described by the original Architect of the Capitol, John E. Tourtellotte:



"If the people are well balanced in their ideals and understand that a commonwealth, like the individual, to be worthwhile and endure, must have a soul; that the great white light of conscience must be allowed to shine and by its interior illumination make clear the path of duty and in the clarity of that vision that they must act and go forward with courage, to perfect the outward form by the developing and conserving of her resources; encouraging legitimate enterprise and industry, and by embracing and perfecting all that tends to the upbuilding of the moral, intellectual and physical needs of the people; if the people of Idaho hold these ideals and are striving to make them real, then this Capitol truly represents the Commonwealth of Idaho."

Our generation has the rare and special opportunity to restore our Capitol to its original historical grandeur, as well to preserve and refurbish it for another 100 years as the meeting place of Idaho. There is no other challenge as special, unique and thrilling as the one we have today in the restoration of our Capitol.

The Capitol Commission, as your stewards of this magnificent building, invite you, the citizen-owners of the Capitol, to join us in the Capitol Restoration Project. There are many ways to be involved in the project. One very important way is to read and comment upon this Master Plan. The Master Plan is the comprehensive guide – the road map – to the restoration. We welcome your comments on how you believe the Plan can be improved and strengthened. Also, contact us to learn of the many other ways that you can help us.

John Tourtellotte provided the vision of his generation of Idahoans as to why the Capitol is more than just a building. The Capitol Commission has provided a vision to restore the Capitol to its original splendor by the year 2005, the centennial anniversary of its construction. The Governor and the leaders of Idaho's legislature are committed to the restoration of our State's most treasured building and welcome each of us to join them in working towards its success.

We invite you to review the Master Plan and offer any comments to the Capitol Commission on our website at www.idahocapitol.org.

Sincerely,

Roy Lewis Eiguren
Chairman, Idaho State Capitol Commission

Commission Members



Roy Lewis Eiguren
Chairman
Term expires July 1, 2003



Pam Ahrens
Secretary
Permanent Agency Appt.



Carl Bianchi
Ex-Officio Member
Permanent Agency Appt.



Andrew Erstad
Term expires July 1, 2004



Steve Guerber
Ex-Officio Member
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Will M. Storey
Term expires July 1, 2001



Stephen Hartgen
Term expires July 1, 2001



C.A. "Skip" Smyser
Term expires July 1, 2003



Sandra E. Patano
Term expires July 1, 2005



Louise Shaddock
Term expired July 1, 2000



Sondra Dahl-Hansen
Term expired 1999

Architect of the Capitol's Greetings

Statement of Purpose

It is with great pride that I have been selected to be the Architect of the Capitol, that I am to be involved with the restoration of this state's seat of government. I am honored to oversee the preservation of this monument and impress upon our citizenry the importance of what has come before us and the need to restore this marvelous architectural edifice. We, as Idahoans, are blessed to have this grand building within our midst for our visitors to enjoy.



Pause to consider what visitors are looking at . . . That this is the most *impressive* public building in Idaho, open to view by one and all. I have overheard the awe-inspiring first impressions from many visitors and we do have a *beautiful* Statehouse.

Idaho's fourth graders are bestowed with the opportunity to visit the Capitol as part of their Idaho history curriculum. Imagine coming to Boise to visit the Capitol with your school class. Put yourself in their shoes; step back in time to when you were nine years old. For a child, this is a major event, having never been here before.

If you have traveled to Europe, you have beheld the glory of bejeweled cathedrals, regal palaces and the grand castles of that continent. For those of you who have been to America's large cities, you have experienced our country's architectural wonders. For the Capitol's welcomed visitors – those fourth graders – this first view of the Capitol is a view of splendor, of grand architecture, of noble aspirations of a century ago set in marble, granite and sandstone. Now put on your adult-sized shoes and think of the first time that you visited the Capitol, and recollect the magnificence of it from a child's eyes.



The process we are about to undertake is an arduous one, shaped by the past, fraught with decisions about the future and hopes for a successful restoration. This Master Plan leads us along the path of the past century and documents the evolution of this building. In this story we are able to examine the technology used in the construction of the Capitol and review the historic materials that have been incorporated in its design. As for the greater community of Idaho, it is my vision that we distill from this process a final product that recaptures the Capitol as it was in 1920 when its grandeur was completed, but also we will be preparing the structure for another 100 years of enduring splendor.

Donna Hartmans,
Architect of the Capitol

The monumental south entrance to the State Capitol conveys a stylistic association with the American adaptation of Beaux-Arts form prevalent in state capitols constructed around the turn of the last century. With the objective of retaining the architectural integrity of the building, the Capitol Commission was established in 1998 to ensure sensitive care is taken to further the longevity of Idaho's architectural gem.



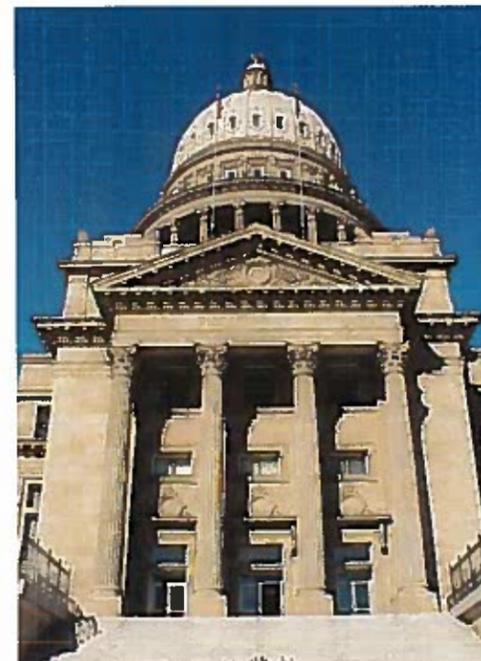
Objectives of the Capitol Commission

In their 1998 session, the Idaho Legislature passed House Bill 690, creating the Idaho State Capitol Commission to ensure the Capitol Building's long history and legacy. Similar in charge to the Capitol Building Commission originally lead by Governor Frank R. Gooding in 1905, membership is composed of representatives from the private sector appointed by the Executive and Legislative branches, with ex-officio members from state governmental departments. The mission of the Commission is to restore and preserve the Capitol to its original splendor by 2005, the one-hundredth anniversary of the beginning of its construction. On August 31, 1998, the Commission issued its mission statement declaring the State Capitol Building the "most vital and preeminent public building in Idaho," "a symbol Idaho's sovereignty" and "one of Idaho's most renowned landmarks." Having thus established the building's significance, the Commission found that the "maintenance and preservation, including historical character and architectural uniqueness, is of vital public interest and concern." The Commission established its purpose to:

- Comprehensively govern all aspects of use, control, security, operation, and maintenance of building and grounds.
- Ensure historical character and architectural integrity are preserved and promoted.
- Promote cooperation between public and private sectors to fund necessary enhancements to, and preservation of, buildings and grounds.

The Capitol Commission assumed the following powers and duties:

- Develop a comprehensive, multi-year Master Plan for restoration and refurbishment of the building.
- Review all proposals to reconstruct, redecorate or restore in conformance with the Master Plan.



- Review all proposals involving objects of art, memorials, statues or exhibits to be placed in public space.

The Commission proposed an administrative network responsible for the care of the Capitol Building encompassing:

- The Capitol Commission.
- The Capitol Architect.
- Governmental departments supervising the Capitol's interior space, exterior, grounds, systems, access and use, law enforcement, security and funding.
- The Capitol Permanent Endowment Fund management and finance.

**Idaho State
Capitol**

Greetings:
Objectives of the
Capitol Commission

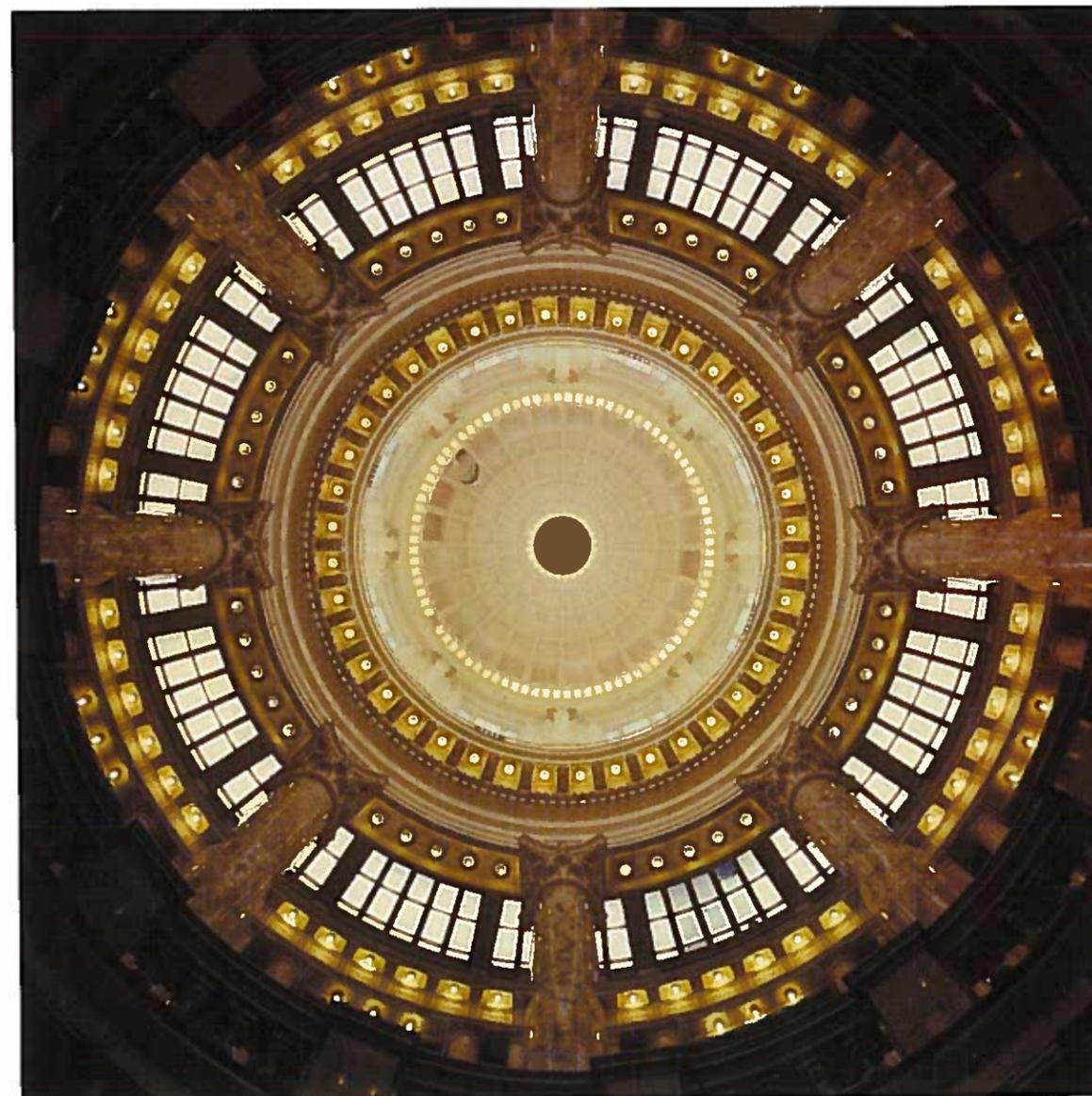
Executive Summary

Idaho citizens have always maintained a great pride in their Capitol. This 80-year-old building bears its own history, revealing changes that have eroded some of its historic and architectural character through its lifetime. With the expansion of state government during the past three-quarters century, modifications have included the reconfiguration of spaces in order to accommodate new agencies, programs and additional staffing. The alterations that occurred were often a catalyst to modify the finishes of the interior spaces to reflect changing tastes of those periods. During the last 20 years, there has also been the introduction of advancing technology – building mechanical, electrical and communications systems were sometimes added without complete consideration of the whole of the structure or sensitivity to the historical features of the building. As a result, many components of the original architectural design, including wall and floor finishes, lighting fixtures, ceilings, mechanical systems and furnishings have been modified, again and again, to oblige the changing needs and individual preferences of building occupants. While the structural components and public spaces have been well preserved and maintained, the functional spaces of the building have been significantly altered throughout its lifetime.

In recent years, a heightened recognition of the building's architectural integrity and historic value has prompted planning efforts to establish a source for future facilities use and treatment. In 1998, the Idaho State Legislature, with the concurrence of Governor Philip Batt, created a body charged with overseeing a campaign to undertake a comprehensive, multi-year master planning and restoration effort. Appointed by former Governor Batt, Idaho Capitol Commission members have enthusiastically and tirelessly guided the effort to ensure the historic preservation of the Capitol building and its continuing role as the functioning seat of state government.

The Commission's vision is the restoration of the Capitol to its original splendor by the year 2005, the centennial anniversary of the commencement of construction of the building. The master plan is envisioned to be implemented through a funding program combining private and public funds. To accomplish this goal, a comprehensive master plan for the restoration is being implemented encompassing:

- Selection of an Architect of the Capitol.
- Selection of Master Planning and Implementation Design Team.
- Establishment of Citizen Volunteer Advisory Committees.
- Town Hall meetings on Master Plan throughout the State.
- Completion of the Master Plan in July 2000.
- Presentation of Master Plan to Governor and Legislature in January 2001.
- Restoration of the Capitol from July 2001 to July 2005.



Eric Oxendorf

The rotunda of the State Capitol is the centerpiece of a structure rich in history and significance. In an essay prepared by architect J.E. Tourtellotte in 1913, he expressed his objective that the building "stand as a monument before the world truly representing the spirit of the Idaho Commonwealth." Tourtellotte further exclaimed, "Idaho's Capitol on the interior is flooded with light. Its rotunda, corridors and interior as a whole is nearer perfect in this respect than any building of its kind in perhaps the world." Photograph shows view looking up at interior of dome.

**Idaho State
Capitol**

Executive Summary

In July 1999, the Capitol Commission selected the Boise-based CSHQA Architects/Engineers/Planners and Isthmus Architecture, Inc. (Madison, Wisconsin) to research the history of the Capitol, formulate the Master Plan for its restoration and implement the recommendations approved by the Commission. Extensive research of available historic archive materials, newspaper articles, discussions with individuals with intimate knowledge of the building, input from citizen groups and on-site analysis has resulted in the development of a Master Plan to be used as a guideline throughout the restoration process. The plan describes four basic elements:

- Historic research that has resulted in recommendations for *preservation, restoration or rehabilitation* of significant historic spaces and architectural details set forth in a Preservation Plan.
- Analysis of the conditions of existing building systems, fire and lifesafety issues, and opportunities for increasing functional and operational efficiency with recommendations for correcting deficiencies and increasing the life of the building for another 50 to 100 years.
- Analysis of current and projected space needs of building tenants and setting forth a recommendation of space allocation which best addresses the functional and spatial needs of those agencies or departments charged with development of public policy.
- Development of timelines for the implementation and completion of the project by July 3, 2005, and preliminary budgets based upon the preservation, restoration and rehabilitation recommendations included in each specific section of the Master Plan.

Each section, describing specific systems, issues or items of significance, contains descriptions and supporting rationale for preservation, restoration, rehabilitation or correction of deficiencies. For ease of reference, recommendations or considerations are included within each elemental division and summarized as follows:

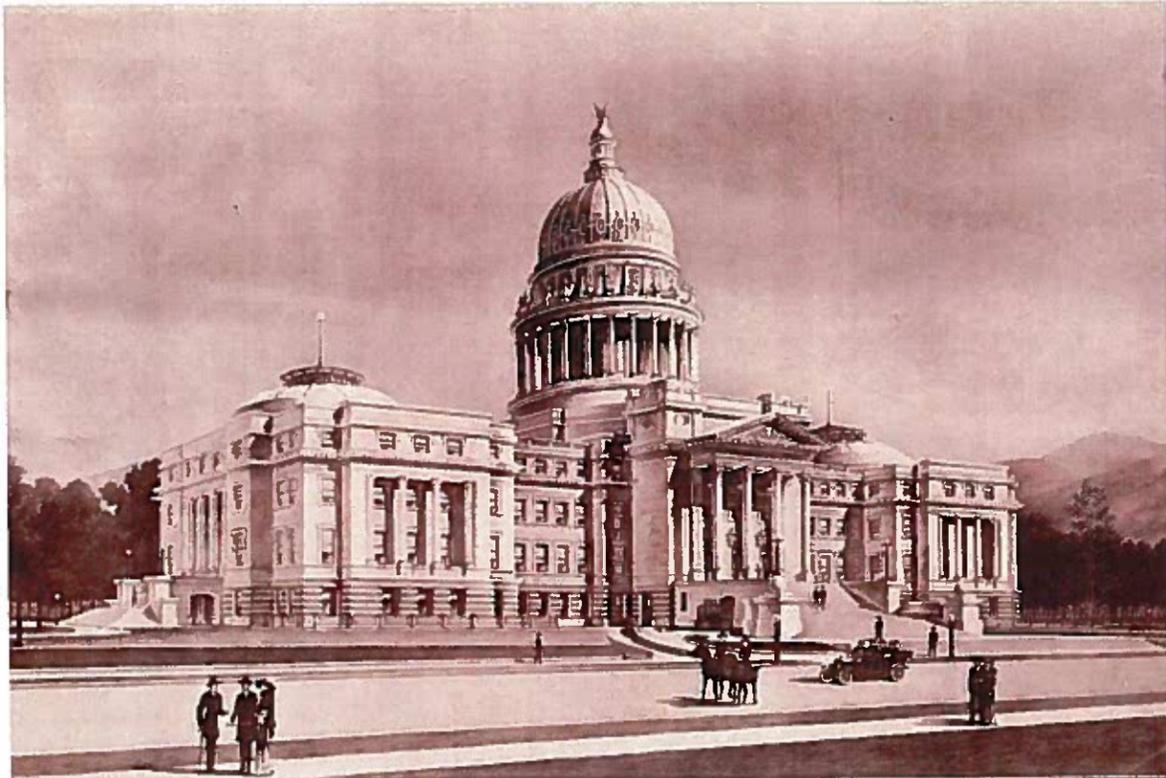
- Preserve, restore or rehabilitate interior areas as outlined in the recommended Preservation Plan.
- To effect the objective that the Capitol building should house those branches of government and departments charged with developing public policy, allocating space in the Capitol for the Legislature and supporting functions including: Governor; Lieutenant Governor; and Capitol offices for Secretary of State, Attorney General, Treasurer, Controller and Superintendent of Public Instruction, as well as the Idaho State Historical Society, legislative advisors and media.
- Install fire sprinkler and alarm systems to provide protection for the building occupants and structure and to mitigate inherent lifesafety deficiencies.
- Correct miscellaneous safety and building code deficiencies including stair landings, handrails, door exiting hardware and roof maintenance access.
- Restore historically and architecturally significant elements identified in the Preservation Plan.
- Correct disabled accessibility deficiencies including installation of accessible elevator.

- Upgrade inadequate, inefficient and outdated mechanical and electrical systems.
- Correct miscellaneous structural deficiencies including stabilization of stone facing and parapets.
- Provide infrastructure for enhanced technology communication systems.
- Repair, restore and clean selective areas of exterior stone, windows and roofing assemblies.
- Replace deteriorated exterior stairs, walkways, areaway walls and landscaping, and install exterior site lighting for enhanced safety, security and historic context.
- Replicate historic furniture in preserved and restored areas identified in the Preservation Plan.

This Master Plan is intended to serve as a general framework to guide implementation of the restoration of the State Capitol through programming, Schematic Design, Design Development and Construction Documents phases of the design process. Each design phase will refine the requirements and program of the project and result in specific solutions for individual and collective issues and goals. It is recommended that prescriptive guidelines and controls for future modifications to the Capitol building and grounds be developed to insure the vision and goals included in the approved Master Plan are continued beyond this initial restoration effort. The end result will be restoration of our State's most cherished landmark by the centennial anniversary of the commencement of its original construction and provide functional and efficient use of the building for another 50 to 100 years.



History of the Idaho State Capitol



The Pacific Coast Architect, July 1914

This architectural rendering by Tourtellotte & Hummel illustrates their scheme for the completed Idaho State Capitol. Built in two construction campaigns, the central portion was completed by 1912 and the east and west wings by 1920.

Introduction

The dome of the Idaho State Capitol rises 208 feet into the Boise skyline, a classical architectural form prominent among the city's modern multi-story buildings and the landscape's rolling foothills. The Renaissance Revival Capitol is Boise's most significant historic structure and a building that reflects city and state political, social and economic history. Approaching 100 years since conception, the Capitol continues to function as the seat of Idaho's state government, currently housing the executive and legislative branches and numerous state offices, which occupy much of the approximately 190,000 square feet of usable space. The Capitol and its surrounding grounds occupy two blocks of the urban grid, providing grounds proportional to the building's roughly 328-foot north and south façades and its depth of approximately 170 feet established by the east/west axis. The south façade offers the principal entrance, at the culmination of a vehicular approach to the building that cuts centrally through the city as part of a grand procession leading to the Capitol. The siting of the building enhances its authoritative scale and strongly classical design. Although the use of traditional architectural form is drawn from various historic epochs, the materials utilized in realizing the design draw upon local resources. Composed of locally quarried stone, the sandstone exterior resonates the dusty light auburn hues of Boise's surrounding foothills, adapting the Capitol's civic symbolism to serve the people and land of Idaho.

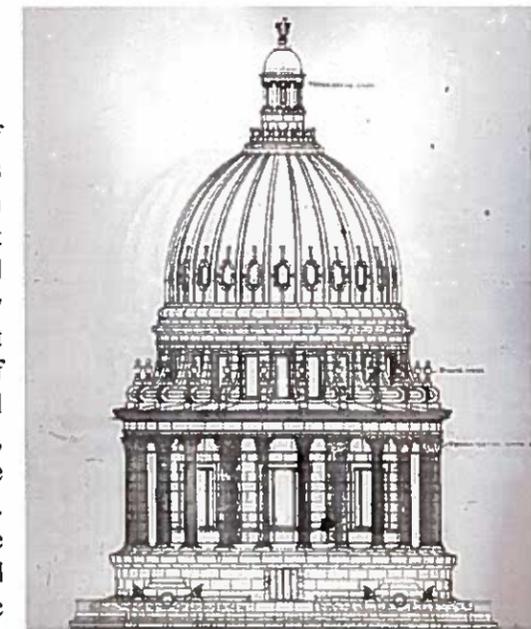
Construction took place in two separate campaigns, with work on the central portion beginning in 1905. As constructed in this first phase, the central portion consisted of the rotunda and dome, the north wing

housing the Supreme Court, and the offices positioned on either side the abbreviated east and west corridors. The formal portico, centered on the approximately 168-foot south façade of the central portion, shelters the building's main entrance at the second floor atop a steep set of steps with a porte-cochere beneath. Set upon a granite base course, the balance of the structure is built of locally quarried blocks of sandstone. Above the granite base are five courses of rusticated sandstone shaped to suggest stacked logs in the style of early log structures of Idaho's pioneering era. The centrally positioned terra cotta dome is situated above a colonnade that encircles the dome's supporting drum. Supported by steel structural members that are concealed beneath the terra cotta, the dome is topped with a traditional illuminated lantern; a perch for the bronze eagle, which serves as a symbol of both Idaho's aspirations as a state and its allegiance to the larger democracy. In 1912 the central portion was completed after seven years of construction, and building occupants moved into their offices in the proud new statehouse.

Plans for building expansion were put into effect in 1919, when funds were secured for the construction of the east and west wings. Completed the following year, and flanking either side of the central portion, the new wings provided additional office space for the numerous agencies housed in the building. Additionally, elegantly appointed grand meeting chambers were provided for both the Senate and House of Representatives; each space was illuminated by skylights, and capped on the exterior by symmetrical half-domes. Adding roughly 80 feet to each end of the building, the east and west wings followed the precedent of the central portion in adhering to the four-floor elevation accented by classical colonnades and entablature. Grand stairs, on both the east and west ends of the building, provided monumental access to the wings. The same local sandstone as used in the construction of the central portion, and quarried from the nearby state-owned Table Rock Quarry, was again used on the wings.

Architectural Precedents of the Idaho State Capitol

While much about the design of the Idaho State Capitol ties the building to the great architectural traditions of western culture, the use of the dome, the Capitol's distinguishing feature, suggests an affinity with an architectural tradition steeped in man expressing his finest inclinations. Before the use of structural steel simplified the design process, masonry domes were inherently challenging to build. Early use of the dome in ancient Roman Architecture inspired the greatest designers of the Italian Renaissance, hundreds of years later, to build bigger and bolder domed structures. Capping secular, public and private buildings, early Roman domes were the result of successful experimentation with concrete. Implementation culminated with the construction of the Pantheon designed by Decrianus during the second century A.D. Thirteen-hundred years later, the Catholic Church commissioned buildings intended to express the centrality, strength and longevity of its institutions. During the sixteenth century, the Church commissioned architects to design domed cathedrals, many of which were to



Tourtellotte & Co., 1911

The massing and detailed stonework, illustrated in this dome elevation produced by Tourtellotte & Company in 1911, conveys both Tourtellotte's respect for tradition and his slightly idiosyncratic tendencies.

Idaho State Capitol

History of the Idaho State Capitol

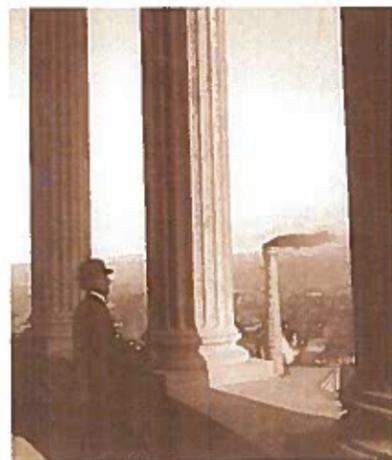
become the seminal architecture of the Italian Renaissance. St. Peter's Basilica in Rome, designed by Michelangelo as the papal seat, was pre-eminent among these buildings. As the influences of the Renaissance were transmitted throughout Europe, evolving into the effervescent structures of the Baroque, great domed buildings continued to function ecclesiastically but were also put into secular service by the wealthy for use in private residences and estates.

With the European settlement of North America, the cultural dissemination of this architectural form continued across the Atlantic. Eventually, with the design and construction of the National Capitol in Washington, D.C., the founders of the United States settled upon the symbolism of the domed structure to celebrate democratic accomplishment. In its various permutations, as the design evolved over time, the National Capitol had a great influence over the design of civic buildings as the settlement of the country expanded westward. Fueled by the influence of the French Ecole des Beaux-Arts as a training ground for American architects in the nineteenth century and the turn-of-the-century interest in the City Beautiful movement, by 1900, classically conceived domed structures were being widely built as civic institutions. Appropriated from its former ecclesiastical use, the dome became the primary nomenclature for the architectural expression of American democracy. As a result, architects, commissioned not only by the United States' government but also by numerous state administrations, designed domed buildings to house the judicial, legislative and executive branches of state and national government. Today, state capitols throughout the country, including Idaho's eagle-topped structure, remain the legacy of this tradition.

John E. Tourtellotte: A Western Visionary

In 1913, the principal architect of Idaho's Capitol, John E. Tourtellotte articulated the formal and philosophical principles he intended his design for the Idaho State Capitol to convey. In his essay, *Capitol of Idaho*, (p. 38) the architect acknowledged man's natural tendency to build architectural environments that express the values of the culture and, consequently, reflect "the ideals and status of man's development."¹ Tourtellotte began his discussion with mention of ancient Egyptian, Roman and Greek buildings as the precursor to contemporary American civic architecture. He indicated his view that the dark interiors of the ancient Egyptian, Roman and Grecian temples evoked the religious, mysterious and enigmatic, while America's illuminated civic monuments, particularly Idaho's Capitol, paid tribute to the rationalized institutions of government and civilization. For Tourtellotte, harnessing natural light for illumination and play within the interior spaces was an essential element of the building and expressed notions of purity and clarity of vision. White finishes throughout amplified natural and artificial illumination, particularly in the centerpiece rotunda. Tourtellotte believed "the great white light of conscience must be allowed to shine and by its interior illumination make clear the path of duty."² The building was to embody the qualities of the upstanding Idaho citizen, symbolize the spirit of Idaho's commonwealth and express a conviction to:

[A]ct and go forward with courage, to perfect the outward form by the developing and conserving of [Idaho's] resources; encouraging legitimate enterprise and industry, and by embracing and



ISHS #76-1149

J.E. Tourtellotte, a Boise-based architect, views the town from the peristyle surrounding the Capitol dome. Tourtellotte and his partner, Charles Hummel, were responsible for the design of the Capitol.

perfecting all that tends to the upbuilding of the moral, intellectual and physical needs of her people.³

Tourtellotte accepted the challenge of creating a suitable and effective environment seriously and very consciously created a building in which state employees and elected officials could work in comfort, thereby offering their best to the state. Tourtellotte boasted of the amenities:

[A]ll the forces of nature are harnessed and made to serve and contribute to the welfare of man in this building. Thus relieved of the discomforts of extremes of temperature, drudgery of upkeep and with gloom and unsanitary conditions overcome, being situated among pleasant optimistic environments, man will be more efficient, resulting in better service by officials and employees and broader and wiser laws being enacted by her legislative bodies in the interest of the common good.⁴

He considered the central rotunda to exemplify the expression of moral strength to which his building occupants would be privileged. Tourtellotte felt the symbolism of the dome should convey "grand and majestic effects. . . patterned after the canopy of Heaven."⁵ Looking to seminal examples of domed buildings in Europe and the United States, Tourtellotte praised St. Peter's Cathedral at Rome, St. Paul's Cathedral at London and the National Capitol at Washington as examples of this type of "heavenly" structure.⁶

Setting the Stage for Idaho's Premiere Civic Landmark

Before having quarters in the current Capitol, Idaho's governmental offices had assumed comparatively modest accommodations. When the Idaho Territory was created on March 4, 1863, it covered 325,000 square miles and included the current state of Idaho and the western regions of Montana and Wyoming.⁷

Lewiston was established as the first territorial capitol in 1863 to support the gold mining areas in northern Idaho with their booming population centers. As the population shifted to the more profitable gold discoveries of the Boise Basin in southern Idaho, the second territorial legislature voted to move the capital to Boise City in 1864.⁸ Following this relocation, initial provisions for executive, legislative and judicial branches of territorial government consisted of rented rooms scattered throughout the town center.⁹ Twenty-one years later it was decided that these make-shift facilities, which included an eating and drinking establishment, hotel and athletic club, proved inadequate. In 1885, the thirteenth territorial



State Capitol Boise, Idaho.

The Territorial Capitol of Idaho was completed in 1886, based on a design by architect, E.E. Myers of Detroit. By 1886, Myers, a relatively prolific designer of capitols built throughout the United States, had already seen the completion of the Michigan State Capitol and his design for Texas was under construction. This postcard, circa 1908, offers an enhanced photographic view of Idaho's first Capitol.

Postcard, circa 1908

Idaho State Capitol

History of the Idaho State Capitol

legislature approved the construction of a centralized government building. A commission composed of four territorial residents, with the contemporary governor acting as president, was selected to supervise construction.¹⁰ Erected between Jefferson, State and Sixth Streets, the impressive red brick structure, designed by Detroit architect Elijah E. Myers, was completed in 1886.¹¹ A prolific designer of state capitols at the end of the 19th century, Myers designed capitols for Michigan (1871-1873), Texas (1882-88) and Colorado (1886-1908), representing some of the earlier examples of the “gilded age” of the American state capitol.¹² Idaho’s new Territorial Capitol gathered the territorial governor, judicial and legislative branches, secretary of state and treasury in a single structure, providing immediate access to facilities such as a law library, committee rooms, galleries and an observatory.¹³ Although a considerable improvement to the scattered facilities of the previous 20 years, an outhouse for the building lingered as a reminder of Boise’s relatively recent frontier past.¹⁴

Admitted as the forty-third state of the Union on July 3, 1890, Idaho’s government continued to occupy Myers’ Territorial Capitol for 15 years before initiating the construction of a new building.¹⁵ Antiquated amenities, particularly a lack of plumbing, proved inappropriately modest to the growing number of officials required to govern an increasing state population. Responding to this need, the state legislature made provisions to fund the planning and construction of a new state Capitol. On February 8, 1905, *The Idaho Daily Statesman*, a Boise-based newspaper, whose reporters faithfully followed the Capitol’s design and construction, announced the Public Buildings Committee’s proposal to allocate a total of \$350,000 to purchase land for the erection of a new State Capitol.¹⁶ A quarter of the money was to be drawn from the Public Buildings Fund, and the sale of public lands designated for this purpose by the 1898 Idaho Admission Act would provide the balance.¹⁷ On March 3, 1905, legislation was signed into law that included provisions for a Capitol Building Commission to consist of the presiding Governor, Secretary of State, the State Treasurer and two “civic-minded citizens.”¹⁸ Within the month, Governor Frank R. Gooding (1905-1908), Secretary of State Will H. Gibson, Treasurer Henry C. Coffin and citizen members, Judge J.H. Beatty and W.E. Pierce were designated as the first Capitol Commission.¹⁹ Tourtellotte later lauded the dedication of this group of men for their “serv[ice] without compensation.”²⁰ During the 15-year course of construction, the Commission’s roster witnessed many changes as state administrations rotated through office.

Wanting to investigate the architectural efforts of other states with recently constructed capitols, Commission members Will Gibson, Henry Coffin and W. E. Pierce began a two-week tour, visiting six capitols throughout the eastern and southern United States. Leaving Boise on May 25, 1905, the group traveled to Ohio, Tennessee, Mississippi, Georgia, Kansas and Colorado.²¹ *The Idaho Daily Statesman* reported:

The members of the commission agree that the Mississippi Capitol building is more nearly such an one as is contemplated here and would require less changes to answer for Idaho’s needs than any other single building inspected. The architectural effect is good, the interior arrangement could scarcely be improved upon, with the changes rendered necessary by the different offices to be accommodated, and there were no serious defects that were discovered in the short visit made.²²

Located in Jackson and designed by architect Theodore C. Link of St. Louis, the Mississippi Capitol had been completed in 1903, just two years before the Commission’s visit.²³ Trained at the Ecole des Arts et Métiers in Paris, Link utilized a Beaux Arts classicism in this building, evident in the structure’s monumentality, balanced five part composition and classical columns and entablature.²⁴ The twin glass saucer domes, one

capping each wing and allowing light to enter the legislative chambers below, are strikingly similar to the arrangement eventually implemented in Boise. In addition, Link’s rotunda exploits materials of contrasting color to delineate architectural space. This was accomplished by juxtaposing black marble trimmings with gray Italian marble in the lower levels of the building and creating an interior dome covered in pure white plaster and illuminated by 4,750 electric light bulbs.²⁵ The effect carries the eye from the shadowed and somberly colored pedestrian space to the shimmering and brightly-lit dome above.

Georgia’s statehouse, on the other hand, found the least favor with Idaho’s Capitol Commission and provided an example of a design not to be imitated in Boise.²⁶ Designed by the Chicago-based Edbrooke & Burnham and constructed between 1884 and 1889,²⁷ the Commission praised the building as a “magnificent structure from without and well arranged within,” however, the Commission felt poor lighting dampened the Capitol’s architectural strengths.²⁸

With funding in place and a general prototype agreed upon, a construction site needed to be selected. The razing of the 1886 Territorial Capitol and use of that plot of land provided a popular option for the Commission. Nevertheless, the high-profile nature of the project attracted the attention of many of Boise’s entrepreneurial citizens who presented a variety of eager proposals for a number of sites “located all the way from the foothills to South Boise.”²⁹ The Commission considered alternatives during lengthy deliberations, giving particular attention to the gratis McCarty Tract, a four-block piece of land at the foot of Jefferson Street.³⁰ The Tiner Tract, a 350- by 640-foot plot between Eighth and Tenth Streets at Fort Street,³¹ offered at a price of \$60,000 also received serious consideration.³² In comparison to the \$25,000 price on the Central School Block, a piece of land to the west of the Territorial Capitol, McCarty’s free land was enticing.³³ However, *The Idaho Daily Statesman*, on May 2, 1905, suggested such an offer was “purely a real-estate maneuver” by Boise landowners hoping to manipulate property values.³⁴

Contention existed between Commission members, as Governor Gooding, Judge Beatty and Mr. Pierce favored the site of the Territorial Capitol, while State Treasurer Coffin and Secretary of State Gibson felt this location proved insufficient in size. Instead, Coffin and Gibson advocated the McCarty Tract.³⁵ Ultimately, in a unanimous final vote, the Commission settled on the demolition of the Territorial Capitol and purchase of the Central School Block to the west.³⁶ On May 3, 1905, the Commission voted to purchase the Central School Block for \$25,000³⁷ and arrangements were made with the city to enlarge the site by closing Seventh Street between the Capitol Square and the Central School, creating a narrow property 680 feet long and 260 feet wide.³⁸ Reports in *The Idaho Daily Statesman* supported this decision assuring a centrality of public civic buildings in contrast to “those cities that have had their public buildings scattered about [which] have always suffered from it.”³⁹



The Mississippi State Capitol, designed by Theodore Link, impressed the members of the Idaho State Capitol Commission as they travelled the country searching for a prototype for their new building. The Idaho Daily Statesman reported on the trip in some detail and described those components favored by the Commission.

Postcard, circa 1948

Idaho State Capitol

History of the Idaho State Capitol

Having determined a location, the Commission's focus turned to selection of an architect. The Commission composed a program, which appeared on March 27, 1905 in the The Idaho Daily Statesman, inviting architects to submit drawings and design descriptions for consideration in an open competition.⁴⁰ The advertisement stated:

The present building site is in the central part of town, consisting of a tract 680 feet long running southeasterly and northwesterly, by 260 feet wide; it and all the surrounding parts of the town are level.

The building must be substantially fireproof, the main façade to be on the southwesterly side. The entrances are left to the taste of the designer, but it is suggested that they be on each end and side, the principal entrances landing on the second floor.

On account of buildings which cannot now be removed, only about 200 feet in length of the building, including the dome in the center, can be built now, to which additions, at each end can be added later, but the designs must be for a complete building about 300 feet long, with all rooms located as if the entire building were to be built in the first instance, with the legislative chambers in the extreme ends of the 300-foot plan.⁴¹

Additionally, the advertisement suggested the number and size of rooms for the various administrative offices to be housed in the new Capitol.⁴² The first place design was to receive a prize of \$1,000, second place would secure \$500, and the third best \$300.⁴³ Nineteen firms, representing regions throughout the United States, answered the call for entries. The prestigious roster included: Heins & Lafarge of New York City; Ferry & Clas of Milwaukee; Theodore C. Link of St. Louis; Bell & Deitweiler of Minneapolis; the same Myers & Sons of Detroit who had designed Idaho's Territorial Capitol and state capitols for Michigan, Texas and Colorado; and the Boise-based firm Tourtellotte & Company.⁴⁴ After a reported three weeks of deliberation, local talent prevailed and the design concept provided by Tourtellotte & Company was accepted. Theodore C. Link and Bell & Deitweiler received second and third prizes, respectively.⁴⁶ For a fee of \$10,000, Tourtellotte was required to furnish the elevations and floor plans for the entire building and working plans and specifications for the central portion, the first phase of construction.⁴⁷

Tourtellotte's reputation as a skillful promoter and competent designer of large public buildings in Boise and other cities throughout the Northwest endures. Given the apparent prominence he enjoyed locally, it is little surprise that he secured this prestigious state commission. Born in 1869 in East Thompson, Connecticut, John Everett Tourtellotte was informally trained as an architect, gaining academic experience through drafting courses taken in Webster, Massachusetts.⁴⁸ At 17, Tourtellotte apprenticed with Webster general contractor, Cutting & Bishop.⁴⁹ His work at Cutting & Bishop introduced Tourtellotte to the construction of public buildings.⁵⁰ In 1890, Tourtellotte settled in Idaho, and during his first years residing in Boise, worked primarily as a contracting architect.⁵¹ His business grew rapidly and by



Combining architectural training and engineering expertise, Charles Hummel worked closely with Tourtellotte in designing the Idaho State Capitol.

Collection of Hummel/Dropping Architects, housed at Idaho State Historical Library; circa 1910

1903, he was directing the firm, J.E. Tourtellotte & Company in Boise, with his partner Charles F. Hummel.⁵² German born, Hummel had received his architectural training in Stuttgart, worked in Switzerland as a civil engineer and immigrated to the United States in 1885,⁵³ eventually arriving in Idaho in 1895 at the age of 38.⁵⁴ Although joining Tourtellotte as a partner in 1903, Hummel was not included in the firm name until January 1912.⁵⁵ Hummel's two sons, Frederick C. and Frank K., joined the firm in 1909 and 1916, respectively.⁵⁶

Prior to the firm being hired by the Capitol Commission, J. E. Tourtellotte & Company impressed boards, committees and private patrons throughout Idaho and Oregon. The firm designed numerous Boise schools, including the Lincoln School (1896), Washington School (1899), Park School (1903) and the former St. Theresa's Academy (1903); small churches throughout the state, including the existing Shoshone (1902) and Mackay (1902) Episcopal churches; the multi-purpose commercial space of Boise's Union Block (1900-1901); Boise's Carnegie Library (1904) and St. John's Cathedral (1904-1921).⁵⁷ As an architectural designer, Tourtellotte defies stylistic identification. He drew from classical sources or gothic sources, as the commission required, and showed an awareness of contemporary American design in incorporating Prairie style, or Arts and Crafts inspired, motifs in the materials and massing of several of his schools. Tourtellotte neither believed in, nor demonstrated, a faithful adherence to any particular architectural cannon. Many of his buildings evince an appreciation of academic form, although exhibit a looseness in application that incorporates the freedom of design Tourtellotte valued.⁵⁸ Formally, the firm combined Tourtellotte's eclectic and picturesque tendencies with Hummel's traditional and pragmatic sensibilities. Despite the absence of his name on the Capitol's historic drawings, Hummel certainly played a key role in the Capitol design process.⁵⁹

The Construction of the Idaho State Capitol

Simultaneous to the selection of an architect, the Capitol Commission established the position of Superintendent of Construction. On June 3, 1905, Herbert E. Quigley, whose experience included work on Boise's Federal Building, accepted the appointment as Superintendent, charged with overseeing the Capitol's construction.⁶⁰ While the architects were to supply working drawings and specifications to inform contract bids, Quigley's responsibilities included the subsequent awarding of contracts and supervision of the work.⁶¹ Quigley was held accountable to the Commission, as the Commission gave final approval to the hiring of sub-contractors and suppliers of materials for each construction phase.⁶² To facilitate Quigley's command of the project, the arsenal building standing to the rear of the Territorial Capitol was remodeled and served as Quigley's project office.⁶³



Classical interests are evident in this presentation drawing by Tourtellotte & Co. prepared for the Carnegie Library.



The Park School, built in 1903, is an example of Tourtellotte's tendency to experiment with architectural elements drawn from diverse traditions.

ISHS: Collection of Hummel/Dropping Architects

ISHS (also in Tourtellotte & Hummel of Idaho: The Standard Practice of Architecture)

Idaho State Capitol

History of the Idaho State Capitol

With the administration in place, the first phase of construction commenced during the summer of 1905. On July 11, 1905, the Capitol Commission authorized Quigley to proceed with clearing the Capitol site.⁶⁴ The contract for scraper work and deep excavation was let to Rankin & Jackson;⁶⁵ work was implemented, in part, with the use of state-supplied convict labor.⁶⁶ The specifications called for an excavation three feet larger on all sides than the dimensions of the foundation.⁶⁷ The excavation was to extend down to river gravel, at a level about 20 feet beneath the surface⁶⁸ to provide a stable base for setting the Portland cement footings.⁶⁹ The loam and gravel excavated was kept in separate piles so that the loam could be used in grading up around the building after completion.⁷⁰ During the fall and winter of 1905, the Capitol's



The sandstone for the Capitol was quarried from the foothills that surround Boise. This panoramic view shows the face of Table Rock Quarry, purchased by the state to supply stone for the Capitol's construction.

ISHS #76-1142c

footings and foundation walls, which taper from 8 feet wide at the base to 3 feet at the top, were poured into prepared forms. To hasten the foundation construction, the Capitol Commission purchased a cement mixer from Norman B. Livermore & Co., a San Francisco machinery manufacturer.⁷¹ The concrete was to be deposited in layers not exceeding 2 feet in height.⁷² Approximately one year after excavation began, the foundation for the central portion was nearly complete.⁷³ The first course of stone, approximately 2 feet in height, was placed on the foundation.⁷⁴ The stone was a Montana granite supplied by James Welch, a quarryman from Butte, for the sum of \$5,412.50 plus the cost of freight shipping.⁷⁵ The Capitol Construction Company was hired to haul, set and reinforce the granite course with brick.⁷⁶



Rock was cut into coarse blocks at Table Rock Quarry and transported to the Capitol construction site, where it was finished and readied for placement.

ISHS #3758

On October 22, 1906, the Capitol Building Commission approved the purchase of Table Rock Quarry, located at the outskirts of Boise, from the Jellison Brothers for the sum of \$20,000.⁷⁷ The quarry would provide the sandstone used in the exterior sheathing of the building. Once again, convict labor was used not only to quarry the stone, but also to construct a road connecting the quarry with a main road to Boise to facilitate the transportation of materials.⁷⁸ The Commission justified the use of convict labor stating, "It would effect a considerable savings in the cost of the building, and at the same time would do away with one source of considerable contention and trouble between the Superintendent and the contractors."⁷⁹ This concern was most likely precipitated by Quigley's frustration with the chronic delays in James Welch's delivery of granite from

Montana. The final carload from Welch finally arrived in Boise on October 21, 1907 after a year of dealing with delays caused, as Welch claimed, by bad weather and labor disturbances at his quarry.⁸⁰ To facilitate

lifting and placing large amounts of stone and steel, many individual pieces of which weighed upwards of five tons, the Commission authorized the purchase of hoisting machinery and derricks. Because of the number of different contractors to be involved, the Commission thought it most economical to secure this equipment for use by the various contractors. Early in 1908, the Commission began receiving bids for one guy derrick, two stiff leg derricks, two electric hoists and a compressor outfit for pneumatic riveting of all steelwork. It was planned the machinery be sold at the time of the Capitol's completion.⁸¹

The Commission decided to let four separate contracts for steel and four for the exterior masonry; Tourtellotte & Company prepared their documents with this end in mind. On September 14, 1907, the Commission approved the bid of the Boise firm, Storey & Murphy, to complete the masonry and cut-stone work for the first and second stories. To succeed the Capitol Construction Company, the Commission felt Storey & Murphy "[were] the only ones in Boise properly equipped with machinery to handle this class of work."⁸² The subsequent contract for masonry work, Contract #3, was let to Storey & Murphy on October 5, 1909. They were to supply all masonry work from the second story floor beams to the base of the dome, including the cutting and placing of 225 modillions, 225 soffit panels for the main cornice and some 44 decorative Corinthian modillions. Sub-contractor, Henry A. Vernon, was hired to quarry and deliver the sandstone for this contract.⁸³ He continued this work for the dome construction under the general contractor, James Stewart & Company.⁸⁴ As the only bidders for masonry Contract #4, Storey & Murphy were awarded the contract to construct the granite base, copings, steps, platforms, seats, ball ornaments, concrete foundation and all sandstone work on the main approach at the Jefferson Street Entrance.⁸⁵

Between 1906 and 1911, four contracts for the steelwork of the central portion and dome were advertised and awarded. These contracts required only the supply of materials and not manual labor. This was due to the Commission's concern that, "the delay in the masonry work [would] necessitate the steel companies keeping employees [in Boise] too long to erect the steel work in small quantities from time to time as the masonry work progressed."⁸⁶ Because only "half of the [Capitol's] floor beams are wall bearing, they can only be erected as fast as any bearing and outside walls are completed."⁸⁷ This is in contrast to buildings "where all floor beams rest on steel columns or girders, therefore the entire steel work is erected ahead of the masonry walls."⁸⁸ Informing bidders of this scheduling challenge, the first contract included the beams, columns and lintels for the grade and first stories; the second contract was for the steel structure of the second and third stories, the third contract included the remaining steel up to the base of the dome and,⁸⁹ lastly, the fourth contract was for the steel superstructure of the dome.⁹⁰



Derricks, purchased by the state, facilitated construction of the Capitol's central portion. They were used to lift the heavy loads of stone and steel in the construction of the dome.

ISHS #70-10408

Idaho State Capitol

History of the Idaho State Capitol

Three different companies were employed by the Commission to complete these contracts. Contracts #1 and #2 were let to the American Bridge Company of New York City, Contract #3 was awarded to Minneapolis Steel & Machinery Company,⁹¹ and the James J. Burke & Co. of Salt Lake City, Utah, received the contract for the dome.⁹² The specifications for the steelwork of the dome included the columns, lintels, dome trusses and their supports, dome ties, staircases and the rotunda ceiling.⁹³ The steel was specified to have a tensile strength of 60,000 to 68,000 pounds per square inch with an elastic limit not to be less than half the tensile strength. No steel used in the building was to contain more than 5 percent phosphorous.⁹⁴ By January 1, 1909, the grade, first and second stories, rising to a height of 42 feet, of stone and brick masonry were complete and “the immense steel columns and girders were in position up to the base of the dome, a height of some 76 feet.”⁹⁵ By the time the Capitol Commission issued its Third Report in January 1911, the brick and stone masonry was complete to the height of 87 feet, or to the circular base of the colonnade of the dome. In addition, the Jefferson Street approach had been completed, although delivery delays postponed the anticipated December 1, 1910 contract completion date.⁹⁶



ISHS #80-163 21/a

Eight central piers were constructed to support the dome. These are seen at the base of the metal framing for the rotunda. Composed of reinforced concrete that enclosed the structural steel, these columns are sheathed in scagliola inside the rotunda.

In early 1911, the steelwork was in place up to the roof trusses of the central portion and the Commission was taking steps to receive bids on steel Contract #4 for the steel trusses, girders and cylinder of the dome.⁹⁷ As an economically minded move, during the spring and summer of 1911, an outside architect was consulted to advise the local architects and the Commission concerning proposed changes to the design. The alterations discussed included reducing the size of the dome or omitting it altogether. Never named explicitly in documentation, the consultants were termed simply “eastern architects” by the Boise press. As a result of their recommendations, the proposed changes that would have resulted in the modification of the dome were never carried out, however, the Commission agreed to several minor changes in the interior arrangement of spaces. Changes were made in the configuration of some partition walls and the Supreme Court was relocated from the first to the second floor.⁹⁸

The Idaho Daily Statesman reported on June 9, 1912 that within a few days the steelworkers would complete the structural portions of the dome, satisfying the fourth and final steel contract.⁹⁹ Once the steel structure of the dome was in place, a reinforced concrete sheath would be constructed and waterproofed with an asphalt mastic over which terra cotta tiles, intended to match the sandstone in color and supplied by the Gladding-McBean Company, would be placed.¹⁰⁰ The dome structure was to be supported by eight colossal columns, extending down through the building to the foundation. The multiple ribs of the external dome, defined structurally as the top chord of the arched trusses, were attached to steel columns, which comprise the structural core and are expressed on the interior of the rotunda as the massive scagliola columns encircling the space. For additional support, the dome’s ribs were to be connected to masonry at 16 additional points.¹⁰¹

Phase One: The Central Portion (1905-1912)

Compositionally, the exterior of the completed central portion consisted of the dome flanked by three abbreviated wings, one extending to the north, others to the west and east. Two monumental piers, supporting large granite orbs, define the monumental stair leading to the second-story entrance of the central portion from Jefferson Street. The entrance is sheltered by a projecting, three-story portico; the pediment being supported by four grand Corinthian columns. The bas-relief sculpture in the pediment presents a central wreath of stylized design. A framed bulls-eye, the centers of which have not been sculpted, is positioned above each of the three double entrances at the portico. The sandstone ceilings over the porch consist of one piece of stone, while the architrave over the columns was cut, horizontally, in half, to lighten the excessive weights that the derricks were put into service to lift.¹⁰² The fifth story or attic level rises behind the pediment evolving into cantons at the corners. The south side of each canton is graced with a wreath bull’s eye, which around the corners, at the east and west sides, evolve into singular roundels, illuminating the attic level. A simple cornice breaks the fifth story above the bull’s eyes with sandstone courses and continues to a simple band of capping stones. The cantons are completed with smaller, centered oculi and winged acroterion. The parapet of the wings of the central portion exhibits a balustrade in bas-relief.

The exterior walls of the grade story, except for those enclosing the east and west ends of the building, which were slated for eventual demolition as preparation for the intended future additions, were constructed of sandstone sheathing, anchored to the brick wall. The base course or lower 2 feet of the grade story, and the monumental south stair were also built of granite. The remainder of the grade story through the fourth story and the base of the dome were sheathed in a light gray sandstone quarried from the Table Rock Quarry. The 1/4-inch joints were specified to be composed of one part cement and three parts sand mortar.¹⁰³ The brick masonry that underlies the stonework was to be laid in one part cement and four parts sand mortar with 3/8-inch joints. In contrast to the grand south entrance, the State Street or north entrance is a modest pair of doors accessing the first floor. Above this entrance, a recess at the second and third floors exhibits a tetrastyle ionic colonnade.

The dome rises above the Capitol’s central mass with a peristyle of Corinthian columns encircling the drum and supporting a cornice, adorned with oversized urns positioned on consoles. Eight tripartite windows, alternating with Corinthian pilasters, pierce the wall of the drum behind the columns.



ISHS #80-163 21/c

Once the exterior shell of the lower levels of the central portion was nearly complete, work began on the structure of the dome. In this construction photo of the north elevation, the derricks are in place for constructing the dome.

Idaho State Capitol

History of the Idaho State Capitol



The steel skeleton of the dome's drum, or supporting cylindrical base, takes shape as the south entrance portico is completed.

At the neck of the drum, an additional band of narrow rectangular windows, also bring natural light into the rotunda. A ring of small windows at the base of the terra cotta-sheathed dome illuminate the space between the rotunda ceiling and the outer dome. At the top of the dome, a fenestrated sandstone lantern ornamented with columns is positioned within a balustraded walkway. A bronze-plated eagle atop the lantern completes the rise of the Capitol building to a height of 208 feet.

Office spaces at the various floor levels receive natural light via 1/1 double hung windows which

diminish in height from the second to fourth story. It was specified in 1911 that the exterior woodwork be "painted with four coats of white lead and pure raw linseed oil paint in colors as selected by architect."¹⁰⁴

The roof over the wings and dome was specified to be composed of reinforced concrete slabs made of one part Portland cement, two parts clean, sharp sand and four parts hazelnut gravel, further reinforced with woven wire equal to 1 percent of the area of concrete placed near the bottom of the slabs.¹⁰⁵ On the dome, the internal steelwork is covered with a 5 inch thick, waterproofed slab of reinforced concrete. So not to puncture the waterproof membrane, hoops of steel cable were placed around the entire circumference of the dome at different heights. The outer terra cotta tiles were anchored to the steel hoops.¹⁰⁶ All flat roofs and decks were specified to be covered in 18-ounce copper sheet metal attached to the concrete slab.¹⁰⁷ The upper skylight over the Supreme Court Chamber in the north wing was specified to be a steel structure covered partially with copper sheeting and glazed on the upper two-thirds of the dome.¹⁰⁸

Plans for the exterior lighting of the dome called for an elaborate system of electric lights intended to "encircle cornices above the dome and also twinkle from all projections." To simplify the changing of bulbs, the lights were to be attached to chain belts.¹⁰⁹ It is unclear if this chain mechanism was implemented, but in April 1912, The Idaho Daily Statesman reported that electric wire conduits for 2,000 exterior lights were being installed.¹¹⁰ In addition, a cross-section of the central portion (dated 1911), indicates electrical outlets be placed on the colonnade and console circumscribing the dome's drum. As the exterior of the central portion was being completed, the Capitol Commission began to focus on the implementation of interior systems and finishes. The Commission stated in its Third Report that "the complete dome should be constructed . . . before proceeding with any interior finish of the rotunda, on account of



Layer upon layer, the dome rose above Boise in 1912. The sandstone columns of the peristyle encircle the dome's steel drum, and above this the structural members of the dome begin to suggest the soaring height of the completed building.

exposure to leakage and danger of falling materials if the dome was constructed later."¹¹¹ James Stewart & Company, a New York-based contractor, was hired as the General Contractor to complete the central portion above the base of dome, excluding the dome steel.¹¹² Under the supervision of James Stewart and Company representative H. A. Dean,¹¹³ this contract included finishing the interior of the building, except for the mechanical equipment.¹¹⁴

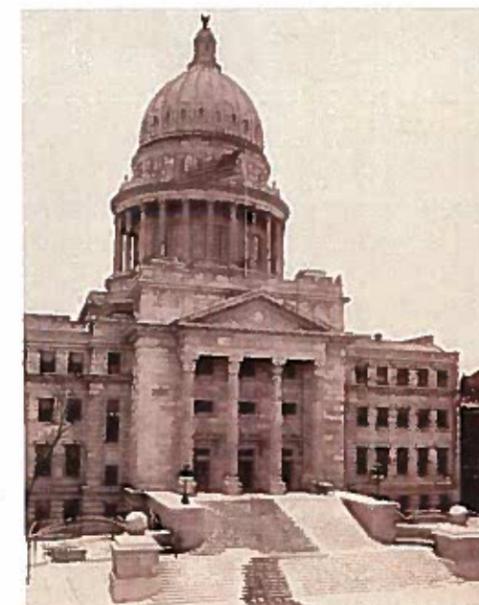
Bids for the mechanical systems to be integrated in the building were received in 1911; they were broken into four sections that included: (1) plumbing and vacuum cleaning systems (2) heating and ventilation systems (3) electric power and lighting systems and (4) elevators. John F. Cooney of Twin Falls, Idaho, received the contract for the first and second portions. The third section was divided between the Idaho Electric Company, supplying the electric wiring, conduits, telephone wiring, clock system and watchman recorders; and the Standard Engineering Company of Seattle, Washington, supplying the engines, generators and switchboard. Elevators and hydraulic lifts were supplied by Chicago's Otis Elevator Company, and the solid bronze front enclosures were contracted to the Standard Company.¹¹⁵ In addition, a water cooling apparatus was supplied by the Harris Ice Machine Works of Portland, Oregon.¹¹⁶ To power this machinery, a heating and lighting plant was constructed on land purchased by the Commission in 1905 located a block north of the Capitol on the southwest corner of Seventh and West Washington Streets.¹¹⁷ The plant generated light and power for the Capitol and the exhaust steam was harnessed for heating the building. Four wells approximately 300 feet deep were drilled to provide a water plant for the Capitol.¹¹⁸

Installation of Interior Architecture and Finishes

The centerpiece of the completed central portion is the rotunda. A hierarchy of design in materials has been established through the classical treatment of architectural elements, as the rotunda radiates outward from the center and upward towards the dome.

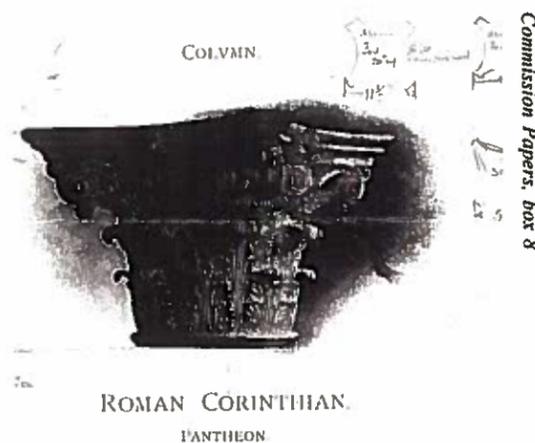
The first floor level offers a view of the support system of the massive columns above. These rectangular bases, finished with marble panels, ring the compass-point marble pattern at the center of the floor. Light from above, penetrates to the first floor level through a circular opening, approximately 18 feet in diameter. This opening is ornamented with triglyphs and two rings of electric lights, decorative devices repeated throughout the Capitol. This ring is the first of a series of concentric rings, which rise into the rotunda's dome and define the floor levels.

At the second floor the eight towering Corinthian columns, crafted of scagliola, dominate the rotunda and reinforce the vertical thrust of the space. These three-story, 60-foot shafts are buttressed with single-story pilasters at each side. Smaller free-standing Doric columns, at the second floor, flank the pilasters. These column groupings are similar at the third floor, but are tied together by a horizontally articulated balustrade ringing the rotunda. At the fourth level, the colossal Corinthian columns are connected with the balustrade.



Jefferson Street approach to the Idaho State Capitol

The Pacific Coast Architect, July 1914



ROMAN CORINTHIAN.
PANTHEON

The Decorators Supply Co. of Chicago presented this catalogue illustration of a Roman Corinthian capital to the Capitol Commission. The company provided models of ornamental elements that were to be cut from stone by local craftsmen for the exterior of the building.

ISHS collection AR 18, Idaho State Capitol
Commission Papers, box 8



The columns of the rotunda were sheathed with scagliola, a thin decorative coating intended to mimic the appearance of marble. The smaller elements of the balustrades were cut of marble.

The Pacific Coast Architect, July 1914

A wider circle of columns, Doric at the first, second and third floors, Corinthian at the fourth floor are set back from the inner ring, defining the walkway around the rotunda. These classical elements are repeated again as pilasters at the walls of the rotunda.

Asserting the play of natural light in the building, skylights in the fourth floor ceiling illuminate the rotunda. The corners of the rotunda, above the staircases, are also lit from above by skylights. Additionally, four-story light shafts, located at the intersections of the rotunda and main corridors, captured sunlight and disbursed it to each level. Unfortunately, over time these light shafts have been compromised with numerous renovations and now serve as mechanical and electrical chases.

Above the fourth floor, a projecting ornamental molding supported by consoles of decorative acanthus leaves and detailed with dentils and a band of egg and dart relief, defines the base of the drum. A band of coffered panels, with eight tripartite windows separated by Corinthian pilasters rise above. Each of these windows has an architrave composed of pilasters supporting a classical entablature and crowned by a decorative bulbous cartouche. Finally, the top of the drum is articulated with a projecting miniature version of the lower ornamental molding, and another course of electric lights. The structure of the inner dome springs from this course and is lined with a coffered ceiling into which is set the rectangular windows of the clerestory.

The oculus of the inner dome, 11 feet in diameter and ringed with lights, looks upon a canvas of gold stars on a sky-blue background. The painted stars symbolizing Idaho's acceptance into the Union as the forty-third state.

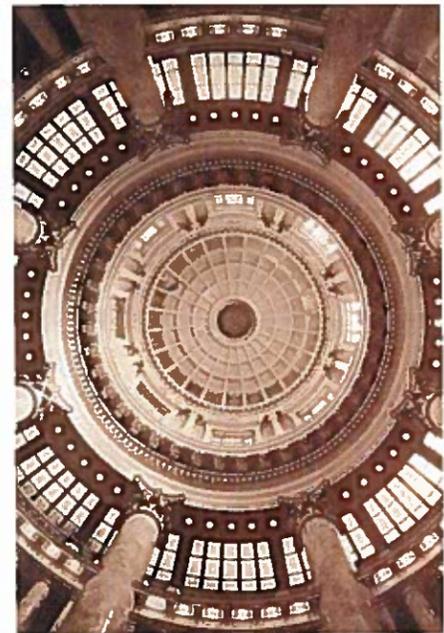
The interior marble finishes for the entire central portion were supplied, set and cut by the Vermont Marble Company.¹¹⁹ White marble with green veining, called American Pavanazzo, was specified for the pilasters of the central portion. Brocadillo marble was selected for the wainscoting and upper

wall panels at the staircases and corridor, except for the bases, architraves, wainscot caps, molding and major door castings. These latter ornamental components, in addition to treads, risers, balustrades, floor tiles and floor borders, were of a white marble softly clouded with gray, from Tokeen, Alaska. To accent the main body of marble flooring, narrow strips of Lyonaise (a dark red marble), slightly wider strips of dark gray marble, called Livido, and a small amount of Verde Antique were integrated into the marble borders. All marbles were specified to be "hard, strong, dense marble[s], uniform in texture, density, etc."¹²⁰

The hierarchy of material in the rotunda is also expressed in the use of marbles in the floor design. The center of the rotunda at the first floor exhibits a tri-colored display of red, black and deep gray marbles arranged in a compass-point design, radiating outward upon the light gray marble background. This motif is echoed at the second floor, radiating from the balustrade, expanding outwards towards the colossal columns. At each floor level, rings of red and deep gray marble radiate outward towards the walls of the rotunda where the design forms a border. Red and deep gray bands are repeated eastward and westward in the main corridors of the wings.

The scagliola work was completed by the Michael Nocenti Company of New York City.¹²¹ Scagliola is a plaster artform which originated in Italy in the sixteenth century. The columns throughout the rotunda consist of a 3/16-inch sheath of gypsum, glue and pigment affixed to canvas and applied to a plastered surface. The scagliola imitates marble and disguises the columns' structural function, which is to support the dome above. The bases of the scagliola columns are marble and the capitals are of cast plaster, which has been hand finished, a process that refines its ornamental detailing.¹²²

Smith & McCallin was hired as the contractor for interior plaster.¹²³ Plasterwork, including walls, ceilings, cornice work and ornament, was specified to be of Keene's cement or double refined gypsum hard wall plaster. Most of these surfaces were to be "brought to a perfect plane and to be polished down to resemble plate glass."¹²⁴ In contrast to the reflective surface desired for the walls, the paneled ceilings in the dome were textured with a course sand finish.¹²⁵



Looking towards the central oculus at the top of the inner dome, concentric rings of windows and electric lights illuminate the rotunda.

ISHS #74-3.155

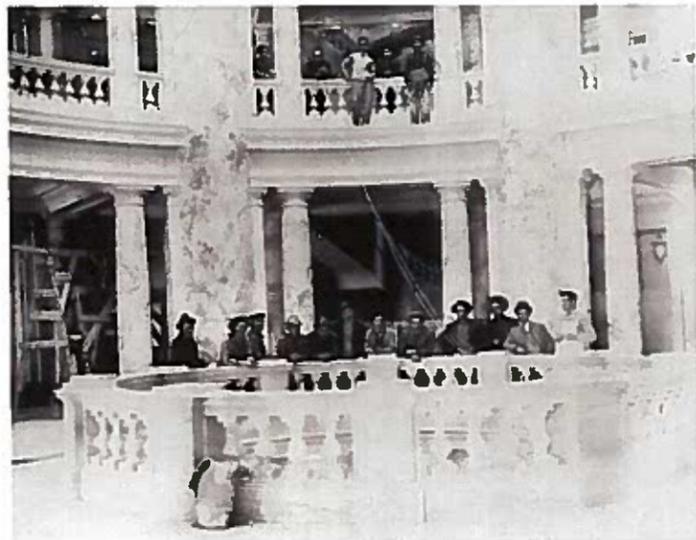


Skylights introduce the element of light into the fourth floor surrounding the rotunda.

The Pacific Coast Architect, July 1914

Idaho State Capitol

History of the Idaho State Capitol



Many workers, with a variety of expertise, were employed in finishing the rotunda.

ISHS #79-71.4

In locations where a sand finish had been specified, the walls were to be kalsomined.¹²⁶ Kalsomine was an inexpensive, paint-like product, widely used in the late 1800s and into early 1900s. The product was a mixture of clear glue, whiting, water and pigments.

All the cornices and ornamental plasterwork were specified to be flat paint tinted ivory-white.¹²⁷ The interior wood trim and painting was contracted to Sierra Nevada Mill Company of Salt Lake City, Utah.¹²⁸ The electrical lighting installed in the rotunda consists of concentric rings of bulbs accentuating cornices and other ornamentation. Above the fourth floor, rising into the dome, there are four courses of lights with a total of 257 bulbs. Drawings indicate that the lower three courses were lit by 25-watt bulbs, with 60-watt bulbs placed in the uppermost course.

By April 15, 1912, the furniture, carpets and draperies had been selected for the central portion and were on display in a local Boise furniture store.¹²⁹ Each bidder for this contract had brought before the Commission samples of items he intended to furnish. From this preview, the Commission chose to hire the Wollaeger Manufacturing Company of Milwaukee, Wisconsin. The Art Metal Construction Company of Jamestown,



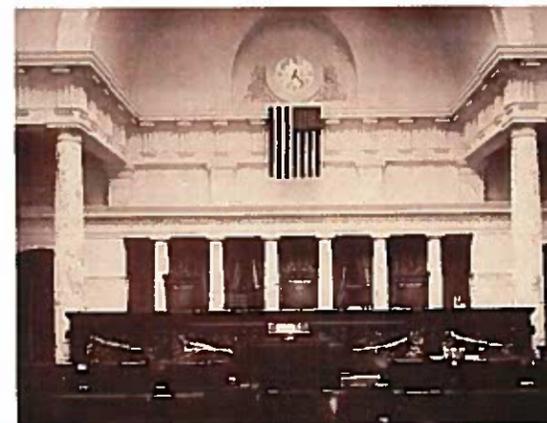
This historic photo, taken at the head of the Grand Stair on the third floor of the central portion, presents one of the rotunda's many dramatic sightlines.

The Pacific Coast Architect, July 1914

New York, was contracted to supply the vault fixtures and library shelving, and a local Boise firm, Brigger & Hetherington, supplied the electric lighting fixtures.¹³⁰ By the end of October 1912, The Idaho Daily Statesman reported that the scaffolding and derricks were being removed from around the dome and that the North Wing was expected to be ready for occupancy on November 25.¹³¹ The specifications required that grading be done around the outside of the building after completion. The top 2 feet of grading were to be of black loam where clay and loam would be used against the concrete foundation.¹³² By December 20, the central portion was officially accepted from the contractors.¹³³

According to floor plans drafted in 1911, the basement of the central portion housed machinery for the building's mechanical systems, including rooms for fans and the elevator mechanism. The rotunda basement and north wing did not have use allocations specified on this set of drawings. On the first floor, the State Historical Society, State Library, Travelling Library and the Land Department occupied offices to the east and west of the rotunda. The State Library was connected by an internal staircase to the second floor. The Adjunct General and Immigration Commission held offices in the north wing of the first floor. All floors, above the first in the north wing, were delegated to the Supreme Court. These included the judges' private offices on the second and third floors and committee rooms and the court chamber on the third and fourth floors. On the second floor, the Governor's Suite occupied the offices just to the west of the rotunda, while the Secretary of State was housed east of the rotunda. Spaces on the third and fourth floors were allocated as private offices and committee rooms. The close proximity of these rooms to the Senate and House chambers suggests an intended use as legislative support space, although no specific use is indicated on Tourtellotte & Company's 1911 drawings.¹³⁴

As had been established for the rotunda, a predominately white palette was used in the public corridors and semi-public spaces of the central portion. Openings into the central corridors were to have marble plinths and bases, with all remaining trim to be white enameled birch.¹³⁵ In a document prepared by Herbert



The Pacific Coast Architect, July 1914



The Pacific Coast Architect, July 1914



The Pacific Coast Architect, July 1914

The north wing, constructed with the central portion originally housed Idaho's Supreme Court. The Court Chamber (upper left), with its classical ornamentation, is the centerpiece of this wing. A colonnade of scagliola with windows behind provides a backdrop to the judges' bench and chairs. (upper right). The judges' private chambers and conference rooms flank the Court Chamber. These spaces were accessed by private corridors, such as the one depicted in the historic photo on the left.

Quigley for James Stewart & Company, Quigley specified that the moldings on top of the marble base throughout the building should be of straight-grain birch painted with white enamel paint.¹³⁶ It was reported in *The Idaho Daily Statesman* that the wood finish installed on the first and fourth floors was mahogany-stained birch, and the second and third floors were finished in African mahogany, although it is not indicated if these were treatments for both the public and private spaces.¹³⁷ On the third and fourth floors, the principal corridors and lobbies were to have marble wainscots and white enameled birch door casings and jambs.¹³⁸ The corridor leading to the Supreme Court Chamber on the third floor was an exception to this rule, having marble casings and jambs. The Supreme Court Chamber was finished in natural mahogany.¹³⁹

Within the offices on the first floor, most woodwork, including doors, was mahogany-stained curly birch, excluding the white enameled trim in the toilet rooms. The second floor trim was specified as natural mahogany, and private toilets were to have marble bases and wood moldings. The corridor in the Supreme Court area of the second floor was to have white enameled birch finishes except for a mahogany sash and marble door casings. On the third floor, doors were to be mahogany and the private corridors were to have white enameled wood door casings and jambs with marble bases and floors. The Committee and Consultation rooms and offices on this floor were to have mahogany finishes and a dado, while those on the fourth floor were to have mahogany stained birch finishes. All fourth floor doors were also of mahogany-stained birch. Closets throughout the central portion were to have marble bases and be finished in the poorer grade curly birch that had been found inferior for installation in the offices; the wood used in closet spaces was given a mahogany stain. The remaining portion of the inferior wood was to be used for the painted wood finish in the Capitol. Once the supply of poorer grade curly birch was depleted, straight birch was to be used for the painted wood finish throughout the building. There is an indication that shutters, made of painted birch, were hung on the exterior windows of the Supreme Court.¹⁴⁰

Second floor rooms and those rooms marked "Committee" or "Consultation" rooms on the third and fourth floors were to have plaster cornices. The plaster cornices were to be omitted from rooms on the third and fourth floors marked "offices," instead, in these rooms the door and window casings were to have ornamental wood cornice tops. All rooms were to have either a chair rail or a dado, and any corridors or anterooms without a marble wainscot were to have a dado.¹⁴¹ Certain rooms on the second floor, including those in the Governor's Suite, were specified to have hand-painted borders.¹⁴²



Souvenir Booklet: Capitol of Idaho at Boise



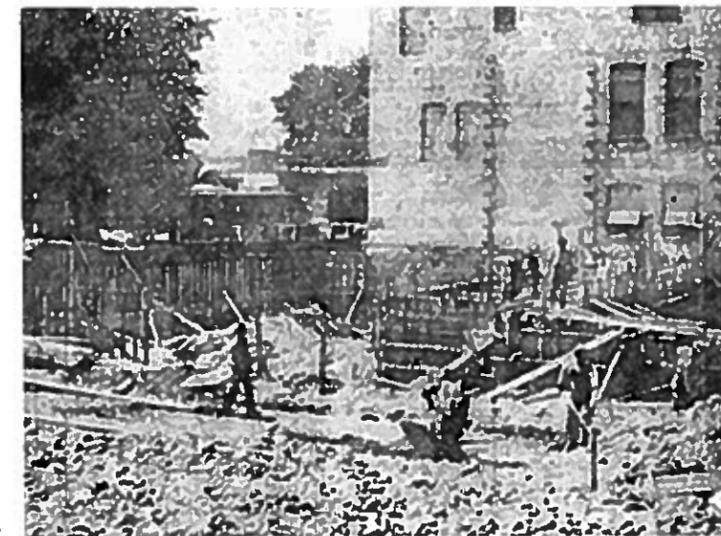
Souvenir Booklet: Capitol of Idaho at Boise

The Governor's Private Office (left) and a portion of the Secretary of State's Suite (right) were constructed and furnished during the Capitol's first building phase. Additional offices were added to both these suites when the east and west wings were constructed.

Furnishings for the offices, supplied by Wollaeger Manufacturing Company, were constructed of Spanish mahogany. Both the flat and roll top desks made for the Capitol had brass bases on the legs. To match the desks, the chairs were finished with similar metal bases and upholstered in leather.¹⁴³ *The Idaho Daily Statesman* lauded the furniture's unique construction in that no moldings or molded surfaces were used, instead "all offsets [were] cut out in angles and all surfaces [were] true planes."¹⁴⁴ The draperies and carpets were also contracted through the Wollaeger. Carpets were specially designed for the reception room, corridors and the Governor's Private Office in the Governor's Suite. In addition, Wollaeger supplied draperies for the Governor's Suite and the Supreme Court Chamber.¹⁴⁵ The draperies and sunshades for both the Secretary of State's Office and the Governor's Suite were to be of the same design and pattern.¹⁴⁶

Phase Two: The East and West Wings (1919-1921)

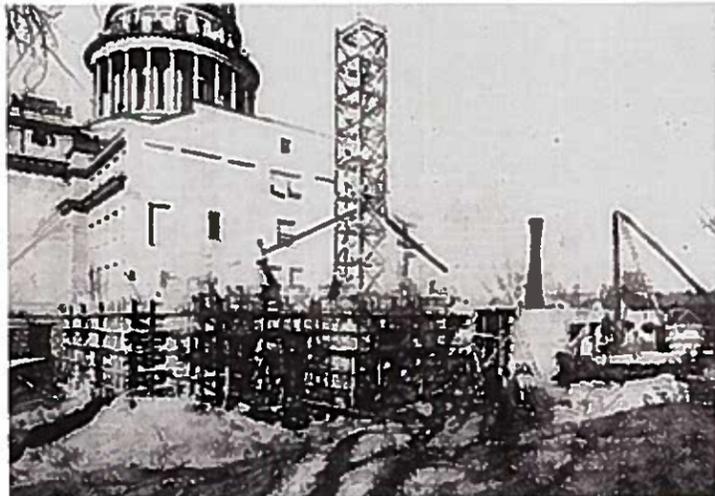
Planning for the construction of the east and west wings did not commence until seven years following the completion of the central portion. In February 1919, a bill was introduced in the Idaho State Legislature proposing an allocation of \$900,000 for the purpose of constructing the wings. Proponents of this action argued the additional office space and facilities were seriously needed and the construction effort would provide jobs for the service men returning to Idaho after World War I.¹⁴⁷ By March 8, both the House of Representatives and the Senate had approved the bill and designated all work on the wings take place under the supervision of William J. Hall, the Commissioner of the State Department of Public Works.¹⁴⁸ It was decided that a bond election would be held on May 10, 1919 to determine if land could be purchased to expand the Capitol building grounds. Only Boise property owners were eligible to vote on the proposed acquisition of the block between Sixth and Seventh Streets in front, or south, of the Capitol, together with the Collister Flats in the block between Seventh and Eighth Streets, also to the south. This addition would add approximately two square blocks to the Capitol grounds.¹⁴⁹ On the day of the election, an unprecedented turn-out of 2,970 voters approved the bond, voting 99 percent in favor of the purchase.¹⁵⁰ A celebration ensued, amidst a frenzy of parades, marching bands and speech-making supporting the civic growth of Boise.¹⁵¹ In preparation for construction, the red brick Territorial Capitol was torn down, of which the cornerstone could not be found, causing some concern in local press.¹⁵² In addition, the Central School was demolished to make room for the east and west wings.¹⁵³



The Idaho Daily Statesman, September 7, 1919

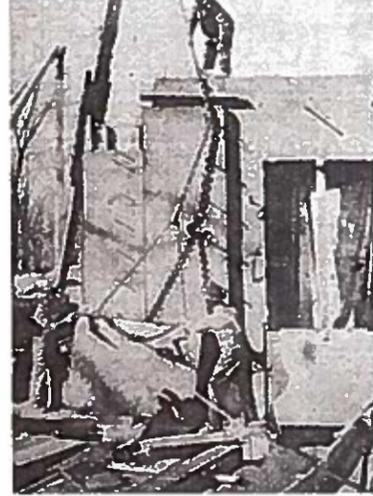
During the autumn of 1919, The Idaho Daily Statesman reported on the progress of the excavation of the new wings. Trenches and forms for the setting the foundation of the east wing are pictured in this photo.

As intended during the construction of the central portion, the east and west walls of the abbreviated-wings were built as temporary walls and were removed as the construction of the wings proceeded. Construction commenced with the lowest bidder, James Stewart & Company, of Salt Lake City, Utah, being chosen both as the general contractor and supplier of the granite to be used in the foundations.¹⁵⁴ The contract for the



The Idaho Daily Statesman, November 30, 1919

The exterior east wall of the central portion can be seen behind the construction of the new east wing. This wall was eventually removed to connect the two parts of the building.



The Idaho Daily Statesman, November 30, 1919

Workmen lay granite slabs in constructing the exterior of the wings.

construction of the foundation was let to the Morrison-Knudson Company of Boise.¹⁵⁵ Photographs printed in *The Statesman* on September 7, 1919, show finished concrete foundations in place for the west wing and the progressing excavation of the east wing.¹⁵⁶ Bids were opened on September 8, 1919 for the contracts for additional construction, wiring, plumbing and heating.¹⁵⁷ After bids had been received for the steelwork, Commissioner Hall decided that the state did not have enough funds to use steel for the vertical structural columns in the wings and indicated concrete would be substituted to reduce costs.¹⁵⁸ Construction started on October 15, 1919 with the pouring of concrete columns commencing in the basement.¹⁵⁹

On March 6, 1920, Commissioner Hall announced the award of three contracts for the furnishings of the wings.¹⁶⁰ Consistent with the central portion, mahogany furniture was specified, although Wolleager was not awarded the contract, which instead went to Hine Desk & Furniture of Denver, Colorado. Once again, the Art Metal Company was hired for metal furniture and equipment, such as safe deposit boxes. A local firm, Allen-Wright Furniture supplied the carpets, shades and draperies.¹⁶¹ Approximately half of the sandstone used for the wings had been quarried and delivered by the beginning of April. On July 19, 1920, Tourtellotte announced that the west wing, with the exception of the Governor's Office and Senate Chamber, would be ready for occupation by August 1.¹⁶² By September 1920, both wings were nearly complete and ready for occupancy.¹⁶³ All occupants were finally settled into the new wings on November 20. *The Idaho Daily Statesman* reported that several of the state officers were personalizing their spaces, "hanging pictures to add to the attractiveness of the rooms."¹⁶⁴

The completed building was formally dedicated on January 3, 1921, at an open house to which all the citizens of Idaho were invited. A ceremony was held on the front steps of the Capitol, after which, visitors could wander freely through the offices and chambers of the building to inspect the facilities. A formal dance was held later in the evening with music provided by the Boise Municipal Band and punch served by local high school girls. An estimated 6,000 people attended the event, visiting from throughout the state.¹⁶⁵ Within a few days, the legislative bodies were conducting their first sessions in the Senate and House chambers. As the wings began to be used, the functionality of Tourtellotte's design was put to the test.

After their first session, the legislators complained of poor acoustics in both the Senate and House chambers. In these spaces, the speaker could not be heard, but conversations in the adjacent corridors carried into the main chambers.¹⁶⁶ Mr. Hall, the Commissioner of Public Works and the architects were immediately notified¹⁶⁷ and responded by hanging white canvas curtains to enclose the chambers.¹⁶⁸

According to Tourtellotte & Hummel's 1919 drawings, the exterior walls of the east and west wings were constructed of the same materials as those of the central portion. Again, a base course of granite with sandstone above sheaths the brick masonry walls. Solid sandstone columns in a tetrastyle arrangement adorn the recesses at the three sides of each wing. The steps and landings at the east and west entrances are specified on the drawings to be "granolithic." Tourtellotte & Hummel indicated, in their 1919 drawings, that the flat portions of roof on the east and west wings were to be surfaced with "asbestos roof felt in mastic." On the saucer domes of each wing, from the base to the apex, the roofing materials were specified as follows: a terracotta base, a ring of glazed skylights and a final cap of copper. The skylights and clerestory windows allow for natural light to enter into the House and Senate chambers below.

The exterior of the east and west wings adhere to a symmetry of massing and plan. Like the central portion, the granite base course supports the five courses of rusticated sandstone, rounded in shape, and stacked to resemble logs. A breaking entablature collars the building between the transoms of the third and fourth story windows. Ornamented with a dentilled cornice, this band weights the upper floors imparting a horizontal authority to balance the vertical thrust of the dome. Signifying a hierarchy of form, the four-column colonnade is repeated around the building's wings, in Ionic and Doric styles rather than the more highly embellished Corinthian style used on the principle façade and dome. The fourth story is capped with a simple cornice and unadorned parapet.

The fenestration of the east and west wings has the same hierarchy of size as the central portion, although the individual windows are more widely spaced to accommodate the colonnade on each face of the wings. Entrances to both the east and west wings are smaller in scale than the southern Jefferson Street approach with stone stairs and Ionic colonnades framing double doors on the second floor. A porte-cochere beneath each grand stair and landing offers access to the first floor. Saucer domes cap both wings allowing light to enter the legislative chambers below through skylights and a ring of plate glass windows.

Following the second phase of construction, the Capitol's interior east/west axis was extended substantially in both directions, establishing a corridor, either flanked by office suites or terminating, on the upper two floors, with the Senate and House Chambers. The basement of the west wing initially housed offices for the State Historical Society, on the south side, and on the north side, the Adjunct General, the G.A.R. and the State Constabulary.



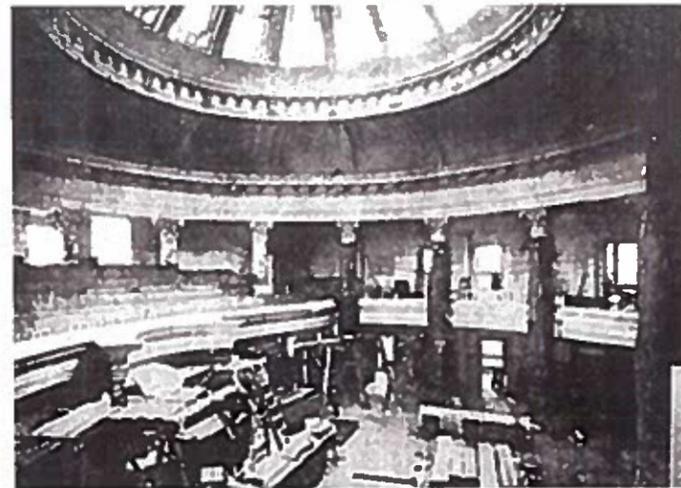
The Pacific Coast Architect, July 1914

This concept drawing for the Governor's Reception Room illustrates Tourtellotte's intentions for the space's interior finishes. This drawing was published shortly after the first building phase. The room was not actually constructed until 1919-1920.

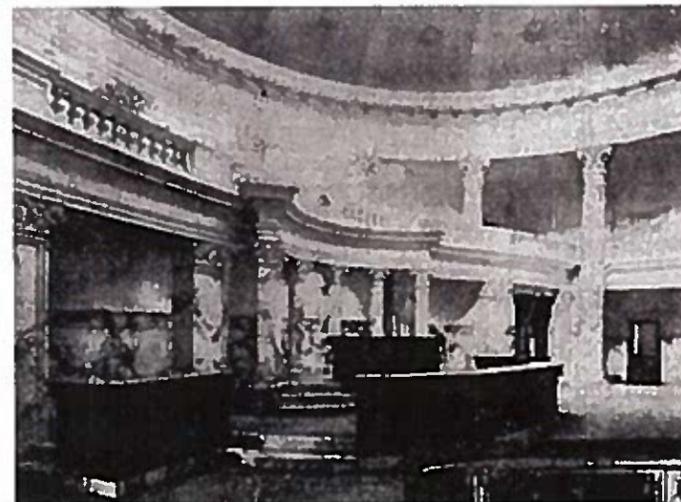
Idaho State Capitol

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The University Extension was located in the basement of the east wing. The Department of Agriculture, Department of Immigration-Labor and Statistics, the State Treasurer's Reception Area, Department of Finance, Department of Public Lands and the Department of Public Investments occupied the first floor of the east and west wings. The second floor consisted mainly of state facility and resource departments with the largest suite of offices occupied by the Governor and his staff. The two legislative chambers, accompanied by retiring rooms, at the extreme east and west ends, dominate both wings on the third floor. Surrounding each of these spaces, smaller rooms were to be "variously used, as for President, Speaker, Chief Clerks or for unassigned purposes at present, but to be used later for different Boards, Commissions, Inspectors, etc."¹⁶⁹ The domed ceilings of the semi-circular Senate and House Chambers expanded into the fourth floor where public viewing galleries overlook the chambers. Like the third floor, smaller office spaces skirt the Chambers on the fourth floor, housing the Departments of Public Utilities and Public Welfare.



The Idaho Daily Statesman, August 16, 1920



The Idaho Daily Statesman, October 18, 1920

Interior finishes in the Senate Chamber were being installed in the summer of 1920 (above). By October, the podium and the colonnade behind were nearly complete (below).

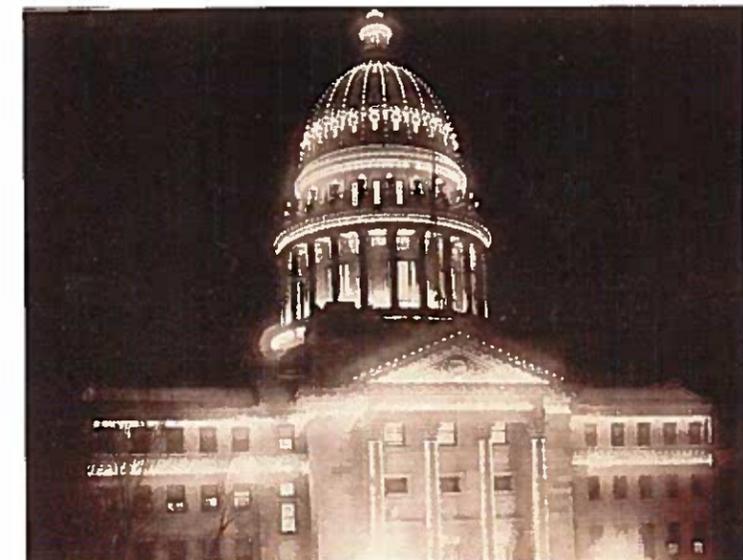
Installation of Interior Architecture and Finishes

Drawings indicate that the 1919-1920 building expansion precipitated space allocation changes from those established for the central portion. The rotunda basement was divided by partitions and designated as exhibition and storage space. The State Historical Society was moved from the first floor to the basement's newly constructed west wing, and the Historical Society's former space was divided and assigned to the Chief Clerk and Auditor. Comparing the 1911 and 1920 floor plans, the State Library and internal staircase west of the rotunda were removed. The vacant space was divided and converted into office space on both the first and second floors. To the east of the rotunda on the first floor, the Land Department was replaced by the Treasurer's Suite. Except for the Library, space use on the second floor remained intact after the second construction phase. No changes were made on the third floor of the central portion, although on the fourth floor, west and east Committee Rooms were enlarged; the west room being converted into a large office for the Department of Public Welfare and Vital Statistics.¹⁷⁰

The central east/west corridors are sheathed in reflective surfaces predominately of white marble and white plaster, which reflect light throughout the building's interior. In addition to flooring intended to match that of the central portion, wainscoting and wall trim in the corridors of the east and west wings were to be of marble comparable to the central portion. Highly finished semi-public spaces in the wings included the House of Representatives Chamber on the third floor of the east wing, the Senate Chamber on the third floor of the west wing and the Governor's Reception Room on the second floor of the same wing. The use of skylights, courses of electric lights and the distinctive Corinthian capitals thematically unite these spaces with the rotunda. Like the columns in the rotunda, those in both the Senate and House Chambers have scagliola shafts, marble plinths and Corinthian capitals. Both chambers have coffered plaster ceilings. Marble stones "chosen for their quality and beauty of markings" were to be used for the desks and counters for the clerks, reporters and presiding officers in the Senate and House Chambers.¹⁷¹

A Beacon for Noble Ideals

In designing the Idaho State Capitol, Tourtellotte was highly sensitive to the use of color, even if in application his inclinations tended towards the very subtle. The melding of the exterior sandstone with the coloration of the surrounding landscape imparts a sense of integration. Although Tourtellotte very consciously borrowed from the collective architectural culture, he repackaged forms for the State of Idaho in a manner that is highly personal and appropriate. In the interiors, Tourtellotte intentionally utilized reflective surfaces of white marble and glossy white enamel paint to create spaces that effectively function as reflectors of light. In using natural light as a decorative element in the building, Tourtellotte attempts to evoke that which is pure and universal, although ephemeral in its daily and seasonal transience. Tourtellotte's design sought ways in which to harness sunlight, utilizing light shafts and skylights to channel natural illumination to even the most interior Capitol spaces. As a result, Tourtellotte has been successful in achieving a luminous interior space, which, as he conveyed in his statement *Capitol of Idaho*, he believed embodies the soul of the commonwealth (p. 38). For Tourtellotte, light is a metaphor for an enlightened state government that taps its land and populace to establish integrity. In addition, Tourtellotte was committed to designing a building that would incorporate advanced materials and technologies to create an environment that both reflected a civilized state and facilitated the ease and comfort of those working in the building. In the design of the Idaho State Capitol, Tourtellotte's Beaux-Arts tendencies come to fruition as he blends his deep respect for traditional architectural form with a commitment to technology and, more importantly, a commitment to expressing the highest and most noble aspirations of the population of Idaho.



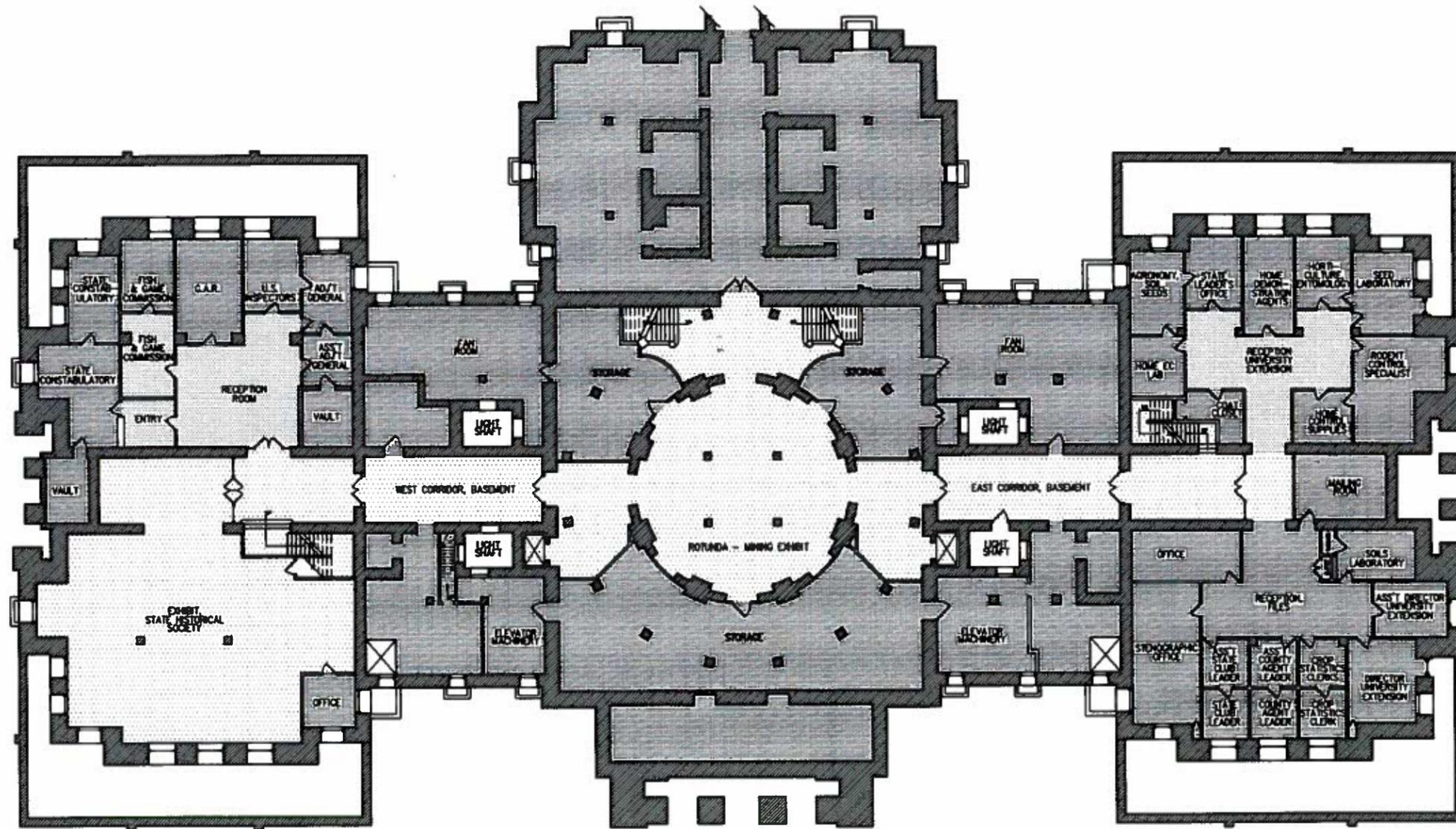
The Pacific Coast Architect, July, 1914

Following the completion on the first phase of construction, electric lights illuminated the exterior of the central portion and accented the building's defining elements.

Idaho State Capitol

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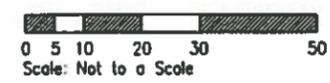
Historic Basement Floor Plan - 1920



PUBLIC/PRIVATE RELATIONSHIPS

Basement Floor Plan *

* Based on the Construction Drawings of 1920



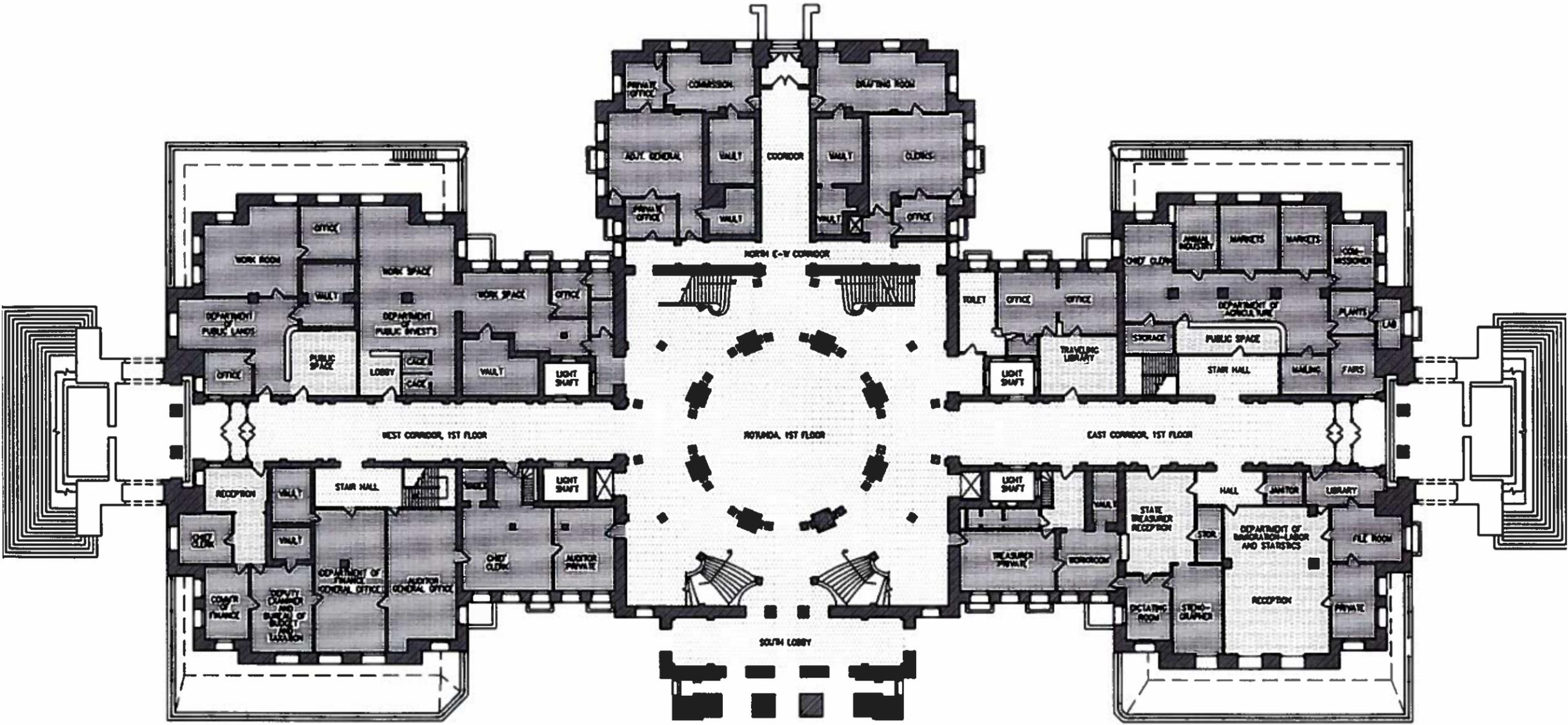
KEY

Public	
Semi-Public	
Private	

Idaho State Capitol

History of the Idaho State Capitol

Historic First Floor Plan - 1920



PUBLIC/PRIVATE RELATIONSHIPS
First Floor Plan *

* Based on the Construction Drawings of 1920



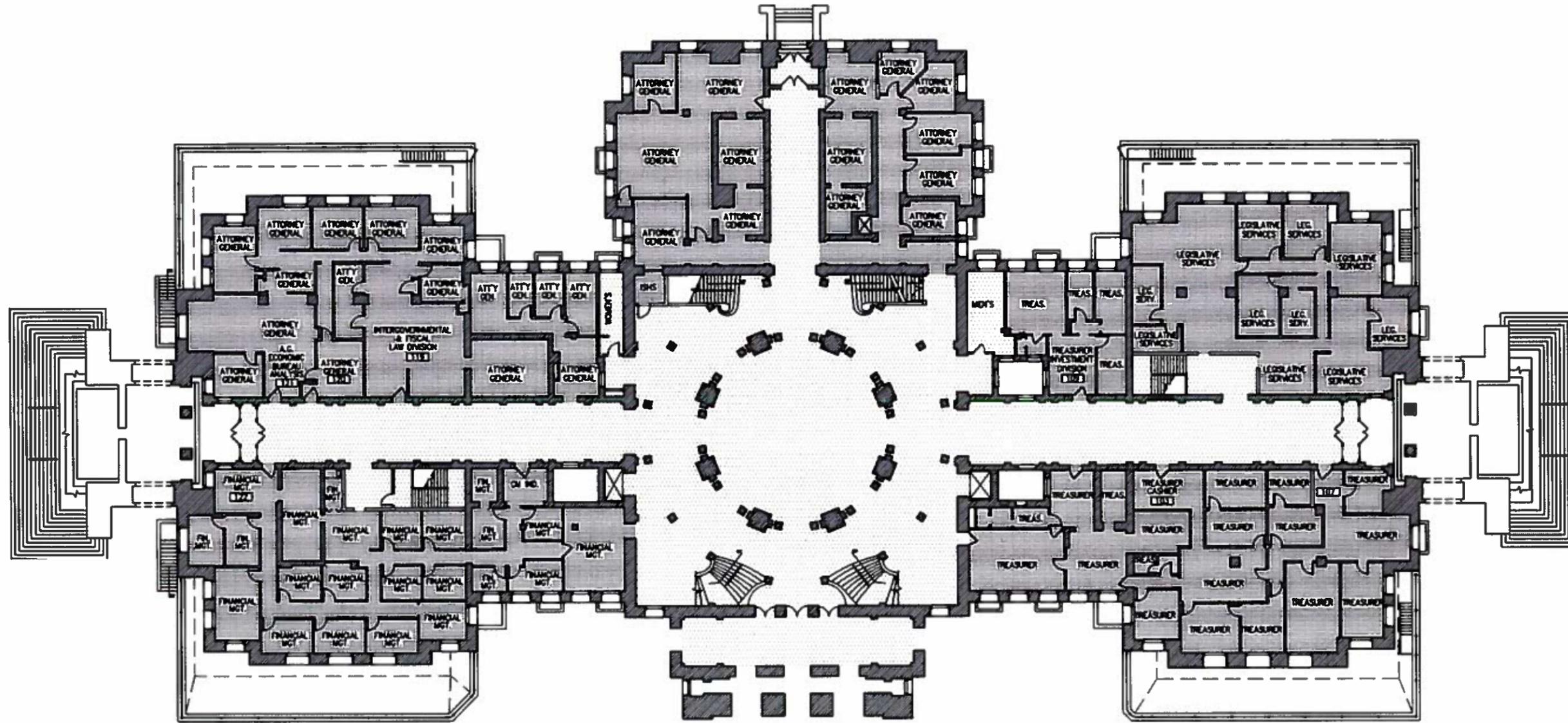
KEY

- Public
- Semi-Public
- Private

Idaho State
Capitol

History of the Idaho
State Capitol

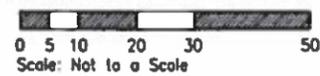
Existing First Floor Plan - 1999



PUBLIC/PRIVATE RELATIONSHIPS

First Floor Plan *

* Based on the Department of Public Works Plan of 1999



Scale: Not to a Scale

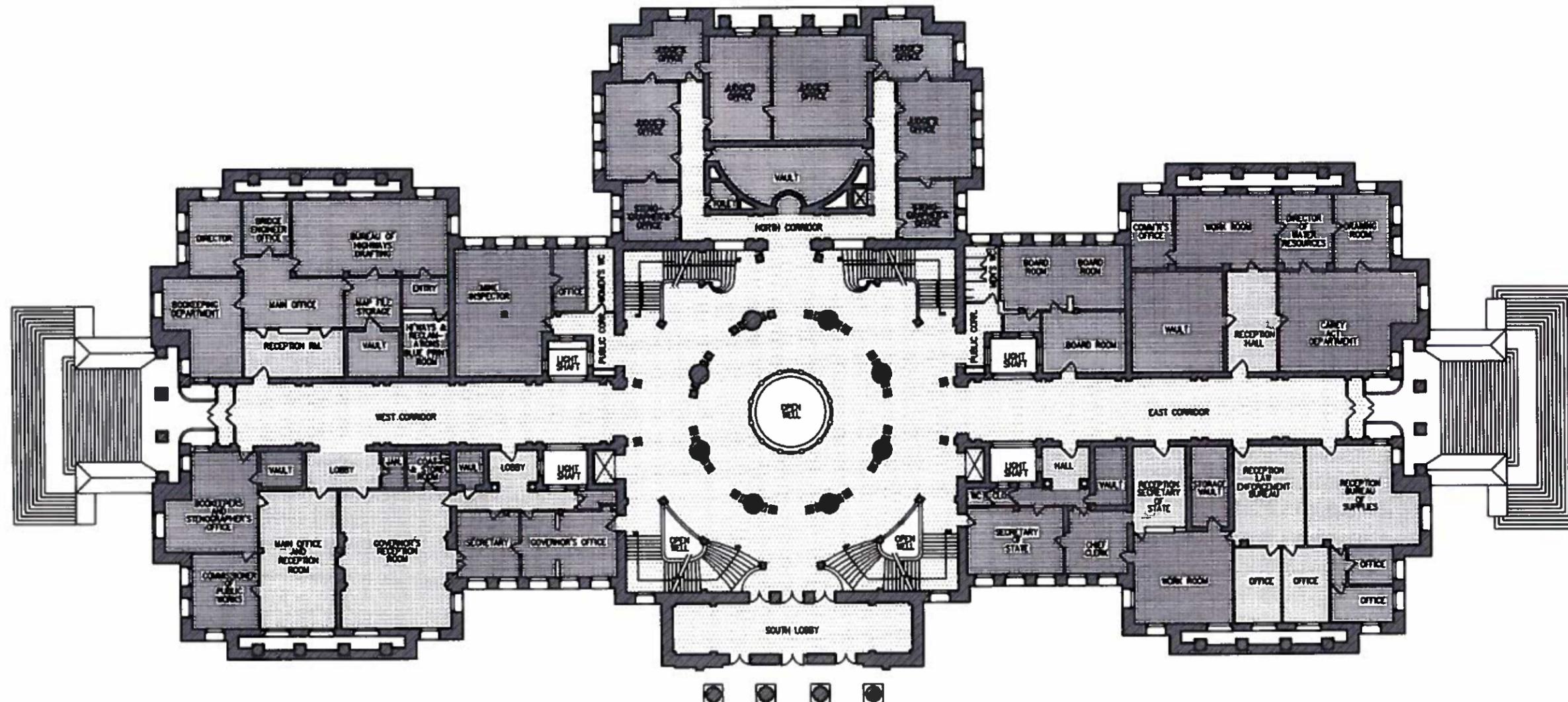
KEY

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- Semi-Public
- Private

Idaho State Capitol

History of the Idaho State Capitol

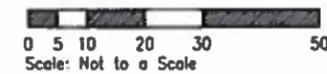
Historic Second Floor Plan - 1920



PUBLIC/PRIVATE RELATIONSHIPS

Second Floor Plan *

* Based on the Construction Drawings of 1920



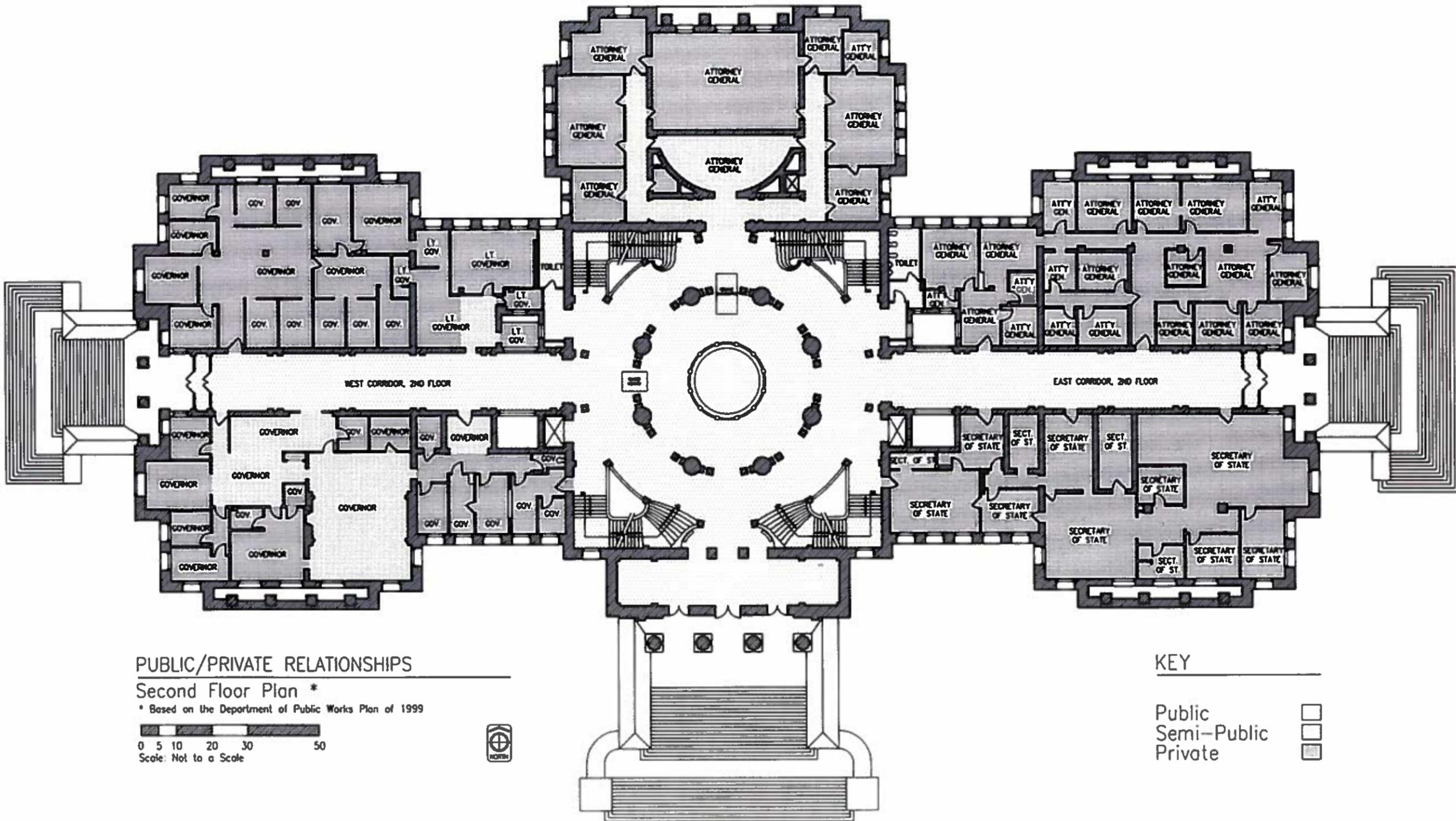
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- Semi-Public
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Idaho State Capitol

History of the Idaho State Capitol

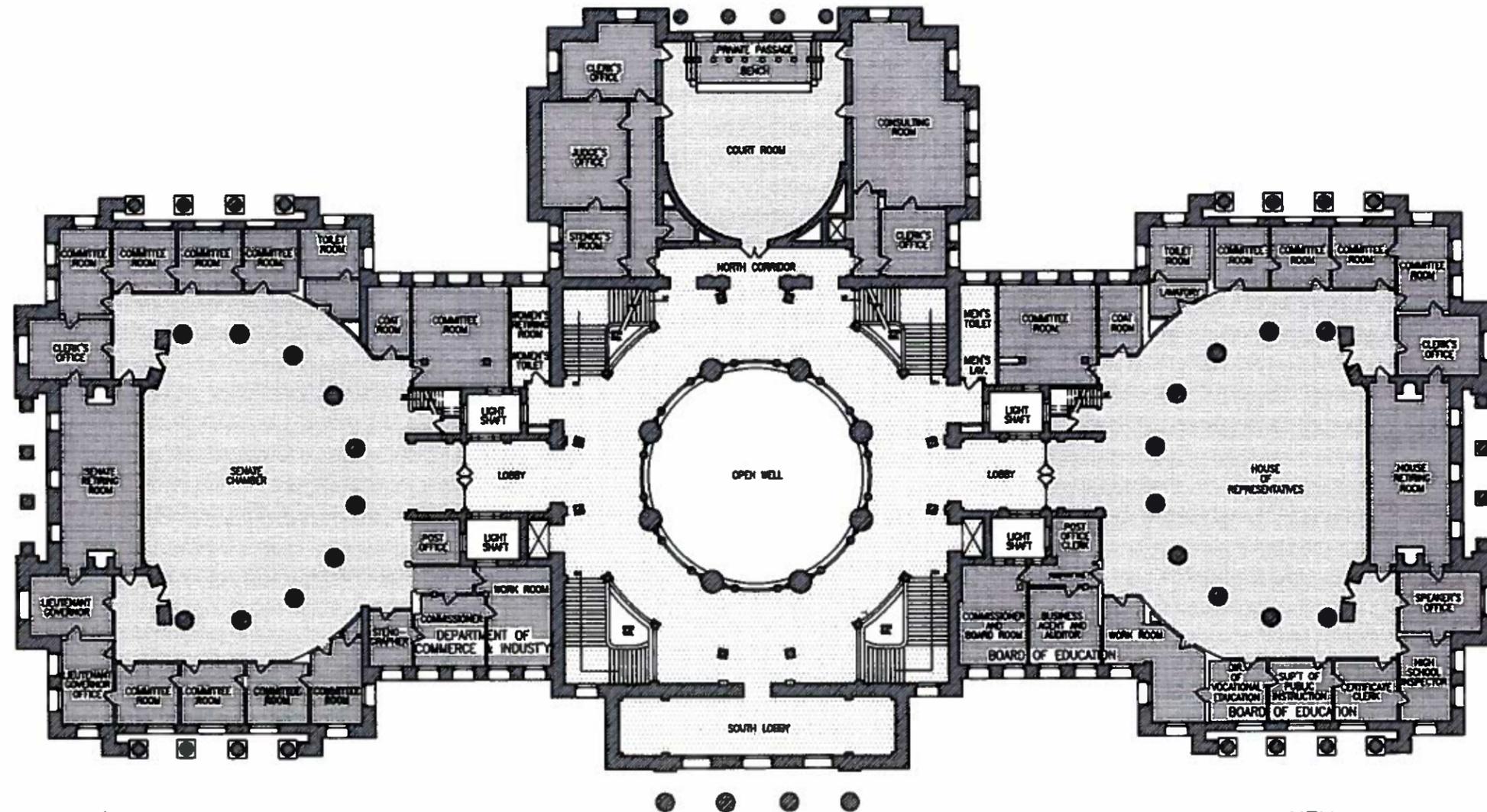
Existing Second Floor Plan - 1999



PUBLIC/PRIVATE RELATIONSHIPS
 Second Floor Plan *
 * Based on the Department of Public Works Plan of 1999
 0 5 10 20 30 50
 Scale: Not to a Scale

KEY
 Public
 Semi-Public
 Private

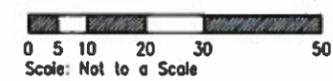
Historic Third Floor Plan - 1920



PUBLIC/PRIVATE RELATIONSHIPS

Third Floor Plan *

* Based on the Construction Drawings of 1920



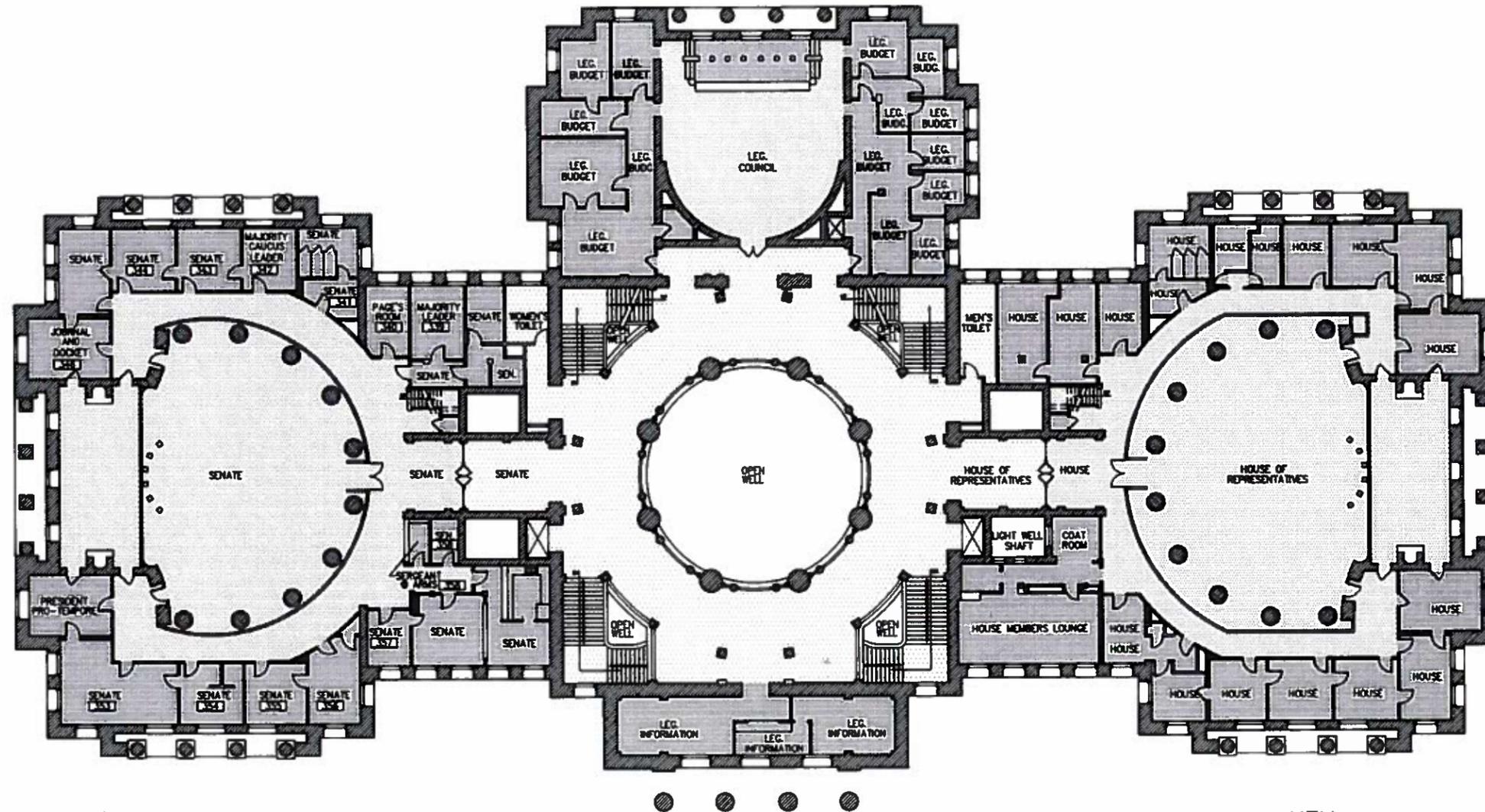
KEY

- Public
- Semi-Public
- Private

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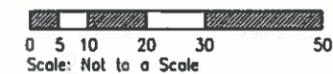
Existing Third Floor Plan - 1999



PUBLIC/PRIVATE RELATIONSHIPS

Third Floor Plan *

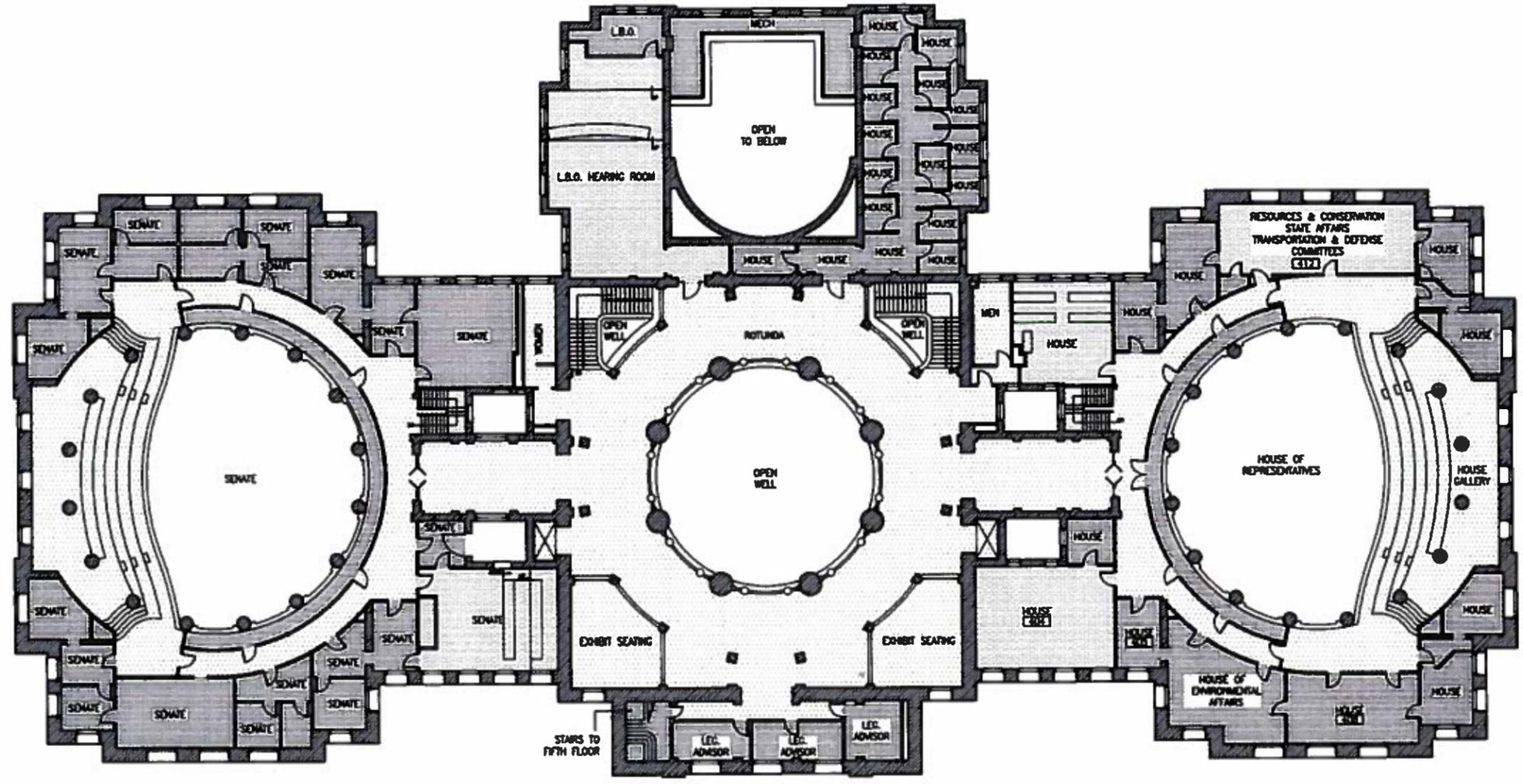
* Based on the Department of Public Works Plan of 1999



KEY

Public	
Semi-Public	
Private	

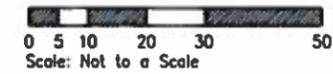
Existing Fourth Floor Plan - 1999



PUBLIC/PRIVATE RELATIONSHIPS

Fourth Floor Plan *

* Based on the Department of Public Works Plan of 1999



KEY

- Public
- Semi-Public
- Private

Idaho State Capitol

History of the Idaho State Capitol

Preservation Plan

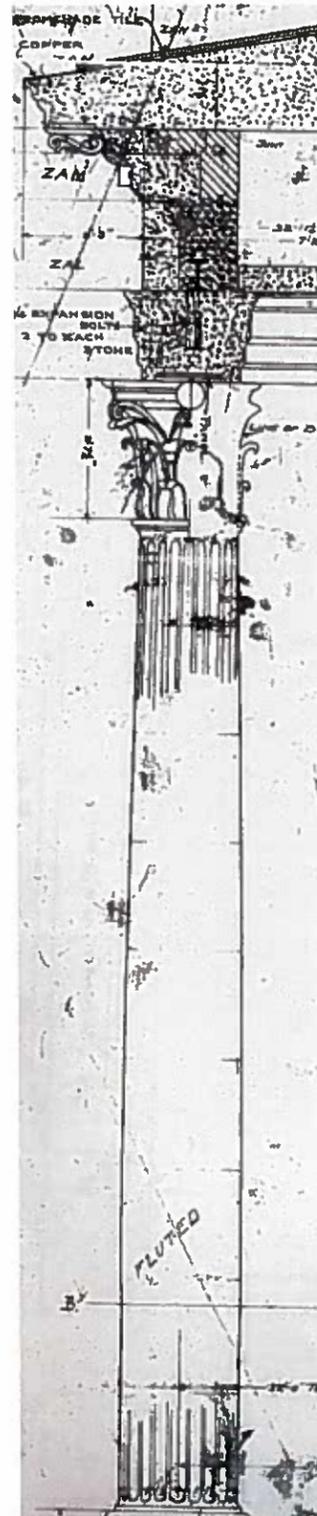
Methodology

This is the initial phase of development of the Preservation Plan for the Capitol. As the design development phases of the project proceed, further investigations, both physically in the building along with deeper research, will reveal, enhance and amend this document. Within this initial phase, the Capitol's unique architectural and historical character was systematically evaluated. This analysis was done in conjunction with our study of both the structure and the historic resources available concerning construction and subsequent remodeling that has taken place. As an important step in facility evaluation, the preservation planning effort drew upon survey results and drawing compilation. Preliminary preservation recommendations were presented to the Commission on October 19, 1999. The draft document, *Idaho State Capitol: Preservation Recommendations*, issued by CSHQA/Isthmus provided a reference point for dialogue between the design team and the Commission concerning the most appropriate approach to take in both preserving and continuing to responsibly utilize Idaho's preeminent landmark building.



Source: Booklet: Capitol of Idaho at Boise

Capitol Architect J.E. Tourtellotte, who with Charles Hummel designed the Idaho State Capitol, stands in the colonnade encircling the Capitol dome (looking west). An elevation/section of a single column, prepared as part of the construction documents, appears to the right.



Building Survey

A preliminary building survey, focused on gathering information about existing conditions in the Capitol, was conducted using specially designed forms and digital photography. The intent was to locate and record original and non-original materials and provide condition assessments. CSHQA/Isthmus will eventually utilize survey data and photographs, incorporating them into drawings to be prepared for later project phases. To date, a room-by-room survey has been conducted in the building, concentrating on spaces assumed to be architecturally, structurally and historically superior. The information gathered has provided a good general understanding of the current condition of the Capitol and has contributed to evaluation and discussion.

As a result of the survey, CSHQA/Isthmus has identified locations in the Capitol where further investigatory probe-work is recommended. The data collected from the wall, ceiling and floor probes will provide valuable information about the historic application of interior finishes throughout the building. A sample taken from the wall or ceiling provides a layered cross-section of the paint finishes as they were sequentially applied; the original finish being the lowest layer and the most recently applied finish on the top. Floor probes penetrate through the floor, taking a layered cross-section of the floor finishes and support materials. The list of recommended probe locations, found as supplemental material at the end of this chapter, includes spaces throughout the Capitol that have been identified for the highest level of preservation treatment due to their historic and architectural significance.



The intent of the building survey is to identify original and non-original materials throughout the Capitol and assess their condition. Hidden behind dropped ceilings, historic moldings and plaster have been damaged to accommodate the installation of modern mechanical systems.



Project	Idaho Capitol Master Plan and Renovation		Preparer				
Project No.	99 014						
Date	August 6, 1999						
Floor No.							
Room No.							
Surface	Element	Material	Finish	Condition	Existing	Original	Condition Notes
	Walls						
	N						
	S						
	E						
	W						
	Base						
	Floor						
	Ceiling						
	Doors						
	Hardware						
	Light Fixtures						
	Trim Plates etc.						
Condition Key Notes							
	1						
	2						
	3						
	4						
	5						
	6						
	7						
	8						
	9						
	10						
Additional Comments							
Condition Key							
	Materials		Finishes		Condition Code		
	Marble/Stone	S	Paint	P	Excellent	1.00	
	Plaster	P	Stain	S	Good	2.00	
	Concrete	C	Clear	C	Fair	3.00	
	Wood	W	Unfinished	U	Poor	4.00	
	Metal	M	Polish				
	Carpet	Cpt	Wallcovering				
	Cork	K					
	ACT	M					
Photo Log							

A preliminary building survey, focused on gathering information about existing conditions in the Capitol, was conducted using specially designed forms and digital photography.

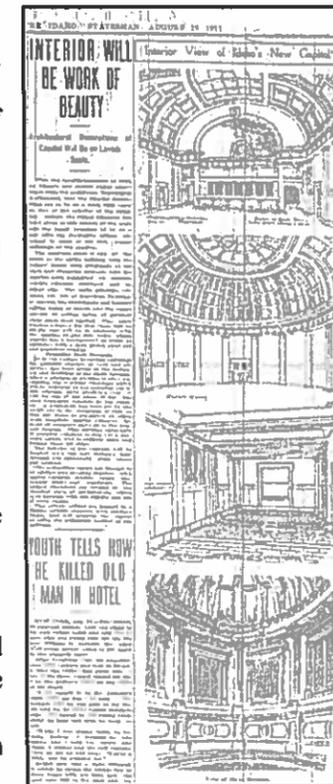
Historic Research

CSHQA/Isthmus has undertaken architectural and historical research, including the comprehensive examination of original architectural plans and archival materials, such as specifications, contracts, correspondence and photographs. We have studied the collections of the Idaho State Historical Society Archives, which house a substantial portion of the original documents generated during the 1905-1912 and

1919-1920 phases of Capitol construction. We have also secured and reviewed the relevant historic newspaper clippings from The Idaho Daily Statesman, based on an inventory held by the Idaho State Historical Society. The following outline has been used, as a checklist, for the completion of historical research on the construction and subsequent remodeling of the State Capitol.

- Primary source documents specific to the construction of the Capitol Building
 - Original building Specifications and Instructions
 - Minutes of the Meetings of the Capitol Building Commission
 - Idaho State Capitol Building Commission Papers/ Correspondence
 - Contracts between Contractors and the Capitol Commission
 - Capitol Building Commission's Statements of Expenditures
 - Reports of the Capitol Building Commission to the Legislature
 - Original Furniture Inventories
- Boise newspaper accounts of Capitol Building Construction
- Division of Public Works Documentation
 - Existing Capitol-related materials that describe remodeling and architectural projects undertaken in the building since the completion of construction
 - "Summary of Known Asbestos Materials," Morrison-Knudsen Engineers, February 1988
 - "FEMA Emergency Measures Assessment for Flood Threat Due to Eighth Street Fire," October 2, 1996
 - "Idaho State Capitol Building Fire Protection Project Master Plan," DPW Project 95-005, Fire Protection Consultants, April 24, 1996
 - "Upgrade HVAC System," DPW Project 94-004, Musgrove Engineering, April 1994
- Public Buildings and Capitol Building Reference Files at the Boise Public Library
- Bibliography of Secondary Source materials, concerning the work of prominent individuals involved in the work:
 - John E. Tourtellotte
 - Charles F. Hummel
- Historic Photographs
 - Idaho State Historical Society, Library and Archives
 - Boise Public Library
 - Publications
 - Private Collections

Historic photographs of the Capitol document the construction of the building and also provide information concerning changes as they occurred over time. This photograph, showing the central portion under construction, reveals much about the use of structural materials (concrete and steel) in the building.



Boise's newspapers, The Idaho Statesman and The Idaho Daily Statesman, provide a wealth of information in their ongoing reporting on the construction of the State Capitol. During each construction phase, rarely a week passed without mention of construction-related events appearing in the local press.



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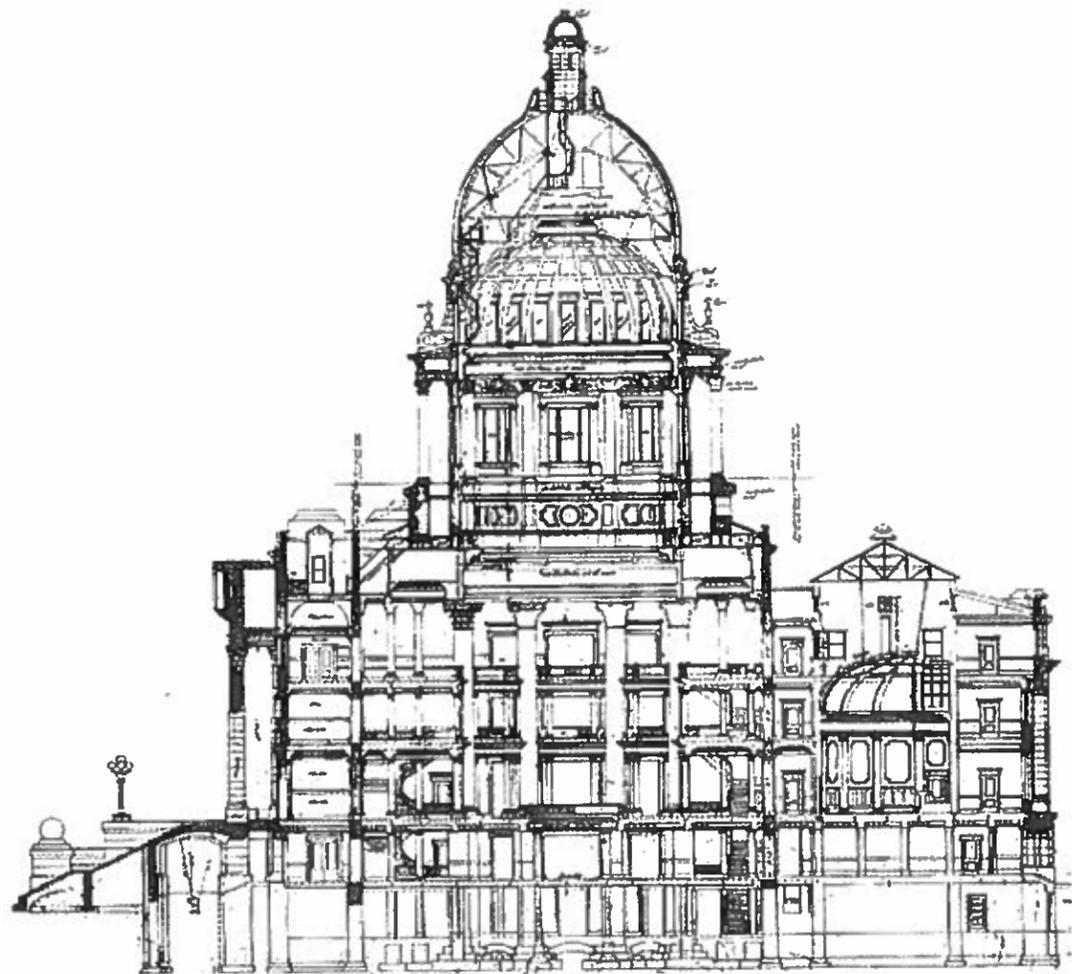
Idaho State Capitol

Preservation Plan

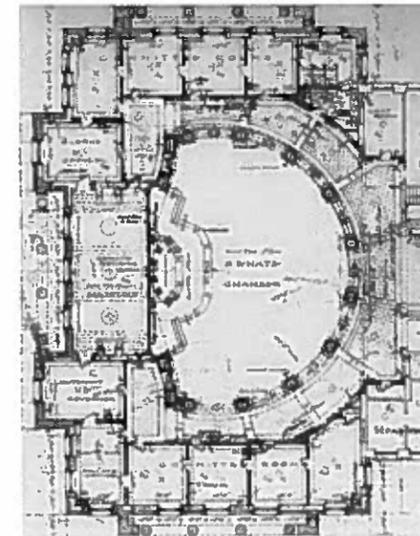
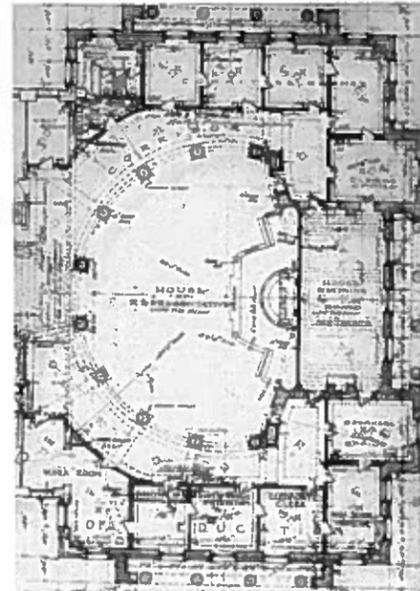
Architectural Graphics

CSHQA/Isthmus recreated Tourtellotte & Hummel's original drawings and those documenting existing conditions, generated by the Division of Public Works in 1998, as a study set to compare the changes in space use and configuration that have occurred over time. In recreating the original drawings in a format easily compared to plans showing existing conditions, the team has been able to identify walls and areas within the building that are likely to contain original historic building fabric. The preliminary building surveys have supplemented the information provided in these drawings by providing a more detailed enumeration of original existing walls, windows, doors, lights and marble floor remaining in each area of the building.

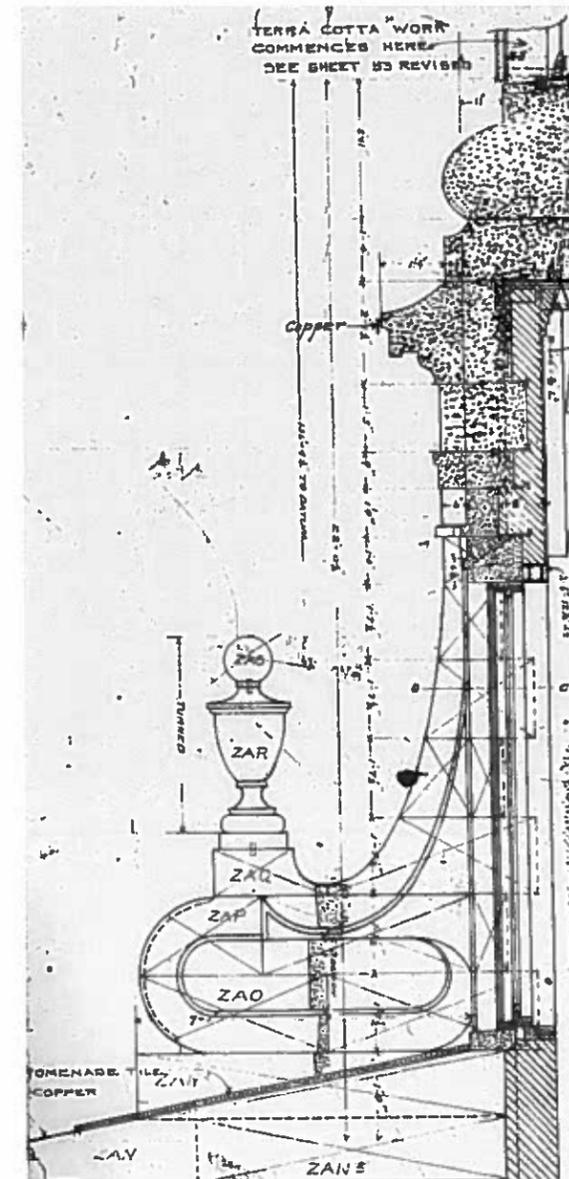
The historic drawings include construction documents for two separate phases: (1) the Central Portion, presented in 1911 for the first construction phase, and (2) the East and West Wings, prepared for the second construction phase in 1919. Since Tourtellotte & Hummel prescribed modifications to the 1911 plans as part of the 1919 building campaign, we have identified the 1919 spatial organization as superceding the earlier plans and as reflective of Tourtellotte & Hummel's overall design conception.



Courtesy Hummel Architects PA



The historical drawings studied included those prepared by J.E. Tourtellotte & Co., which became Tourtellette & Hummel by the time the first construction phase documents were completed in 1911. The second phase documents for the east and west wings were completed in 1919 by Tourtellotte & Hummel. Included as illustrations are a building section from the first phase (left), details showing floor plans of Senate and House chambers (above) and a detail showing the buttressing of the dome above the exterior colonnade.



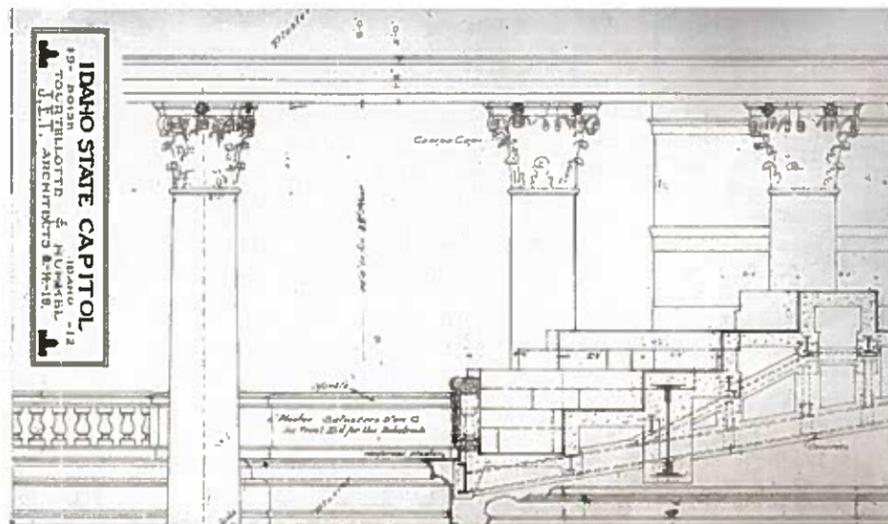
Process of Evaluation

The “Evaluation of Significance” represented the key transitional step between collecting data and developing a Preservation Plan for the Capitol. This process was scheduled to coincide with the compilation of information from the building survey and research materials. In undertaking the evaluation, the architectural team rated each space on every floor, including the basement. Analysis, was based on four independent criteria—architectural significance, historic significance, architectural integrity and architectural context.

The terms *preservation*, *restoration* and *rehabilitation* were used to identify recommended approaches to architectural intervention. *Preservation* requires the highest degree of retention of existing historic fabric and usually is prescribed for spaces exhibiting unique features and materials of superior quality. In *restoration*, a specific historic era is deemed integral to a space’s identity, and features not of this period are identified for removal. Original features from the restoration period are preserved, while missing features are reconstructed and reinstalled in the designated space. All new work should exhibit form and materials compatible with that of the historic fabric. Placing greater emphasis on the contemporary space utilization, *rehabilitation* suggests treatments accommodating modern needs often with the introduction of new materials and technologies, while preserving selected historic features. New work should exhibit form and materials compatible with that of the historic fabric.



Corinthian capitals were used as a prominent design motif in the Idaho State Capitol. They are found throughout the interior, placed in the rotunda, the House (see drawing below showing a cross section of the House Gallery), Senate and Supreme Court Chambers. Used as a decorative feature on the exterior of the building, the columns and their capitals are a defining characteristic of the State Capitol’s classical architectural style.



Criteria for Preservation Recommendations: Architectural Significance

In analyzing architectural significance, the team considered how spatial configurations, materials, finishes and details were implemented to make a space distinctive. Although the focus remained on interiors, structural and mechanical components contributing to the uniqueness of each space were discussed as appropriate. To establish a flexible hierarchy based on the relative importance of each space, areas within the building have been categorized as public, semi-public and private. Typically, spaces open to public traffic and general use received more extensive decorative treatments, which contribute to the building’s interior grandeur and beauty. For example, Tourtellotte & Hummel specified the rotunda, public halls and corridors be finished in tile, marble and scagliola, while private offices typically received wood detailing. In evaluating architectural significance, a high degree of complexity in configuration, detail, artwork and finish garnered the higher rating and consideration.



The Senate Chamber, located on the third floor of the west wing (upper right), the rotunda (upper left) and the House Chamber on the third floor of the east wing (left) are three areas of the building that demonstrate architectural significance. The use of fine materials and a higher level of detailing are features that contribute to these areas being particularly distinctive.

Criteria for Preservation Recommendations: Historic Significance

The analysis of historic significance considers the importance of historic events or individuals associated with a given space. Areas such as the Senate and House chambers and Governor’s office generated high ratings for having been the location where important State policies were established. Specific offices also were given a high rating if they had been associated with a particularly important individual. In evaluating historic significance, a higher rating was given an area where events occurred that generated an impact at the state or federal level. A middle range rating was assessed to an area where activities provided an impact at the local level. If an area was considered utilitarian, such as a closet, only a nominal rating was applied.



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Although the House Chamber has retained its function since initial construction in 1919-1920, the room has undergone architectural alterations, the result of remodeling. Walls were installed to replace the drapes shown enclosing the room at its perimeters in this historic photo. The alteration created a corridor behind the chamber on both the third and fourth levels of the building.



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The historic Supreme Court Chamber currently houses the Legislative Budget Committee and although the space has lost its original function, the room’s historical integrity is derived from the events that took place in the space. This historic photo shows the Idaho Judicial Council convening in 1929-1930.

Criteria for Preservation Recommendations: Architectural Integrity

Ratings for architectural integrity were based on consideration of the historic and transitional building fabric, relative to the remaining original finishes of the interior. Building fabric is defined to include paint, decorative finishes, plaster, wood trim, windows, doors, marble and light fixtures. The recreated Tourtellotte & Hummel plans, when compared with the plans illustrating existing conditions, provide useful information concerning original and existing floors, walls and the configuration of individual spaces. This procedure assists in determining where architectural integrity remains intact, and conversely, where it has been lost. In evaluating architectural integrity, a high rating indicates that most of the original fabric continues to exist within the space.



The architectural integrity of a given space is enhanced if design elements, which were included originally, have remained in place over the years. Examples of character defining components include decorative plasterwork, such as the lions’ heads located in the Senate Hearing Room on the third floor of the west wing (below), original brass light fixtures (right) and door hardware, such as the knob and escutcheon located on the exterior doors of the Senate Hearing room (above).



Criteria for Preservation Recommendations: Architectural Context

In evaluating architectural context, the team considered the significance each space holds in relation to its original setting, especially the degree to which it has been modified in design or function. A guiding determinant would be to imagine the response of an original building occupant to the contemporary configuration. Would such an individual recognize this space within the Capitol? A high rating indicates that not only would the individual recognize the space but that the original use would still be in effect. A mid-range assessment would indicate that approximately 50 percent of the original fabric was missing, thereby making the space much less recognizable.

Following the general evaluation of specific areas, based on the criteria cited, breakdown relative to preservation treatment was established offering general recommendations concerning the proposed preservation, restoration or rehabilitation of the spaces.



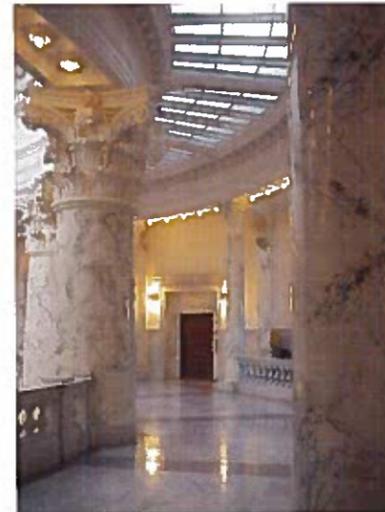
The introduction of cabinets and modern kitchen appliances has seriously altered the appearance of the room currently used as a staff kitchen (above right). Located on the first floor of the west wing, the former office would likely not be recognizable to one of the original building inhabitants. This situation is unlike that found in the rotunda and its surrounding corridors, which have been well maintained and retain those features that define its unique architectural character (right). The reception area for the Governor's office (above left), located in the west wing, historically functioned as a vault serving the Bookkeeper's and Stenographer's Office. Comparison of the historic and existing floor plans reveal this change necessitated the removal of historic walls.



Definitions of Preservation Treatment: Preservation

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity and/or materials of the building or space. This work generally focuses upon the stabilization and repair of historic materials and features as well as ongoing maintenance of the structure. The sensitive upgrading of mechanical, electrical and other code-related work to make the building or space functional is appropriate.

Specific considerations include: (1) using the space as it was historically; (2) retaining and preserving the historic character and distinctive features of the space and; (3) stabilizing, consolidating and conserving existing historic materials and features to be physically and visually compatible. Examples of spaces to be preserved would include the rotunda and the public corridors.



The Capitol rotunda, its related staircases, and the corridors that provide ingress and egress have retained much of their architectural context and integrity throughout the 80-year-life of the building. These areas represent, both now and as they were conceived historically, the principal public spaces within the building. Because so much of the original building fabric remains in place and has been well maintained, the recommendation to "preserve" these spaces would focus on the repair and maintenance of historic features and materials.



Definitions of Preservation Treatment: Restoration

Restoration is the act or process of accurately depicting the form, features and character as they appeared at a particular period of time by means of removal of features from other periods in its history and reconstructing missing features from the restoration period.

Specific considerations include: (1) using the space as it was historically or giving a new use that reflects the restoration period; (2) preserving distinctive materials, features, finishes and construction techniques that characterize the restoration period; (3) repairing, rather than replacing, deteriorating features (when replacement is required, the new shall match the old in design, color, texture, and materials where possible) and; (4) documenting the replacement of missing features.



The restoration of areas and/or component details within the Capitol is recommended when it is intended to return the building to an appearance consistent with its original look. The term implies previous architectural intervention has taken place that has impacted the historic design. Areas potentially marked for "restoration" in the Idaho Capitol include the elevator situated on the east side of the north wing (above left) that provided access to the historic Supreme Court Chamber and the judges' private offices. Although the doors remain intact, the elevator mechanism requires a restorative treatment in order to function for transport. Restoration of the corridor, which separates the House Chamber from representative's offices on the fourth floor (right), could involve the removal of the right wall, a post-construction addition, and the installation of curtains, a historically accurate feature. Cosmetic finish alterations completed during the 1960s disguise the historic character of this original wall in the Secretary of State's reception area on the second floor (above right).

Definitions of Preservation Treatment: Rehabilitation

Rehabilitation is the act or process of making possible an efficient contemporary use of a building or space through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.

Specific considerations include: (1) adapting the space to new compatible uses or retaining architecturally and/or historically significant spaces; (2) repairing deteriorated historic features when possible; (3) replacing historic features, when necessary, by matching the old in design, color, texture and, where possible, materials; (4) substantiation of work with documentation; (5) protecting the integrity of the space by making the new work compatible with the historic materials, features, size, scale, proportion and maintaining the hierarchy of spaces and; (6) using the gentlest means possible for chemical or physical treatments.



Architectural rehabilitation can occur at many different levels and in many types of circumstances. The underlying objective is to maintain or re-implement, if necessary, the original architectural aesthetic while making provisions for the modern use of the space. Tourtellotte & Hummel would not have incorporated space for photo copiers in their original design (above). An opportunity and a challenge presented by this project will be to sensitively integrate modern technology in spaces created decades ago. Rehabilitation can also be applied to the process of creating a consistent and historically accurate interior finishes treatment for the Capitol, in which a commitment to the original design guides decision making. The variation in finishes between the Secretary of State's reception area (upper left) and the Lieutenant Governor's offices (left), both on the second floor, reveal how individual taste has come to prevail in the interior design of many rooms within the Capitol.

Proposed Restorative Interior Alterations

On October 19, 1999, the Capitol Commission met with the CSHQA/Isthmus team to review and discuss the recommendations put forth in the draft Preservation Plan issued to the Capitol Commission several days earlier. The draft document, *Idaho State Capitol: Preservation Recommendations* provided each Commission member with information concerning: (1) the criteria for preservation treatment utilized by CSHQA/Isthmus in their evaluation of the Capitol; (2) two complete sets of architectural floor plans showing historic and existing contemporary spatial configurations and; (3) a preliminary Preservation Plan for each level of the building based upon the "Evaluation of Significance" undertaken by the architectural team. The Commission was asked to evaluate the Plan and provide commentary. As a result of the discussion that took place, the Plan was modified to incorporate decisions made collectively at this meeting. Additionally, more specific recommendations, as presented below, were discussed and generally agreed upon at this and subsequent meetings.

- **Rehabilitate vault doors.** Several original and highly distinctive vault doors remain in place throughout the building. These doors are recommended to be retained, preserved and incorporated into the functional use of the space.
- **Restore light shafts.** The original design incorporated four full-height shafts which allowed natural light to enter the building interior. At each level, the shaft could be opened through operable windows which, allowed natural ventilation of the building through a "chimney" effect. It is recommended these areas be restored as light shafts.



Source: Booklet: Capitol of Idaho at Boise

The historic photograph above shows the stairwells of the rotunda illuminated, illustrating the effect of the skylights that open above the fourth floor. Flooring was placed directly beneath to create exhibit spaces at that level. This situation has resulted in light not penetrating to the lower levels of the building in the central portion spaces.

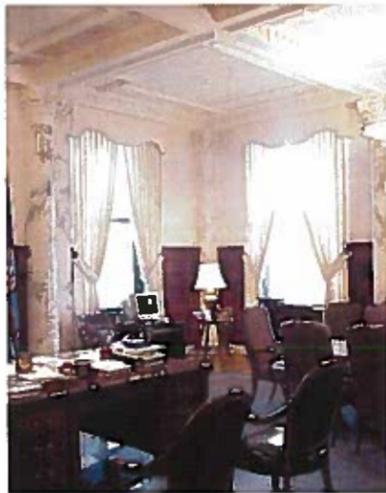


- **Remove the floor structure over stairwells at the fourth floor.** For the purpose of displaying historic furniture, floor structures have been added at the fourth floor level over the south set of stairs. It is recommended the floor be removed and the glazed area be restored.
- **Rehabilitate the basement rotunda area.** The original building design included a space for mining exhibits in the Basement Rotunda area. It is recommended that this space be considered for rehabilitation, with the intention of providing a contemporary and functional exhibition space.
- **Restore the stairs from the first floor rotunda to the basement.** The original building contained public access stairs to the basement, one set of which has been removed. If exhibition space is provided in the basement, these stairs should be restored.
- **Match details, new office partitions and lighting to the original decorative detail.** In the rehabilitation of private office areas, it is recommended that new partitioning incorporate detailing consistent with the original walls. Replicate original lighting fixtures at restored ceiling areas.
- **Restore the stairs to the basement at the east and west wings.** It is recommended these stairs be restored to their original detailing and finishes.
- **Restore decorative moldings and ceiling heights.** Many ceilings throughout the building originally incorporated ornamental plaster cornices, which have been concealed by suspended ceilings or destroyed during the installation of building systems. It is recommended that these ceilings be restored to their original architectural detailing and heights.
- **Restore restrooms.** It is recommended that the men's and women's public toilet rooms on each floor be restored to their original materials and finishes. Compliance with *Americans with Disabilities Act* would be achieved through the construction of separate, accessible toilet rooms on each floor.
- **Restore the Supreme Court elevator.** The original Supreme Court, presently housing the JFAC, and judges' chambers were provided with a private elevator linking the first, second and third floors. It is recommended the visual elements of this elevator be rehabilitated to original condition.

The gates and car of the original Supreme Court elevator remain intact. It is recommended that the gates be restored and situated as a non-functional historic element on the first floor of the Capitol.



- **Relocate the first floor concession area.** The present concession area was created by enclosing the space beneath the southwest stairs on the first floor of the rotunda. It is recommended that another location for concessions be established in the building and the space beneath the stairs be restored to match the identical space on the southeast side of the rotunda.
- **Restore the public corridor at the first floor north wing.** Architectural detailing in this space was originally similar to the corridor in the present Attorney General's Office on the second floor. It is recommended this space be restored to its original detailing.
- **Restore the public corridor at the fourth floor north wing.** The original construction included a public corridor, behind the present flag display, similar to that in the Attorney General's space on the second floor. It is recommended this corridor be restored to its original context.
- **Restore the Governor's Suite.** The present Governor's office was originally a reception room, with the Governor's office at the east side of the space. Many remodeling projects have destroyed the original details in this area. It is recommended the architectural context of this area be restored and consideration be given to returning the spatial configuration to better reflect the original layout.



The concept drawing (lower right), prepared at the time the central portion was completed, shows the Governor's Reception Room as it was envisioned for later construction in the east wing. The Governor's private office, as originally constructed as part of the central portion, is comparatively modest (above right). The current space occupied by the Governor combines both private and public functions (above).



Souvenir Booklet: Capitol of Idaho at Boise



Souvenir Booklet: Capitol of Idaho at Boise



ISHS 60-66 67



As originally built, colonnades with a second level balustrades enclosed the House and Senate chambers. Following an early meeting of the State Legislature just following the completion of the building, canvas draperies were hung to provide visual and audio separation from the hallway that circles the space. A wall was later constructed to function as a more formidable partition than that provided by the draperies.

- **Restore the Senate and House furnishings to original.** Original chamber furnishings were removed and new desks, floors and other furnishings were installed. It is recommended new replicas of the original furniture be reintroduced, incorporating contemporary data/communications adaptations. Removal of the raised floor should also be considered. The original floor was a single-level, cork surface.
- **Rehabilitate walls enclosing the Senate and House chambers.** Drapes originally enclosed the perimeters of both chambers. Walls were subsequently added to replace the drapes. It is recommended that the historical and architectural integrity be restored to these spaces either by: (1) removing the walls and reinstalling the drapery; (2) rehabilitating the context by installing drapes on each side of the walls; or (3) adding windows to the upper wall areas of circular walls surrounding the chambers to recreate historic visual context between chambers and hallways. Drapes could be then installed over the windows to allow for closure/privacy during sessions.
- **Restore the original reception lobby and Statuary Hall on the third and fourth floors.** These spaces have been converted to office space. It is recommended that their architectural significance be restored.



The Pacific Coast Architect July 1914



Currently, the area originally designed as Statuary Hall on the fourth floor has been remodeled to house offices. For years the vaulted ceiling, which was constructed as part of the original design, has been concealed by a suspended ceiling. The original ceiling is intact, but will require repair if it is to be exposed again, as recommended.

Supplemental Materials

Distinctions in Specified Finishes between Public, Semi-Public and Private Spaces

The specifications for finishing the central portion were issued as *Synopsis of the Specifications for Central Section/"New" Idaho State Capitol*, submitted to the Commission by J.E. Tourtellotte & Co. on January 1, 1911. This document provides useful information concerning the hierarchy of spaces established by the architect for the finishing of the interior. As this specification takes only the central portion (the first building campaign) within its scope, no information is provided for the Senate and House chambers. This document, currently in the collection of the Idaho State Historical Society, State Capitol Commission Papers, Collection AR 18, provides a floor-by-floor account of interior finishes and an inventory of materials utilized in spaces of similar function.

Level of Public Accessibility	Type of Space within Building	Floor Level	Specified Finish Treatments
Public	Rotunda Hallway/Corridor Stairways	1st Story ("Grade Story")	Mosaic tile floors Marble wainscoting Scagliola columns Stucco cornices Hard Wall Gypsum plaster ceiling Mahogany doors (side facing public space)
Public	Toilet rooms	1st Story ("Grade Story")	Marble partitions Mosaic tile floors and wainscoting Enameled ceiling and side wall finishes
Semi-Public	Reception Areas (Reception Area/Finance and Bureau of Taxation, Reception Area/Public Lands and Investments, Reception Area/Dept. of Immigration, State Treasurer Reception)	1st Story ("Grade Story")	Hardwood floors Oak with golden oak finish
Private	Offices and minor rooms	1st Story ("Grade Story")	Hardwood floors Oak with golden oak finish
Public	Rotunda Hallway/Corridor Stairways	2nd Story	Vitreous tile floors Marble wainscoting Scagliola columns Ornamental stucco cornices and ceilings Mahogany doors (side facing public space)
Public	Toilet Rooms	2nd Story	Vitreous tile floors Marble wainscoting
Semi-Public	Stairways (not adjacent to main corridors)	2nd Story	Cast iron, black finish, marble treads

Level of Public Accessibility	Type of Space within Building	Floor Level	Specified Finish Treatments
Semi-Public	Governor's Suite Reception Halls Bureau of Supplies	2nd Story	Vitreous tile floors Marble wainscoting Ornamental stucco cornices and ceilings Hand painted borders in the Executive Suite
Private	The "principal rooms in the offices"	2nd Story	Mahogany finish with birch floors
Public	Rotunda Hallway/Corridor Stairways Toilet Rooms	3rd Story	Mosaic tile floors Italian marble wainscoting Scagliola and marble columns Stucco cornices and ceilings Mahogany doors (side facing public spaces)
Semi-Public	Stairways (not adjacent to main corridors)	3rd Story	Cast iron, black finish, marble treads
Semi-Public	Supreme Court	3rd Story	Tile floor Marble wainscoting Stucco cornices and beams Mahogany throughout
Semi-Public	Waiting rooms, committee rooms	3rd Story (Legislative suites)	Finished in quarter sawn oak and curly birch with floors of the same
Private	Judge's Chambers	3rd Story (surrounding Court Room)	Mahogany finish with curly birch floors
Public	Rotunda Hallways Stairways Toilet Rooms	4th Story	Mosaic tile floors Italian marble wainscoting Scagliola and marble columns Stucco cornices and ceilings Mahogany doors (side facing public space)
Private	Offices	4th Story	Quarter sawed white oak finish and floors

Finishes cited are those specified; we have not verified that all were installed per specification and, in fact, frequently have come upon conflicting information in reports describing the completed work (i.e., *The Idaho Daily Statesman* article, October 20, 1912 states that African mahogany will be used throughout the interior trim of the Capitol, as opposed to the architect's specified oak and birch). The probes that are scheduled for later phases will reveal, with certainty, the actual materials and finishes that were originally installed.

Capitol Of Idaho By J.E. Tourtellotte, 1913¹

The progress of the world ever since the dawn of creation, has been recorded, down through the different stages of enlightenment, by man's architectural constructions.

Starting in with the crudest of shelters constructed of poles and skins; and caves dug out of banks of clay or soft stone on down through the ages until the Pyramids of Egypt, which was man's first great architectural achievement. Later came the interior or cave-like Egyptian temples, then the temples with beautiful exteriors constructed during the more modern civilizations of Greece and Rome, continuing on down to the cathedrals of the middle ages and today the modern private and public buildings with all the conveniences of an age in which man has dominated the forces of nature, compelling them to serve him to a greater extent than has been recorded, in any period of the world's history.

Man was created in the image of his Maker and his body is the temple for the indwelling of the Creator's spirit. From the beginning man conceived of building a temple in honor of his Creator, and that inner spirit in himself which makes him an intelligent being, giving him the power to dominate the forces of nature and make them all serve him. All these great architectural constructions have various titles depending on the more or less inter-dependence of Church and State. Where Church and State were united, the buildings were usually called Temples; when built by large numbers of people with the Church in control they were usually called Cathedrals, in the more modern time at least; and when the State was in control and the Church, as such, had no voice in the matter, they were then Capitols.

Man in his attempts in building these architectural monuments, in order to obtain grand and majestic effects, obtained them to a greater extent than hitherto, when he builded [sic] the vaulted dome patterned after the canopy of Heaven. We have grand examples of this type of construction in St. Peter's Cathedral at Rome, St. Paul's Cathedral at London and our National Capitol at Washington.

The states, or unit commonwealths, comprising our great country have almost universally adopted this type of building to stand as a monument to the dignity, intelligence and moral ideals of her people and the resources of her domain.

It is significant in comparing these architectural constructions with the people of the period which they represent; how aptly they tell the story of man's state. The underground temples of Egypt were crude and uncouth on the exterior with useless and meaningless obelisks, backed up by pylons, to designate the entrances. The interiors were dark and gloomy but were more or less laminated ornamented with colonades [sic]. The Greek and Roman civilizations placed the colonades [sic] on the outside, the interiors being dark, superstitious and mysterious.

The Egyptian temples without thought of externals, blindly looked for and attempted the beautiful in the dim, mysterious interiors — the blind groping of the spirit of man for the Diety [sic] within. Greece idealized outer beauty and perfected the physical form and the outer in architecture. Her temples were symmetrical and beautiful in form and detail on the exterior, but were without light or interest on the interior. From that period to the present, the ideals and status of man's development is recorded in his architecture. Even fifty years ago when the wings of our National Capitol at Washington were builded [sic], men who visited it at that time spoke of the darkness and gloom of the interior and the lack of comfort on account of ineffective heating and no ventilation.

Today Idaho's central or monumental Capitol unit stands completed and the illustrations in this booklet tell the graphic story of its exterior and interior. The interior is flooded with light during the day and at night is ablaze



with brilliancy without shadow or dark nooks. The building is well balanced, in that exterior and interior are equal in colonades [sic] and beauty of treatment of walls, surfaces and openings. The building is not a cave with ornamental colonades [sic] on the interior standing in superstitious darkness and gloom; neither is it a decorative shell enclosing a gloomy unornamented interior, damp, cold and uninviting as were the Egyptian and Greek temples respectively, which truly represented the different states of minds of the people at the periods in which constructions occurred.

Examine if you please the temples and capitols of the world in modern times and ask yourself if they do not truly represent the peoples of the localities of the periods in which they were builded [sic].

Idaho conceived the idea in 1905 to build a Capitol, which should stand as a monument before the world truly representing the spirit of her commonwealth. She chose for the purpose of working out her conception a Capitol Commission of representative wise men of various occupations, who have with the cooperation of the architects, architectural draftsmen and builders, created a design and worked it out in stone with this object in view. To the Capitol Commission, which has served without compensation, must credit is due for the success of the building.

Her deep foundations rest on river gravel fifteen feet below the surface of the ground. Below ground the foundation is of concrete, broad and strong. The granite base course was shipped from Vermont and the hard, sense stone of the superstructure is from the State quarries located at Table Rock three miles east of the building site. The construction throughout is fire proof, with marble floors and side walls in the rotunda and with marble wainscoting and marble floors throughout the balance of the public space in the building. All office rooms are finished in mahogany and have rock maple floors; cornices, ceilings and decorative portions are of stucco; elevators, electrical illumination on the interior and exterior, mechanical ventilation, vacuum cleaning, heating and cooling of the building and the supplying of water under pressure from her own artesian wells, is all done by the independent power plant located three hundred feet to the rear of the Capitol. Coal is fed into the boilers automatically and the building is cleaned by mechanical vacuum cleaners. The heating and cooling is governed automatically for man's comfort.

The atmosphere is pure, bright, healthful and is supplied mechanically. All the forces of nature are harnessed and made to serve and contribute to the welfare of man in this building. Thus relieved of the discomforts of extremes of temperature, drudgery of upkeep and with gloom and unsanitary conditions overcome, being situated among pleasant optimistic environments, man will be more efficient, resulting in better service by officials and employees and broader and wiser laws being enacted by her legislative bodies in the interest of the common good.

Idaho's Capitol on the interior is flooded with light. Its rotunda, corridors and interior as a whole is nearer perfect in this respect than any building of its kind perhaps in the world.

Does it represent the people of her commonwealth? Are the ideals of the people of Idaho morally white and pure? In the great beehive of industrial Idaho is there a greater percentage of workers and producers than elsewhere?

If the people are well balanced in their ideals and understand that a commonwealth, like the individual, to be worthwhile and endure, must have a soul; that the great white light of conscience must be allowed to shine and by its interior illumination make clear the path of duty and in the clarity of that vision that they must act and go forward with courage, to perfect the outward form by the developing and conserving of her resources; encouraging legitimate enterprise and industry, and by embracing and perfecting all that tends to the upbuilding of the moral, intellectual and physical needs of her people; if the people of Idaho hold these ideals and are striving to make them real, then this Capitol truly represents the Commonwealth of Idaho.

Idaho State Capitol

Preservation Plan:
Supplemental
Materials

Recommended Probe Locations

CSHQA/Isthmus has identified locations in the Capitol where further investigatory probe work is recommended. The data collected from the wall, ceiling and floor probes will provide essential information about the historic application of interior finishes throughout the building. A sample taken from the wall or ceiling provides a layered cross-section of the paint finishes as they were sequentially applied; the original finish being the lowest layer and the most recently applied finish on the top. Floor probes penetrate through the floor, taking a layered cross-section of the floor finishes and support materials.

**Rooms identified by historic room names*

Wall and Ceiling Probes

Basement

State Historical Society Exhibition Space – West Wing

G.A.R. Reception – West Wing

University Extension Reception – East Wing

First Floor

Rotunda and Corridors

Public Space (Department of Public Lands) – West Wing

Reception (Chief Clerk) – West Wing

Stair Hall – West Wing

State Treasurer Reception – East Wing

Travelling Library – East Wing

South Entry Lobby

Second Floor

Rotunda and Corridors

Judge's Office – North Wing, West Side

Judge's Office – North Wing, Center

Secretary of State Reception – East Wing

Secretary of State (Private Office) – East Wing

Governor's Reception Room – West Wing

Main Office and Reception Room (Governor's Suite) – West Wing

Governor's Office – West Wing

South Entry Lobby

Third Floor

Rotunda

House of Representatives Chamber – East Wing

House Retiring Room – East Wing

Speaker's Office – East Wing

Court Room – North Wing

Consulting Room – North Wing, East Side

Senate Chamber – West Wing

Senate Retiring Room – West Wing

Lieutenant Governor – West Wing

Lobby – Over Portico

Fourth Floor

House Gallery – East Wing

Department of Public Utilities Hearing Room – East Wing

Reception (Department of Public Utilities) – East Wing

Committee Room – North Wing, West Side

Statuary Hall

Senate Gallery – West Wing

North Wing corridor – Fifth Floor

Floor Probes

First Floor

Treasure Private – East Wing

Department of Public Lands – West Wing

Second Floor

Secretary of State (Private Office) – East Wing

Main Office and Reception Room (Governor's Suite) – West Wing

Third Floor

Speaker's Office – East Wing

Committee Room – Central Portion, East Side

Fourth Floor

Department of Public Utilities Hearing Room – East Wing

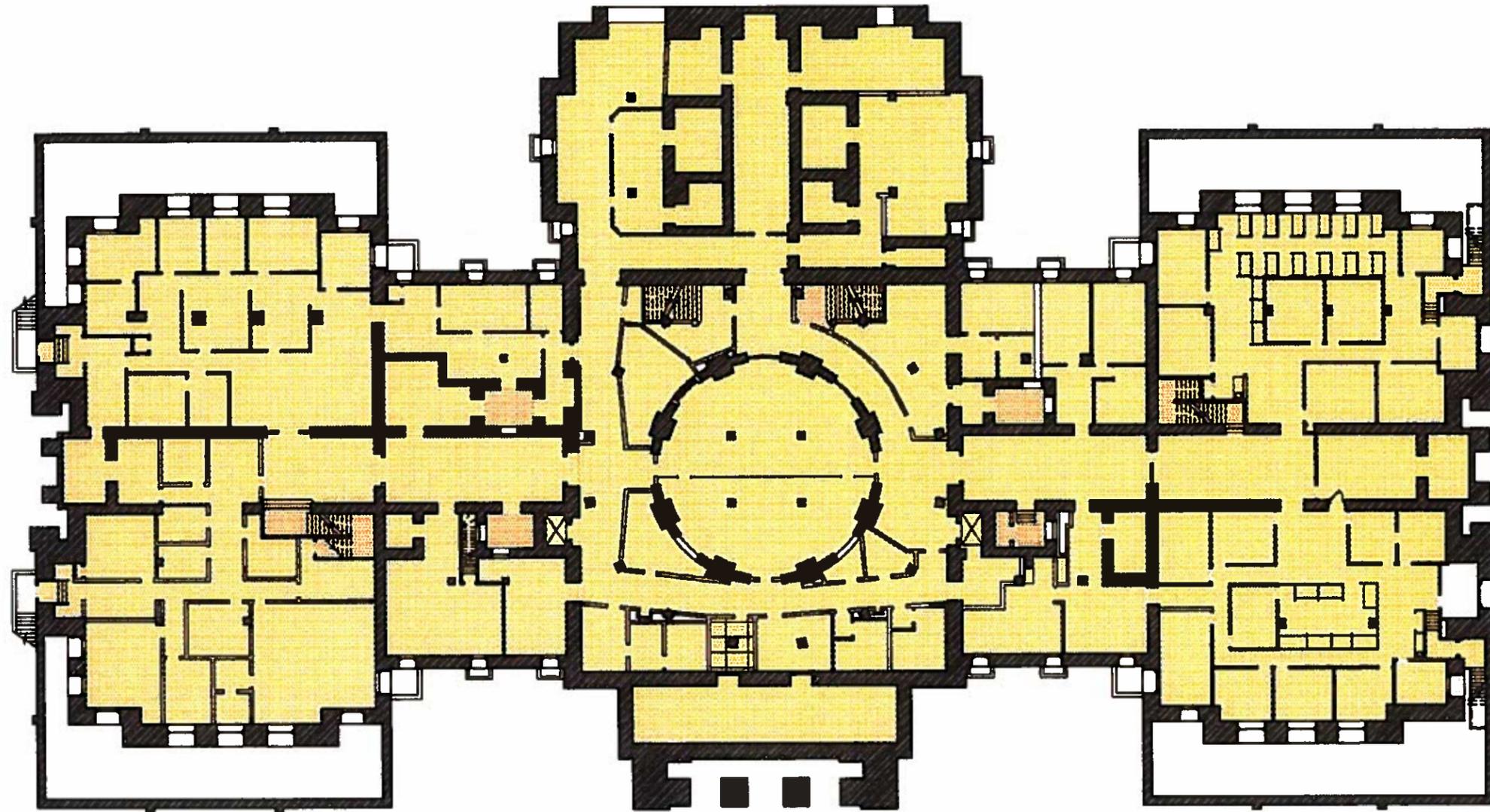
Workman's Compensation Main Office – West Wing

Restrooms

Basement Stairs

Light Shafts

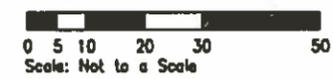
Basement Floor Preservation Plan



RECOMMENDED PRESERVATION TREATMENTS

Basement Floor Plan *

* Based on the Department of Public Works Plan of 1999



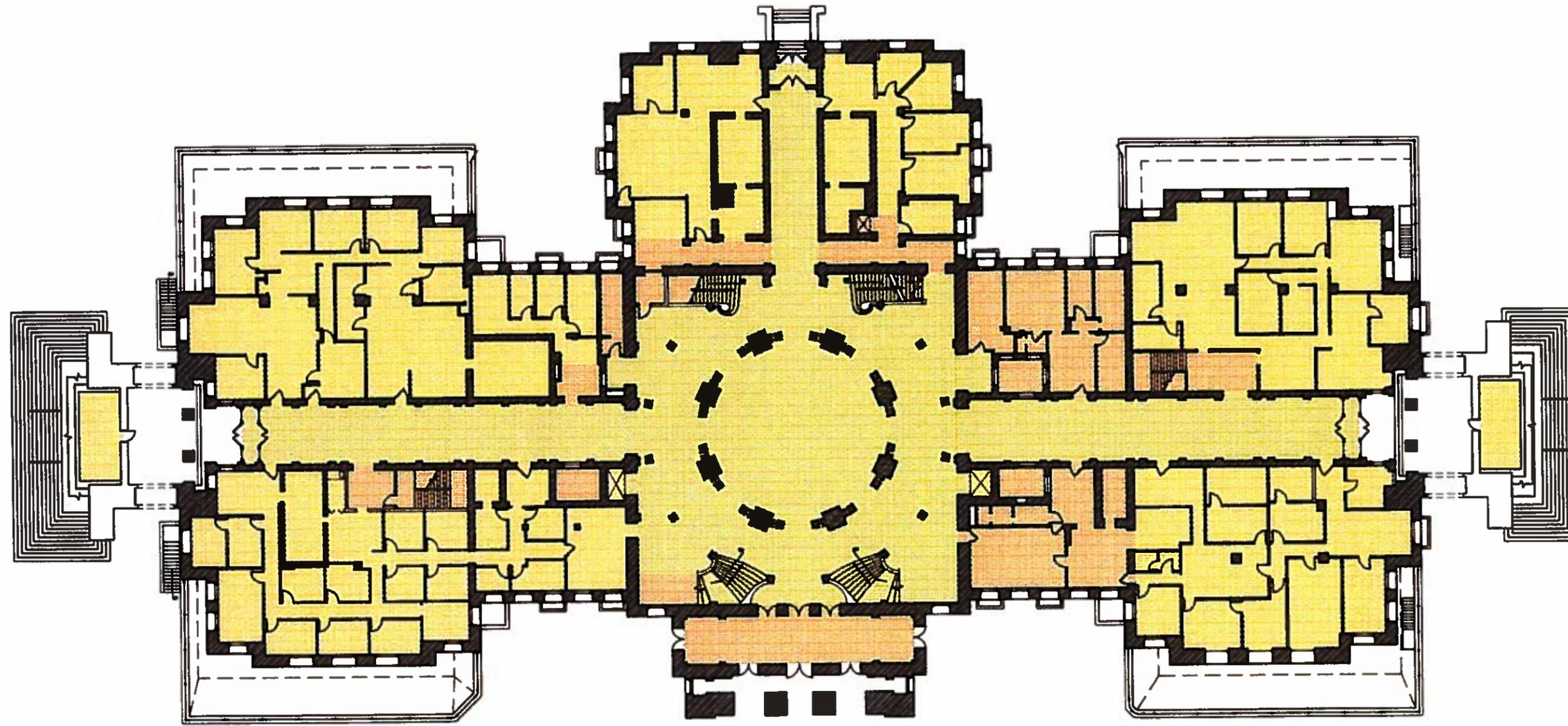
KEY

Preservation	
Restoration	
Rehabilitation	

**Idaho State
Capitol**

Preservation Plan:
Supplemental
Materials

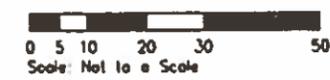
First Floor Preservation Plan



RECOMMENDED PRESERVATION TREATMENTS

First Floor Plan *

* Based on the Department of Public Works Plan of 1999



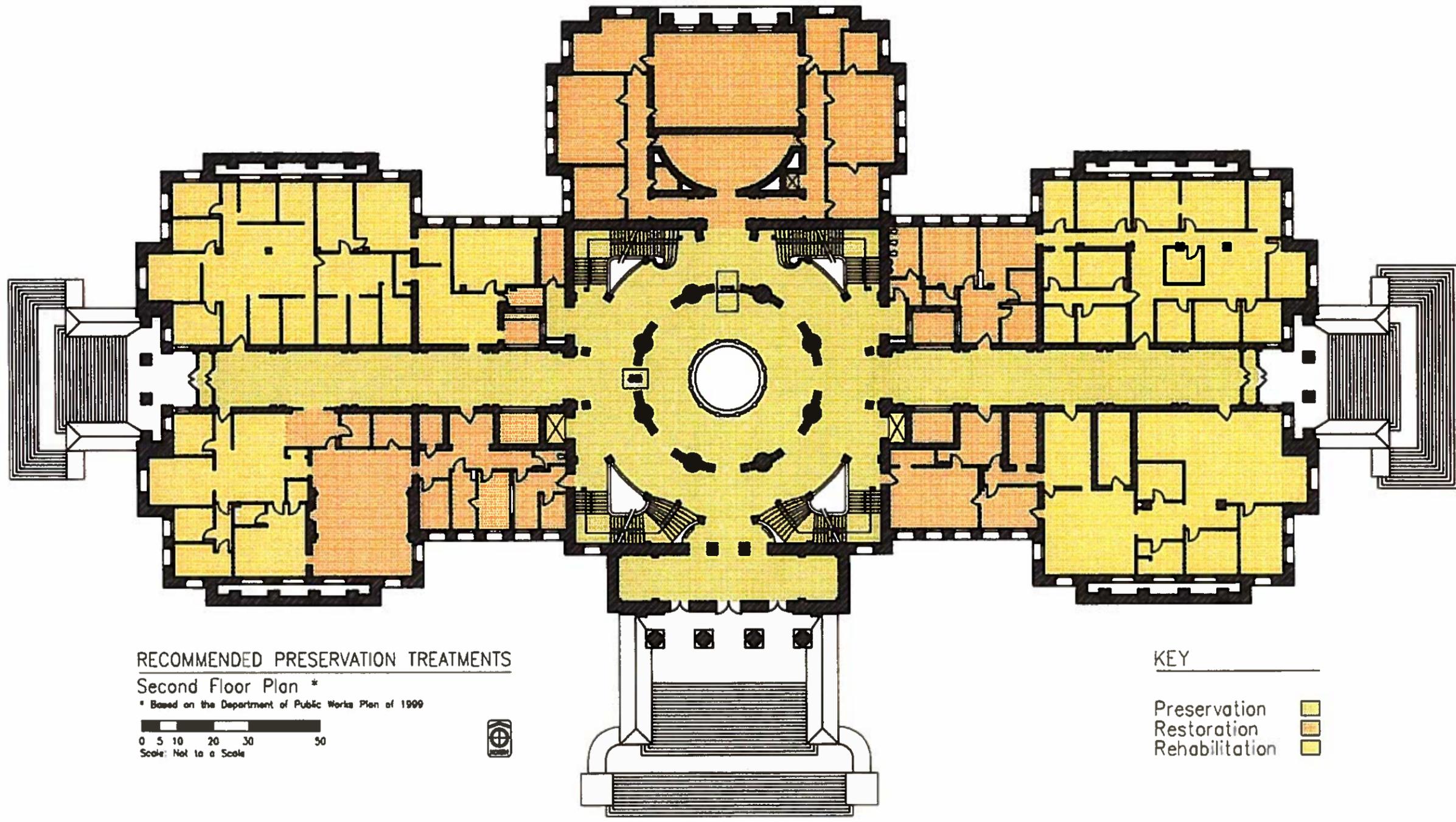
KEY

- Preservation
- Restoration
- Rehabilitation

**Idaho State
Capitol**

Preservation Plan:
Supplemental
Materials

Second Floor Preservation Plan



RECOMMENDED PRESERVATION TREATMENTS

Second Floor Plan *

* Based on the Department of Public Works Plan of 1999

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Scale: Not to a Scale



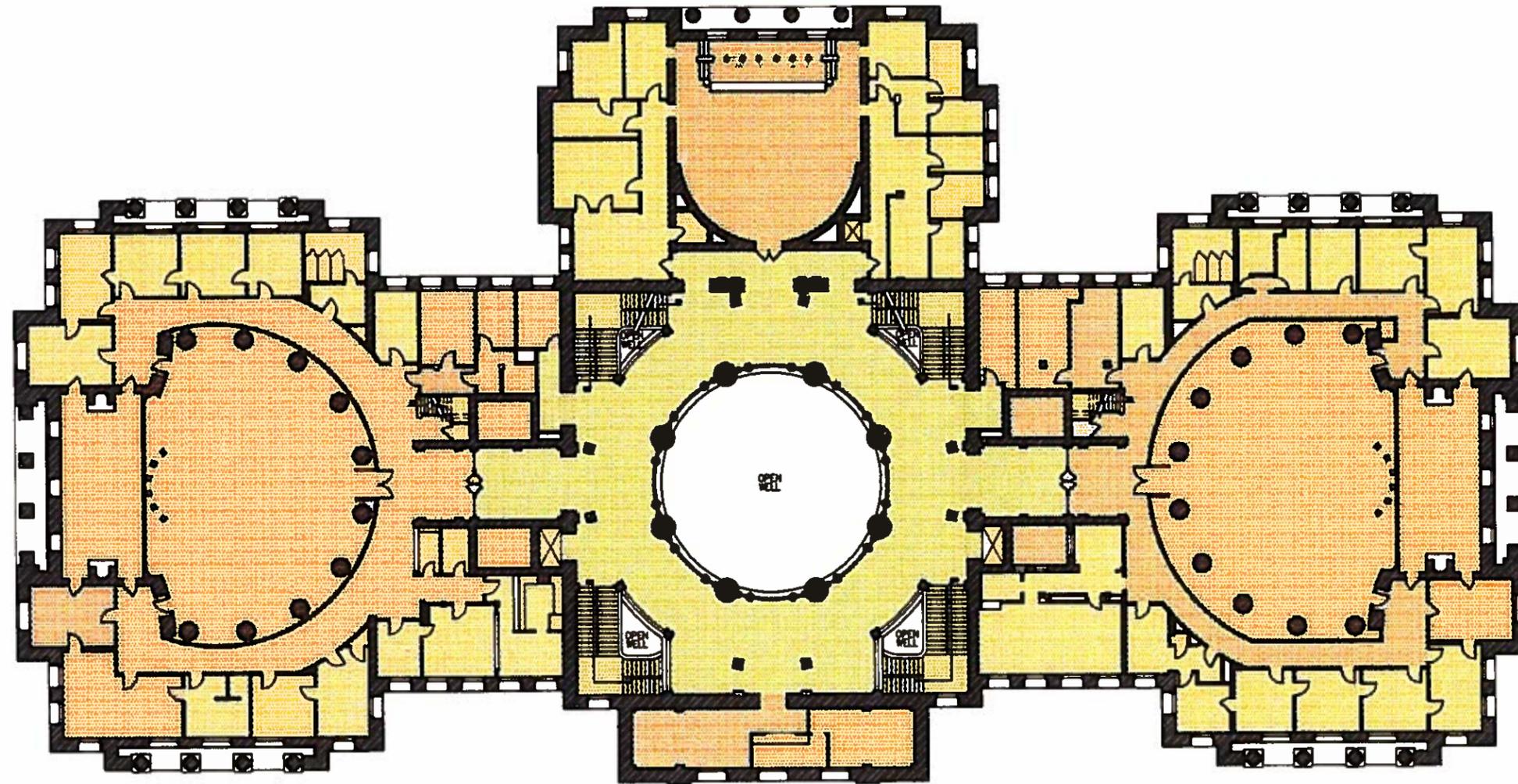
KEY

Preservation
Restoration
Rehabilitation

**Idaho State
Capitol**

Preservation Plan:
Supplemental
Materials

Third Floor Preservation Plan



RECOMMENDED PRESERVATION TREATMENTS

Third Floor Plan *

* Based on the Department of Public Works Plan of 1999



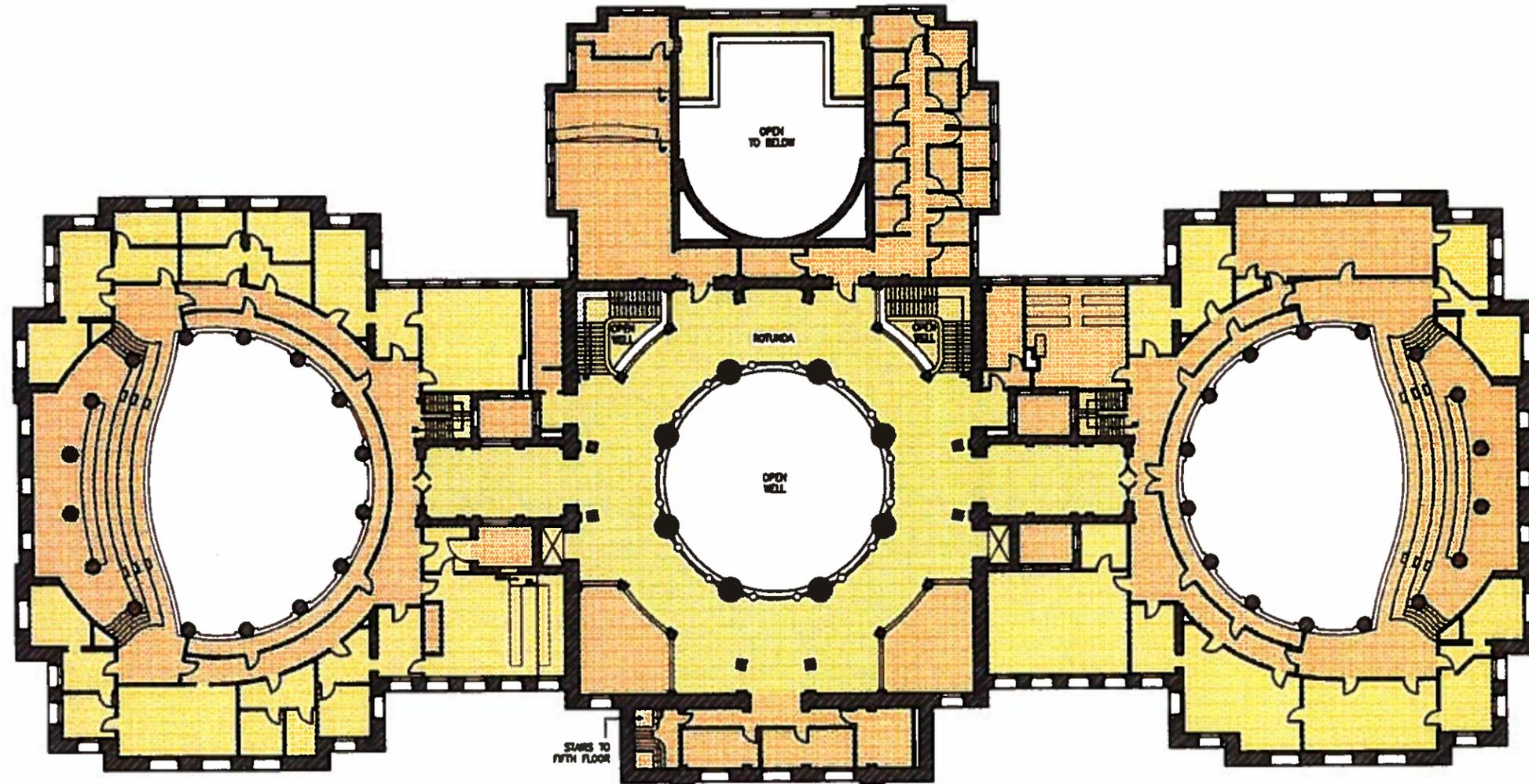
KEY

Preservation	
Restoration	
Rehabilitation	

**Idaho State
Capitol**

Preservation Plan:
Supplemental
Materials

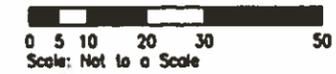
Fourth Floor Preservation Plan



RECOMMENDED PRESERVATION TREATMENTS

Fourth Floor Plan *

* Based on the Department of Public Works Plan of 1999



KEY

Preservation	
Restoration	
Rehabilitation	

**Idaho State
Capitol**

Preservation Plan:
Supplemental
Materials

Site and Landscaping

Landscape

The Capitol building grounds have had several different planting concepts developed over the years, and currently reflects a design that was implemented in 1984-1985. The current design incorporates formal hedges, symmetrical tree alignments, and large areas of manicured turf and annual flower beds. The landscape is attractive and well maintained, and won landscaping awards in 1990 and 1998.

Past landscape themes for the Capitol have been less formal in their design intent, and have incorporated more organic forms and lines. In addition, the past designs included many labor intensive plant materials such as rose gardens, annual flower beds, and other high-maintenance plant materials. While being aesthetically pleasing, the use of high-maintenance landscape plantings has been tempered in favor of attractive plantings which require less maintenance. However, it is recommended that when the landscape design for the grounds is studied for potential changes, that historical elements from previous designs be incorporated into the current design. These elements may include the triangular planting beds which were located at sidewalk intersections and the diamond shaped plantings of peonies which were located on the east and west sides of the building.

Many of the deciduous trees on the site are reaching maturity, and supplemental tree plantings are necessary to ensure a consistent coverage of large mature trees on the grounds. A tree health inventory should be performed to predict the life span of the older trees and assist in creating a plan for implementing additional trees.

Several areas on the site exhibit drainage problems as a result of soil compaction. These areas pond water after irrigation cycles, and do not promote healthy plant growth. It is recommended that the areas of compacted soil be identified, scarified or fractured, and amended in order to improve drainage and plant growth.

Irrigation

The current irrigation system is served by a constant speed pump located on the northwest corner of the Capitol building and a 4-inch diameter mainline. The site is controlled by two irrigation controllers, one located near the pump and the other located near the northeast corner of the Capitol building. The irrigation system components are pop-up spray heads for shrub and groundcover areas and gear-drive rotors for large turf areas.

The water supply used for landscape irrigation is reported to contain high levels of sodium chloride, which may be a major cause of the declining health of the plant materials. A number of the trees on site are valued for their historical significance, such as the Water Oak planted by President Benjamin Harrison in 1891. In the fall of 1999, the Capitol Commission made the decision to cut down the Water Oak due to its declining health and liability concerns. In response to that decision, a task force comprised of horticultural professionals was formed to explore the possibility of restoring the health of the Water Oak and other historically significant trees on the Capitol grounds. The task force has been successful thus far in saving the Water Oak, and has taken steps to aid in the tree's recovery.

Due to the questionable quality of the existing water supply, it is recommended the water supply be thoroughly tested to determine the specific nature of the water problems. If the well water is determined to be poor quality, it is recommended that the existing well/pump water supply be abandoned and the irrigation system connected to a pressurized potable water supply. An existing 12-inch pressurized United Water water line



Vehicles are currently parking along State Street within feet of the Capitol building. Consideration should be given to limiting traffic or converting State Street, between Sixth and Eighth Streets, to a pedestrian mall.

is located on the north side of State Street, and could be tapped and extended to connect to the existing irrigation mainline. A water meter and backflow preventor would be required to complete the connection.

In addition, it is recommended that the irrigation control system be updated. Currently the system depends on two controllers in separate locations. Upgrading the separate controls to a centralized computer control system will not only simplify water management it will improve its' flexibility and efficiency. Further, the central control system could be connected via phone lines to a local weather station for improved efficiency.

Flood Zone Analysis

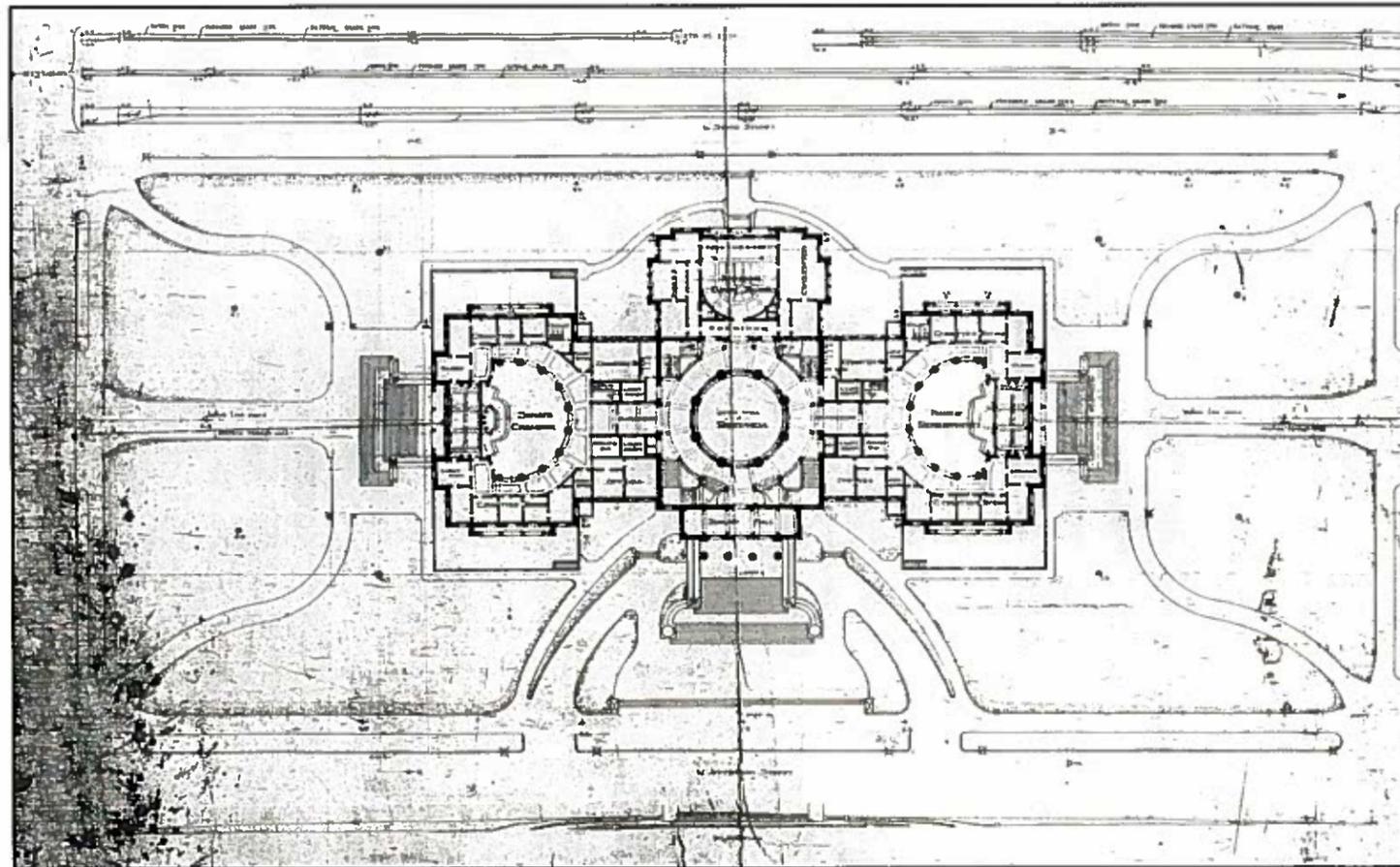
The Capitol building site lies partially within an area identified as a potential moderate flood hazard according to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, revised in 1993. A 1996 FEMA assessment for the Capitol Mall area recommended various remedial measures to minimize potential flood damage to the Capitol, primarily protection of openings into the basement area. The Flood Insurance Rate maps are currently being re-evaluated and floodplain boundaries may be altered. It is recommended the building be assessed for potential flood damage after completion of revised flood insurance maps.

Accessible Parking

The site presently provides limited disabled accessible parking. This is especially deficient during legislative sessions. In addition, no safe loading or unloading areas exist for the numerous school tour buses that visit the building throughout the year. The site and locations immediately adjacent to the Capitol building should be evaluated for providing adequate accessible parking, including school bus parking.

Guidelines

- Include historic landscape design elements into the site as changes occur over time.
- Plant new trees near older, more mature trees to maintain a consistent quantity of mature trees.
- Identify, scarify and amend all areas of compacted soil on the site.
- Test the existing well water supply to determine if water quality problems exist.
- Convert the existing well/pump irrigation water supply to a pressurized potable water supply (if water tests justify).
- Upgrade the existing sprinkler irrigation controls to a centralized control system.
- Increase amount of disabled and school bus parking spaces.
- Explore opportunities for restriction of vehicular access on State Street to improve safety and security issues. Coordinate with Capitol Mall Master Plan.
- Review fertilizing materials impact on building.
- Assess site and building for potential flood damage based on the most current Flood Insurance Rate Maps.
- Perform topographic survey and review site surface drainage to reduce water infiltration into structure.
- Review irrigation system head locations to eliminate overspray on building.
- Consider relocation of parking spaces adjacent to south stairs to reduce security concerns and restore to original historic site plan.
- Consider reconstruction of walkways to reflect original site design (i.e., walks from east and west stairs to Sixth and Eighth Streets, respectively).
- Replace all damaged and deteriorated walks, curbs and gutters.
- Review landscaping and irrigation at building perimeter to reduce potential for water infiltration to basement.
- Evaluate elements of Capitol Boulevard Beautification Master Plan and Capitol Mall Master Plan for opportunities for coordination of common visions and goals.



The original site plan for the Capitol envisioned a significant separation between the building and State Street. That distance was reduced and now imposes safety and security concerns.

Idaho State Capitol

Systems Condition
Analysis: Site and
Landscaping

Exterior Building Assemblies

In August 1999, representatives of Wiss, Janney, Elstner Associates, Inc., in conjunction with CSHQA, performed a visual survey of the exterior stone, terra cotta and windows of the Idaho State Capitol and have provided the following general assessments.

The exterior of the Capitol building is constructed primarily of sandstone; however, the dome is clad in terra cotta. The colonnade and clerestory drum supporting the dome are both constructed of sandstone. The columns are capped with terra cotta capitals in the Corinthian order.

The walls at the basement level, visible within the subgrade lightwells, are clad with rusticated sandstone. At grade level, there is a one-course granite clad base. The remainder of the exterior walls, from above the base to the top of the parapet, are finished in sandstone. The cornice located above the third floor windows consists of dentils, brackets, and a projected molding, all made of sandstone. Several different surface textures and rustications were employed in the production of the stone units.

A tetrastyle portico, in the order with sculpted tympanum, forms the main south entry. The portico is set at the top of a grand, granite stair. The east and west secondary entries incorporate tetrastyle porticos in the Ionic order. The original granolithic stairs were capped with a fiberglass and concrete coating in recent years in a failed attempt to waterproof the stairs.

Window frames are constructed of painted wood. The majority of the single pane glass has been replaced with insulated units. Sandstone moldings surround the windows, projecting slightly to help protect the frames from the elements.

The building was observed to be in generally good condition, with the exception of several minor distress conditions observed at a few limited locations. Typical distress conditions include cracked and spalled stone units, deteriorated joints, foreign material accumulation at surfaces and deteriorated paint at window frames. Conditions were classified by Wiss, Janney, Elstner into three categories, based on the severity of the issue. The three categories are life safety (existence of hazard), maintenance and aesthetic issues.

Approximately 15 incipient spalls were identified on the building, with the majority of the spalls located within the cornice. Incipient spalls contain fragments of stone that are loose or may become loose and pose a falling hazard. Most spalls are approximately 4 inches wide and located at the edges of sandstone panels.



The concrete topping slab on the east and west stairs is deteriorated in several locations, presenting a tripping hazard as well as allowing the penetration of moisture into the structure below.



Most of the mortar joints at the walls and drum were observed to be in good condition. Joints at the cornice and parapet level of the walls and the entry pavilions are most deteriorated. Some mortar joints show evidence of re-pointing.



Sealant joints at the water table are typically deteriorated and have exhibited cohesive failure. Sealant joints at the parapet and terra cotta dome were observed to be in good condition.

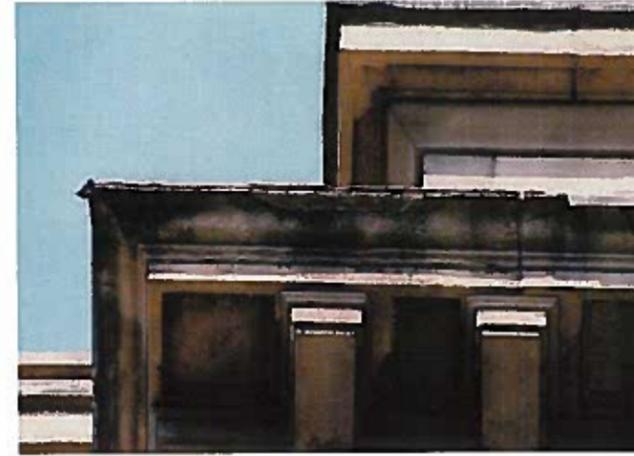


Minor cracks were observed throughout the exterior walls, drum and dome, mainly at the cornice and at corners of window openings. Some cracks have been filled with sealant or mortar. Approximately 10 minor cracks were observed in the terra cotta dome.

Only a few deep spalls (greater than 1 inch deep) were observed in sandstone units. Locations of deep spalls correspond to areas of maximum weather exposure such as the parapet and cornice and areas with missing flashing.



Approximately 10 small spalls were observed in the surface of the terra cotta dome. Most of these spalls occur at the corners of ornament and are less than 2 inches in diameter.



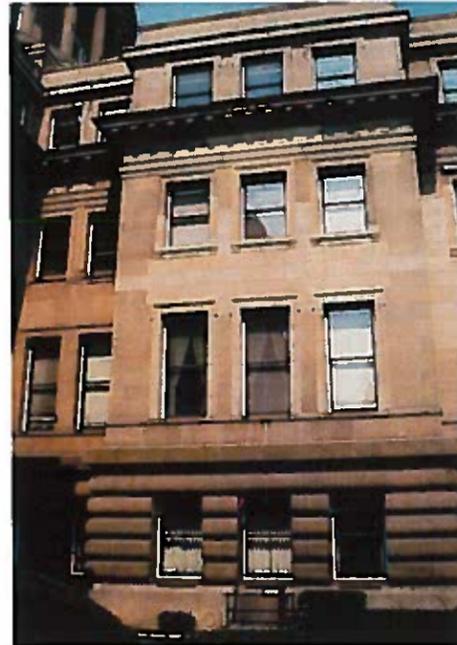
A continuous flashing strip is located in the upper lip of the cornice stone. Although darkly stained, the flashing appears to be in fair functional condition, except for two locations where approximately 4 feet of flashing is missing. The stone at these locations exhibit surface erosion from weathering. Consideration should be given to replacing all flashing to improve long-term maintenance and reduce further stone deterioration.

Several of the lantern balusters exhibit characteristics of cast stone, not typical sandstone. Several are eroded and cracked. The casting joint in several is cracked.



The paint on most windows is peeling. The extent of deterioration varies with exposure and location. Evidence of wood deterioration was not observed.

Dirt accumulation was observed throughout the exterior walls and drum of the building. Contrast between new and old sandstone can be seen at the units replaced on the northeast side of the north wing following the 1991 fire.



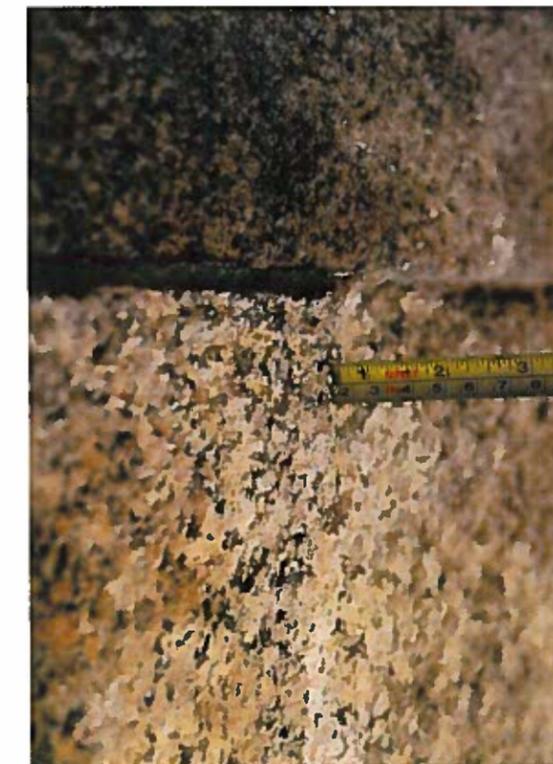
Brown, black, green and orange biological growth were observed at most horizontal wall surfaces, and portions of the cornice and parapet.



Medium to dark brown ferrous stains were evident on the surface of the south granite entry stairs; along the base of the building; and under the cornice on the southwest elevation.



Isolated sandstone panels located below the granite base course, at the cornice and at the parapet exhibit moderate surface loss from weathering. Weathered stone exhibits a change in surface texture. Rounded corners and deeply grooved surfaces are typical of heavily weathered panels.



Exfoliated granite was observed under the entry stair pavilions. In the most extreme case, approximately 1/2 inch of stone has exfoliated.

Efflorescence was observed at several sandstone panels and joints under the stair pavilions and the upper portion of the outer stair support wall.





Several discolored mortar patches were observed at many of the columns. These patches typically range in size from 1 to 4 square inches in area. The lighter color may be due to a difference in dirt accumulation between the patch and the adjacent stone.



Several regions of shallow spalls were identified on sandstone units. The spalls are typically less than 1 inch deep and are only visible when shadows are cast in the spalls.



Most of the sandstone planter walls around the perimeter of the building are weathered and spalled. Joints are deteriorated and open. Several units are displaced. These elements may have been subsequently added and may not be original to the 1920 Capitol building completion.

Guidelines

- Remove loose and incipient spalls and reattach or install new rectangular-shaped Dutchman with stainless steel threaded pins. Spalls 4 inches or less in width could be replaced with a mortar patch to match the stone color.
- Remove east and west entry stairs and replace with new concrete stairs.
- At various locations where present, remove deteriorated mortar joints and point with new mortar. Test existing mortar to determine type needed.
- Remove deteriorated sealant joints and replace with new backer rod and non-staining silicone sealant. Prime joint surfaces prior to installation.
- Repair cracks and spalls deeper than 1 inch in stone panels. Replace panel or repair with Dutchman panel or mortar patch.
- Clean and point wide cracks in terra cotta with matching mortar. Hairline cracks should not be repaired.
- Clean and coat spalls in the terra cotta units of the dome with a breathable 100 percent acrylic coating.
- Replace all metal flashing at the cornice level.
- Replace deteriorated balusters at the lantern with new sandstone balusters.
- Replace sandstone planter walls with granite, concrete or remove.
- Remove deteriorated paint from window frames to bare wood. Prime and repaint frames.
- Complete retrofit or replacement of insulating glass at windows.
- Remove biological growth, stains and dirt accumulation from sandstone surfaces.
- Remove ferrous stains and efflorescence.
- Redress or replace exfoliated sandstone and granite units.
- Replace existing discolored mortar patches.
- Investigate coating and flashing at lantern dome and eagle for migration of water.
- Clean soiled horizontal stone surfaces with acceptable cleaning method. Sample cleaning performed in March 2000 indicates total cleaning of the building exterior may not be necessary.
- Repair and restore the bronze-plated eagle at the top of the lantern dome.

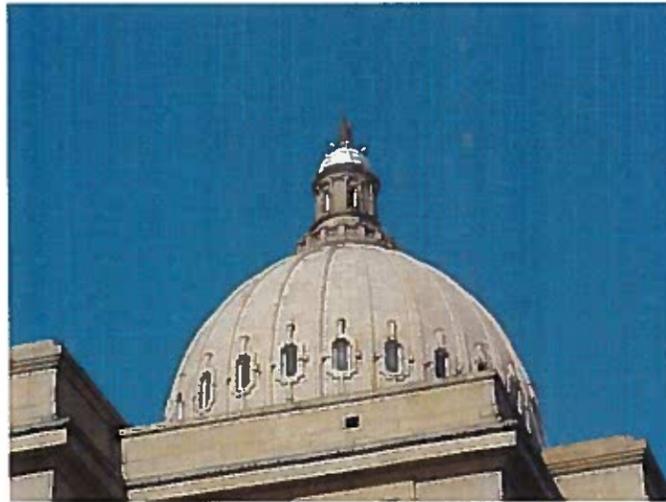
Additional Investigative Work

- **Existing Mortar.** A mortar analysis should be performed or samples removed from building. This will help determine an appropriate replacement mortar that closely approximates the existing mortar.
- **Terra Cotta Dome of Lantern.** Because of evidence of previous water leakage on the underside of the dome, a close-up investigation of the lantern dome should be performed. The investigation should include removal of samples of the coating of the dome of lantern for analysis to determine its composition and effective means of removal. The condition and anchorage of the eagle should be included in this investigative effort.

Roofing Assemblies

The Capitol roof is comprised of a number of different assemblies depending on the location, construction and configuration of the roof. The main dome, lantern and secondary domes over the House and Senate chambers are constructed of three different kinds of assemblies. A portion of the roof visible from the south is decorated with green clay tile. Portions of skylights and entry porticos are clad with copper raised rib roofing. The majority of the roof is not visible from below and, therefore, was roofed with a single-ply roofing system, which is well adhered and in good condition.

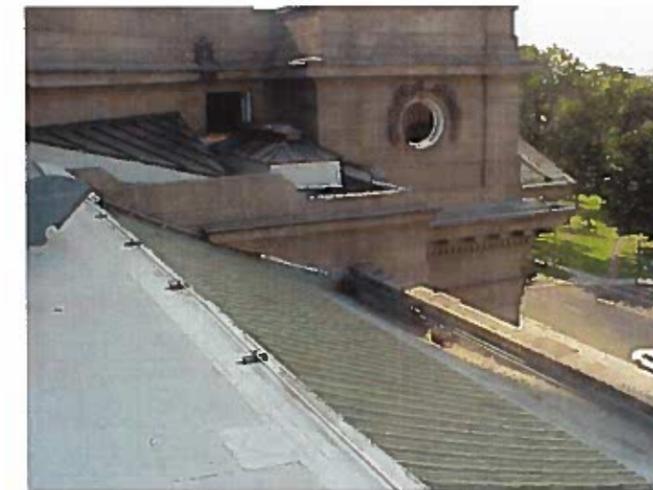
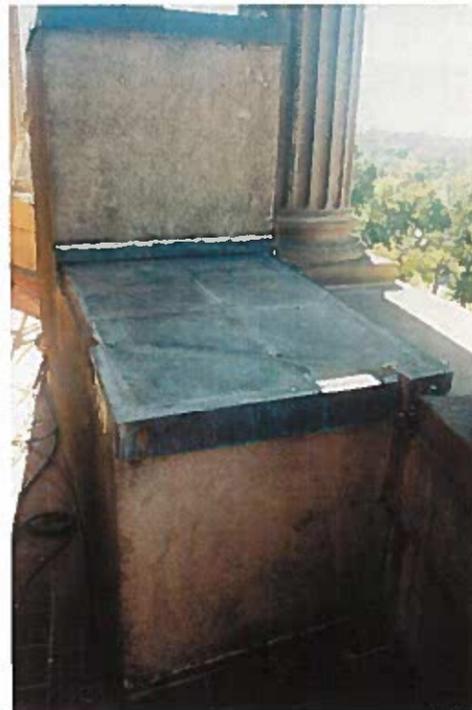
In consultation with the Division of Public Works, CSHQA has surveyed the Capitol roofing assemblies. The roof was found to be well maintained and generally in good condition. Most of the membrane roofing assemblies appear to have been replaced in recent years; however, some areas are in need of attention.



The main dome is clad in terra cotta adhered by means of a cable system that wraps around the perimeter of the dome above a waterproof membrane of layered asphalt. This allows the terra cotta to be independent of the concrete dome, protecting the interior structure from any moisture that might migrate through the outer skin.

The lantern dome is made of a single piece of sandstone waterproofed with a silver-colored coating. The area of roof over the colonnade surrounding the drum is roofed with foil backed modified bituminous roofing. The walkway between the colonnade and drum is paved with quarry tile over copper flashing. The roof access is capped with copper flashing.

All roof areas at the dome, drum and lantern are in good condition, except for the sealant at the quarry tile walkway and the flashing over the roof access. The sealant around the perimeter of the quarry tile is loose and deteriorated. The copper flashing over the roof access is loose and torn.



The secondary domes over the House and Senate chambers are clad with copper roofing. The upper portion of the dome is weathered with a light green color. The lower portion of the dome is lead coated, darkly colored with white streaks. The lower roof was originally terra cotta — the terra cotta may still be in place under the copper skin. Skylights in the lower dome have been retrofit with plastic lenses, which appear to be in good repair.



The four central light wells are retrofit with hip roofs clad with galvanized sheet metal shingles. The sides of the closure are clad with white raised-rib metal siding. This construction is not consistent with the original palette of materials. These roof enclosures are recommended to be replaced with translucent systems to re-introduce light into light wells.



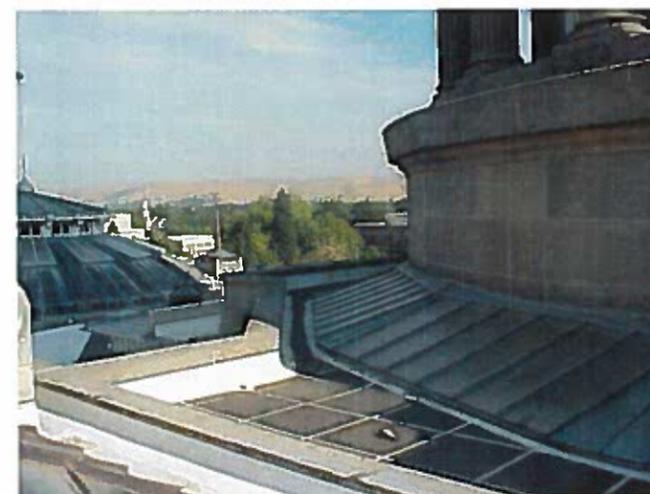
The decorative green glazed clay tile visible from the south is in good condition. Several rows along the lower edge of the tile have been removed and replaced with single-ply roof flashing to aid drainage.



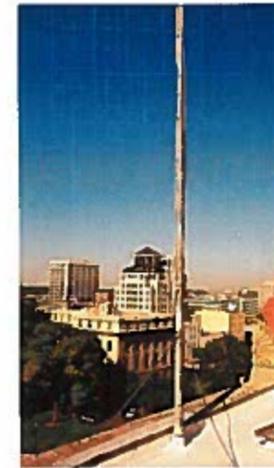
There are several skylights located on the roof. A large hip-roofed skylight illuminates the present Joint Finance Appropriations Committee Chamber, north of the main dome. The outer edge of the skylight is roofed with standing-seam copper panels.



A band of skylights surrounds the drum. Several smaller skylights are located to the south of the drum. Most of the skylights have been reworked and fitted with thermoplastic lenses.



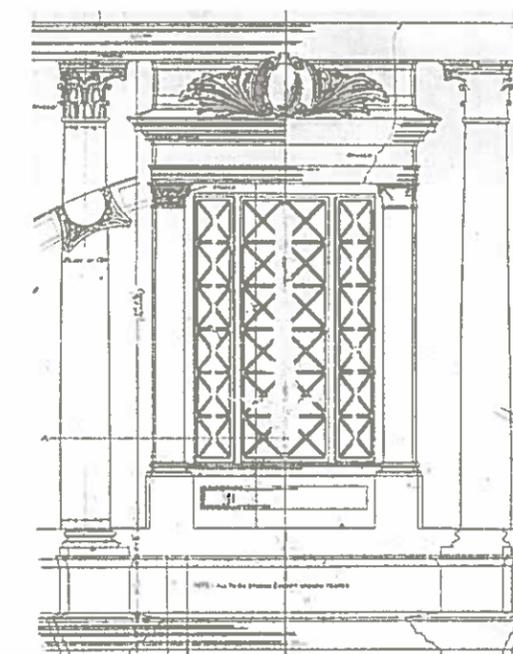
Some wire-glass units remain near the drum, which have been damaged by ice sliding from the dome.



Some miscellaneous details require attention. One of the flagpoles has a leak in the seam of the pole, allowing rainwater to migrate into the telephone room below (left). Scuppers around the drum have been retrofit with PVC extensions – some of which have come loose (center). Access ladders throughout the roof are substandard. Also, telecommunication transmission equipment is highly visible (right).

Guidelines

- Clean and repair the eagle on the top of the lantern.
- Replace the copper flashing over the access-way to the colonnade.
- Reseal the quarry tile joints at the walkway surrounding the drum.
- Consider cleaning, refinishing or replacing the copper roof on the lower secondary domes.
- Consider removing retrofit roofs over the four central light wells – restore window openings to the court. Consider installing skylight in place of current roofs.
- Replace wire glass in skylights surrounding the drum with thermoplastic lenses.
- Repair leak at flagpole.
- Redesign scupper extensions at drum.
- Redesign access ladders.
- Remove visible telecommunication transmission equipment.
- Consider replacement of windows in drum with divided light units to match original design.



Original window detail

Interior Finish Systems

CSHQA conducted a visual survey and condition assessment of the interior of the Capitol. Finishes of individual spaces were recorded, including an assessment of their condition. Effort was made to look above random lay-in ceilings and under carpets to determine the presence and condition of underlying materials.

Finishes throughout the building vary between public and private spaces. Generally, finishes in public spaces are in original condition, while private office spaces have been dramatically altered over the years to accommodate changes in use and individual tastes. Public spaces throughout the building incorporate decorative marble and plaster elements. Most office spaces are more utilitarian in nature; however, some of the more prominent spaces have been decorated with elaborate wood and plaster detailing.



Floors throughout the Capitol building are comprised of four different marbles from four different quarries. The gray patterned marble is from Alaska, the red stone from Georgia, the green stone from Vermont and the black stone from Italy.

One of the most significant alterations in office areas is the introduction of lay-in ceilings. Acoustic ceiling tile and wall panels have also been added in hallways and assembly rooms such as the House, Senate and Court chambers. Floor finishes have been altered in some rooms by adding carpet to cover original marble, wood or cork floors.

Marble floors and walls are generally in fair condition with exceptions including miscellaneous small cracks, nicks, scratches, chipped edges and normal wear. The scagliola columns throughout the building were repaired and sealed in 1975 and have yellowed slightly since. They also show some signs of surface distress in the form of hairline cracks.

The overall surface appearance of public spaces within the Capitol is good, whereas office spaces vary greatly with respect to the grade and condition of finishes.



Marble wainscots and pilasters are found throughout the rotunda and public corridors on the first and fourth floors. This marble, from Vermont, has green markings. The walls of the rotunda and public corridors on the second and third floors are entirely clad in marble. Marble wainscots and flooring are also used within the Council, House and Senate chambers and for the stair and rail construction in the rotunda, including marble balusters.



Some marble surfaces are in need of repair. The floor along the east and west additions show signs of settlement cracking that may be credited to the 1959 Yellowstone earthquake. One of the marble landings at the fourth floor attic stair is also badly cracked. The marble railing on the fourth floor has been etched with visitor names in several locations.



Columns throughout the building are constructed with a simulated marble finish called scagliola. Scagliola is made of plaster comprised of marble and granite dust, sharp sand, alum cement and silk thread.



Columns currently show signs of aging, displaying hairline cracks in various degrees of severity. The columns in the House (above) and Senate chambers appear to have more cracks than the columns in the rotunda due to higher use and abuse with furnishings.



Decorative wall and ceiling triglyphs throughout the building are formed of plaster, wood and marble. Most of the exposed plaster is in good condition; however, numerous pieces and elements are missing or damaged.



Most plaster elements above lay-in ceilings have been severely damaged by the installation of mechanical, electrical and ceiling systems. Upper portions of wood window casings have also been damaged by the installation of lay-in ceilings.



Consideration should be given to removing lay-in ceilings in areas with original decorative ceiling elements.



The plaster caps on the top of columns adjacent to the first floor rotunda stairs are retrofit with cushions to protect occupants from injuring themselves on the low projecting corners. Aluminum handrails have been added without proper consideration of original architectural details or materials.

Original maple wood floors are exposed in portions of the first floor Attorney General's office. The wood floors on the east side of the first floor north wing are covered with carpet.



Idaho State Capitol

Systems Condition Analysis: Interior Finish Systems

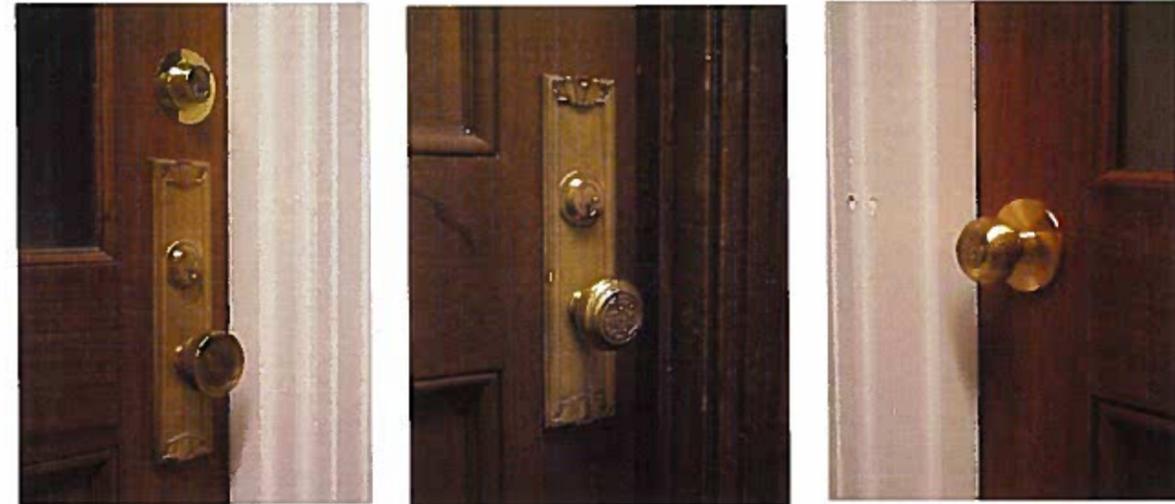


The original cork floors in the House and Senate chambers have been covered by a stepped floor system and carpet.

Decorative woodwork and paneling can be found throughout the building. Some of the original woodwork has been refinished and some has been replaced. Various portions of the House Caucus Room have a poor refinished appearance. Most woodwork is in fair condition.



Much of the wood doors and hardware throughout the building are in good condition; however, many of the main entry doors are scratched and worn (left, second floor east entry).



Some of the hardware and screws are missing at various locations. Some hardware is mismatched.



Exterior doors and frames at main entries are stainless steel with the exception of the north entry doors and frames (left, second floor east entry).



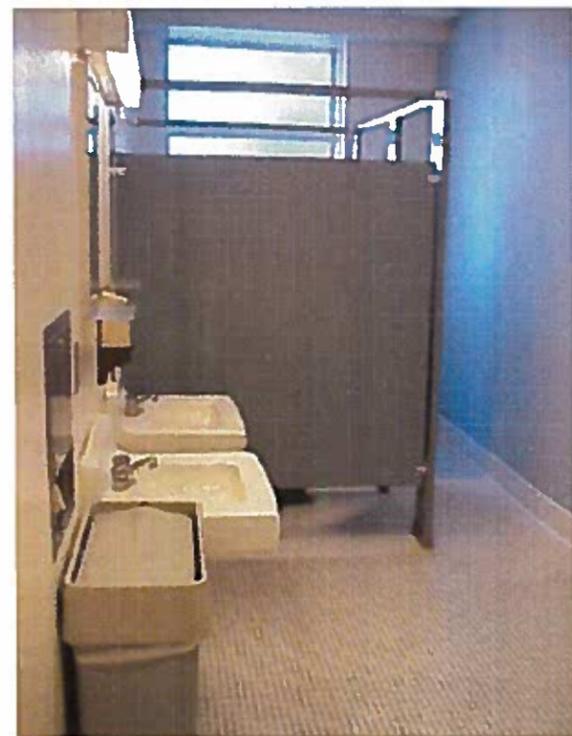
The north entry doors have been replaced with bronze anodized aluminum.



The original exterior doors were built of wood clad in brass. One pair is currently being stored in the Idaho State Historical Society collections warehouse.



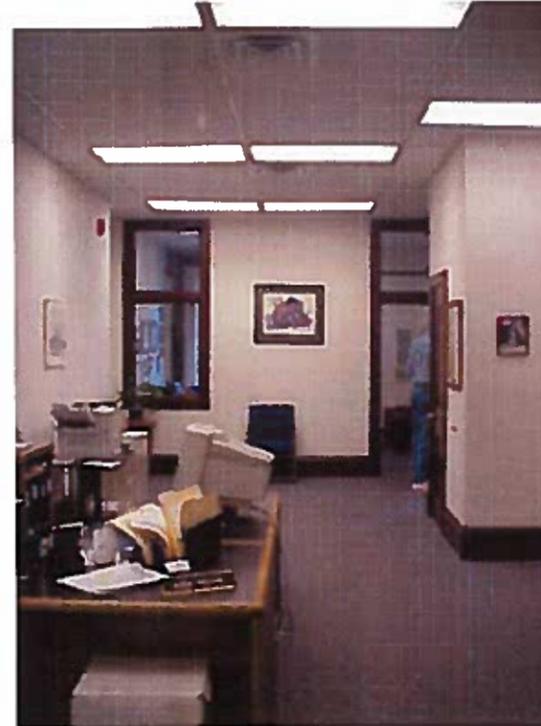
Finishes in the public toilet rooms are varied. The first and second floor men's rooms have retained the original floor tile. The original marble toilet partitions have been replaced with metal partitions (left, first floor men's toilet room).



The remainder of the toilet rooms have been remodeled using modern finish materials (above, women's room). Toilet rooms appear to be in fair condition.



The ceilings in the basement near the rotunda have excessive amounts of conduit, piping and ductwork exposed to the area. Consideration should be given to removing or relocating these elements.



Finishes in office areas vary. Most finishes, although in good condition, are not original construction (above left, Attorney General's Office; above right, aluminum and glass partitions at Financial Management Office).



Some original walls and woodwork remain in office areas, but most details and finishes are contemporary in nature (above left, original door and window frame at Financial Management Office; above right, original banker's partition at Treasurer's Office).



Electrical panels, wall mounted mechanical units, public telephones, drinking fountains and other system elements have been added to the building over the years.

Consideration should be given to removing, replacing or relocating these items in keeping with the historic nature of the building.



The existing brick walls on the fifth floor (right) above the Statuary Hall have been autographed by various occupants over the years and serve as a historic record of the building's use. Consideration should be given to preserving the condition of the brick walls.



There are a variety of objects displayed throughout the building, many of which are displayed in cabinets. Little or no consideration has been given to matching one cabinet to another. Cabinet materials range from colored laminates to finely detailed woodwork.



The nicely detailed wood cabinets, used to display flags in front of the Governor's office and announcements outside the Senate Chamber, reflect the historic nature of the building and should be considered as a template for all display cases.

Idaho State Capitol

Systems Condition Analysis: Interior Finish Systems

Hazardous Materials

In 1988, a survey of the building was conducted by Morrison-Knudsen Engineers, Inc., to determine the presence of asbestos containing materials (ACM). That report indicated that pipe and fitting insulation was found to contain ACM throughout the building. Lead-based paint was commonly used on interior and exterior surfaces prior to their use restriction in the late 1970s.

While no sampling nor testing for hazardous materials was performed as part of the development of the Master Plan, it is recommended that a complete survey and analysis be performed prior to commencement of Schematic Design Phase of the project to determine the extent and required mitigation of any hazardous materials discovered in the building.

Guidelines

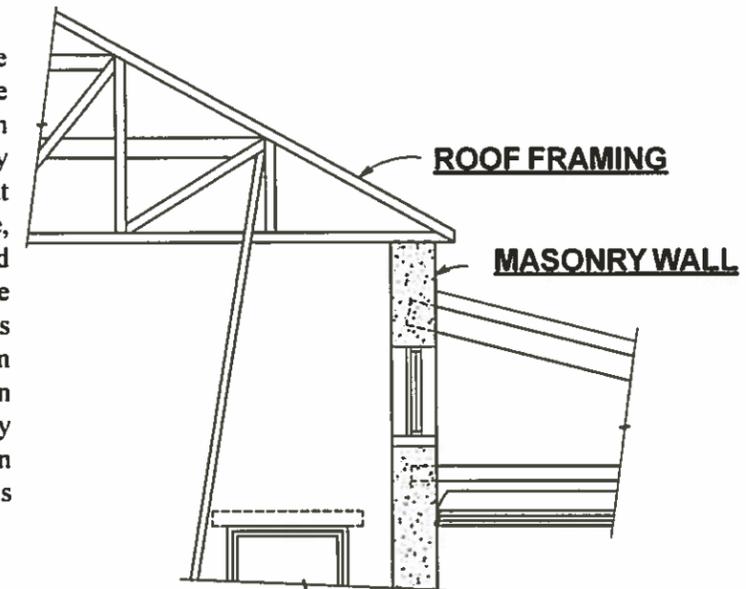
- Repair cracked marble flooring at east and west wings on all floor levels.
- Repair cracked marble stair landing at fourth floor attic stair.
- Repair marble railing etched with names on the fourth floor.
- Repair cracked, chipped and/or stained marble panels. Repoint joints.
- Clean/polish marble throughout the building. Level uneven floor panels.
- Restore scagliola columns.
- Repair and repaint decorative plaster finishes.
- Remove lay-in ceilings. Repair damaged decorative plaster detailing and wood window casing above existing lay-in ceilings.
- Restore wood and cork floors.
- Refinish woodwork as needed.
- Refinish scratched and marred interior wood doors throughout.
- Restore and repair door hardware to original condition throughout.
- Replace stainless steel and anodized aluminum exterior doors and frames with brass to match original.
- Restore original toilet room finishes and fixtures.
- Remove or replace contemporary finishes that are not in keeping with the original finish palette.
- Preserve existing brick walls on the fifth level above the Statuary Hall.
- Remove, replace or renovate non-historic items, including drinking fountains, public phones, HVAC wall units and display cases mounted in public corridors and entranceways.
- Consider removal of Senate and House chambers' entrance doors at rotunda.
- Consider need for directorial wayfinding system.

Structural System

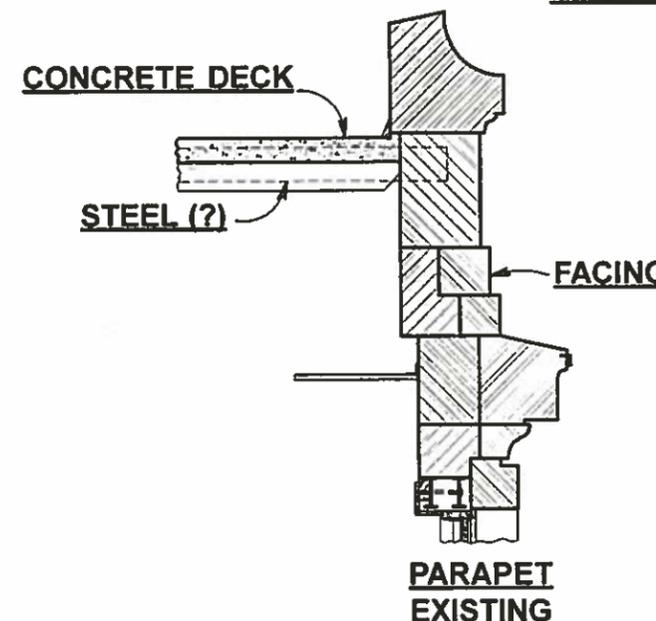
Observations

CSHQA Engineers have observed the existing structure of the Capitol building to investigate for significant structural cracking, settlement or separations, and none have been noted. The building framing system is concrete columns and beams with concrete floors and shear walls and exterior facing. The method and extent of reinforcement for the concrete is unknown due to lack of a complete set of the original structural design drawings. From the drawings available, reinforcement of various types was used but the full extent is unclear.

A comprehensive seismic analysis of the building was not included in the scope of work for the Master Plan development. However, cursory overview of the structure suggests that areas of concern include the inner dome, which appears to be lightly reinforced and of thin construction and the attachment of exterior facings, parapets and cornices that could separate from the building in the event of an earthquake. Further exploratory investigation of the attachment between floors, walls and roof systems is recommended.



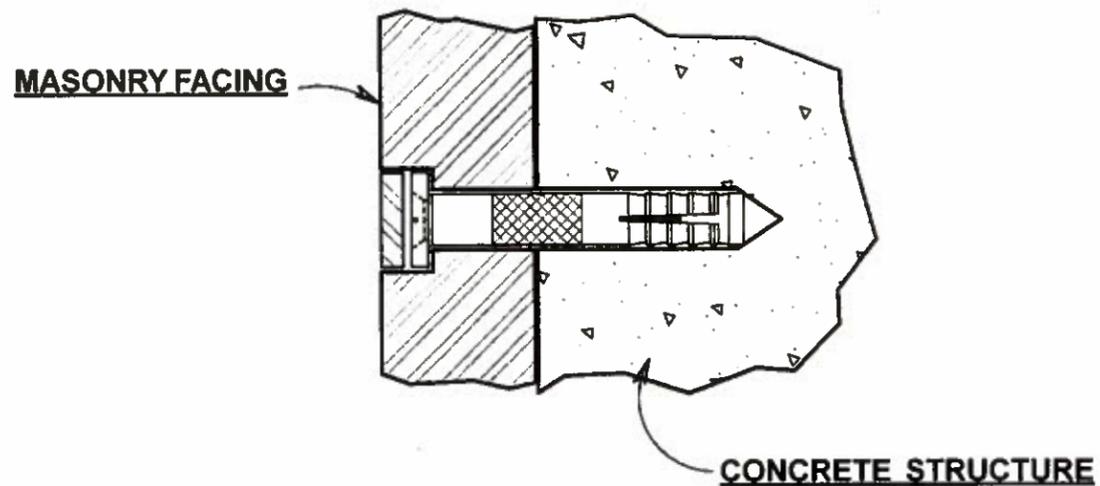
ROOF FRAMING AT WALL
EXISTING



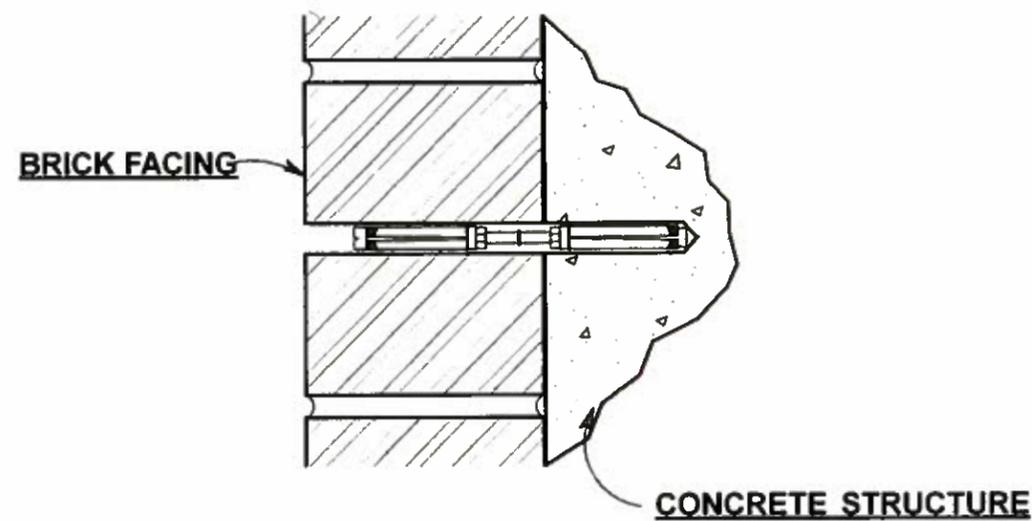
PARAPET
EXISTING

Investigation/Mitigation

If the remainder of the original drawings cannot be found, a program of magnetic imaging or x-ray imaging will be required to determine the extent and type of reinforcement that the concrete may contain. Those findings will effect our opinion as to the seismic safety of the building. At a minimum, parapets, facing and other concrete decorations must be anchored to the building to remove seismic safety hazards. The expansion anchors shown below are methods of mitigating the problems associated with exterior facings. Reinforcement of the inner dome will depend on the investigation findings. One method of strengthening could be epoxy anchors on the inside coupled with thin shell shotcrete and steel reinforcement.



RETROFIT SEISMIC EXPANSION TIE



RETROFIT SEISMIC EXPANSION TIE

Mechanical Systems

The following is a summary of recommended modifications to upgrade the mechanical, plumbing and related systems for the Capitol building restoration. These recommendations were prepared after interviews with maintenance personnel and a survey of the facility and utility services was performed.

Code Requirements

New mechanical work shall be performed in accordance with the Uniform Mechanical Code, the Uniform Plumbing Code and the Uniform Building Code, as well as any applicable requirements the agency of jurisdiction may have not required by the national codes. A Fire Suppression system, controls and associated installations are recommended to be provided in compliance with NFPA 13, the Uniform Fire Code and the Uniform Building Code and are subject to the state Fire Marshal's discretion.

Heating, Ventilation and Air Conditioning

The Capitol's existing heating and cooling requirements are served by a four-pipe system (hot water and chilled water) originating in the basement with piping branching out to serve air handlers, fan coil units and terminal units of varying ages and conditions. Many units are located in spaces with insufficient accessibility and as a result, cannot be maintained properly. The controls are pneumatic and vary as to manufacturer and types. Many system temperature control problems have been reported, especially the cooling of some of the interior spaces in the winter months. Very little or no ventilation source (outside air) was observed to most spaces. The central corridors and rotunda are not directly ventilated or conditioned but manually controlled louvers are opened to allow hot air to escape through the top of the structure.

It is recommended that all air handlers, fan coils, and terminal units and associated ductwork be demolished because of their condition, poor temperature control and lack of ventilation capacity. The system will be replaced with either new air handlers or a hydronic heat pump system.

Hot Water

The hot water heating source is geothermal water piped from the Capitol Mall infrastructure into the building basement. A plate and frame heat exchanger and pumping system then transfers the heat from the geothermal system to the 4-inch hot water building distribution system. The system is backed up with steam from the central plant located in the Statehouse parking structure, which is transferred to the building hot water system through a shell and tube heat exchanger. From the basement, the system branches out and serves numerous pieces of HVAC equipment located throughout the building.



Geothermal heat service

The central hot water plant in the basement appears to be in good working order and sufficiently sized to serve the needs of the building. The geothermal water temperature was observed to be 156°F and reported to be very reliable and steady. Access to equipment is adequate and replacement/repair should occur as equipment fails.



Hot water piping in shaft

Extensive controls, branch demolition to the basement and redistribution will occur as the individual space requirements are changed. In addition, the secondary pumps will have to be replaced as the system head pressure and flow requirements change with the restoration.

Chilled Water

The chilled water source is the central chilled water plant that serves the Capitol Mall located in the Statehouse parking structure. A secondary pumping system then transfers the chilled water from the central system to the 8-inch building distribution system. The building system is not backed up and is shut down in the winter months when the central system is shut down for the same time period. From the basement, the piping system branches out and serves numerous pieces of HVAC equipment located throughout the building.

The chilled water plant in the basement appears to be in good working order. It is reported to be sufficiently sized to serve the needs of the building, with the exception of some internal spaces that require cooling in the winter months. Access to equipment is adequate and replacement/repair should occur as equipment fails.

Extensive controls, branch demolition to the basement and redistribution will occur as the individual space requirements are changed. In addition, the chilled water pumps will have to be replaced as the system head pressure and flow requirements change with the restoration. A cooling source either through an outside air economizer cycle or heat pumps can provide cooling to the internal spaces where cooling in the winter months is an issue.

Building Exhaust

Ventilation of the toilet cores was observed to be poor. Each toilet core shall be fitted with an exhaust system capable of exhausting 10 air changes per hour.

Smoke Control

A smoke control system may be required by code for the rotunda area. Smoke evacuation could be achieved by locating two exhaust fans near the top of the rotunda tower, above the fourth floor level. These would be interlocked with other building safety and alarm systems, and activated by remote smoke detectors. Outside, fresh air make-up for this system could be provided by interlocking automatic door openers to main entrance doors, on all four sides of the building at the first floor level or air or by the air handler systems. An emergency standby generator may be required to serve these fans and automatic door openers.

Storm Drainage

The roof drainage system discharges into four cisterns located at the building perimeter. One cistern located near the Ruth G. Moon Memorial has had a history of leaking. The perimeter window wells are drained but are not connected into drainage systems and are reported to clog frequently. In addition, some roof drainage has been routed into sewage ejectors and discharged into the sanitation system, but exact routing cannot yet be determined with the documentation available.

A new storm drainage system will be provided so that the rainwater is collected and discharged in an approved manner. This will require extensive demolition to the existing piping systems and the addition of lift stations dedicated to storm drainage where the collection is below the site storm system connection points.



Storm drainage discharge into sewage ejector

Sanitary Sewer

There are five sewage ejector pumps located in various locations serving the Capitol building. They are dated and have had a history of reliability and service access problems. In addition, rainwater leaders were observed to be served by this system.

Much of the service is of original clay. New services are iron pipe, some of which are located in the shafts originally used as light wells. Little accurate documentation was found.



Cast iron sanitary sewer pipe in basement

The entire system should be replaced as part of the restoration. There are routing conflicts, material deficiencies and code issues that need to be resolved in order for this system to fit into the restoration plan. Extensive demolition to the existing piping systems and the addition of lift stations dedicated to sewage systems where the collection is below site utility connections.

City Water

The Capitol is served by a new 4-inch main with backflow prevention devices in the basement. This type and size of service is sufficient for continued service to the facility.

The domestic water service has had a reliable history and is sized for the anticipated use of the Capitol building. Extensive branch demolition and redistribution will occur as the individual space requirements are changed.

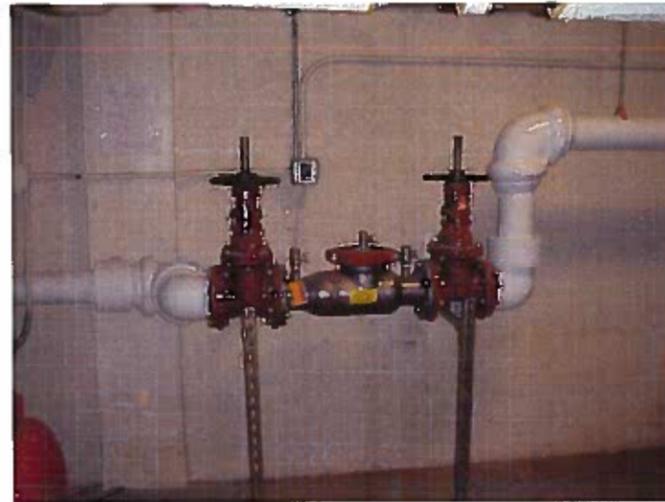
Domestic Hot Water

There is an electric hot water heater located in the basement that serves as a central hot water heater. In addition, many small remote electric water heaters have been installed throughout the building as tenant spaces change. The system provides adequate hot water, except at some intervals when the legislature is in session. There are maintenance issues with the small remote water heaters as a result of their high failure rate.

An additional water heater should be installed in the basement to bring the central system to 125 percent capacity of the facility. In addition, a water recirculation pump and hot water return system can be provided to prevent long delay times of hot water to remote use points. Extensive branch demolition and removal of the remote water heaters should occur and new piping provided as the individual space requirements are changed and spaces are served by the central system instead of the current point of use water heaters.

Fire Sprinkler System

The third floor Legislative Budget Office and the second floor Attorney General's Suite are currently served with a wet pipe



Backflow preventor



Domestic hot water service

system with sprinkler coverage of a light hazard occupancy classification. There is a 750 gpm electric motor driven pump with a pressure maintenance pump located in the basement serving the fire sprinkler system. There are currently two standpipes. One stand pipe is a 3-inch line and the other a 6-inch line with fire pumps and connections to the water main that are capable of serving the building with the exception of the south wing.



Fire pump

Fire sprinkler service is recommended for the remainder of the facility. Since the existing risers are located in shafts that are intended to be used as light wells, they will be demolished and new riser locations will be provided to route new riser piping capable of serving the entire building. Individual water alarm devices, supervisory subsystem isolation valves and system drainage shall be provided so that each floor and wing will be alarmed, supervised and drained.

Guidelines

- Add fire sprinkler system throughout building.
- Replace existing heating, ventilating and air conditioning systems with new systems.
- Replace existing temperature control systems with new system tied to Capitol Mall energy management system.
- Replace or modify existing hot and chilled water distribution systems as required for new space utilization.
- Survey and replace existing equipment with expected remaining useful life of less than 10 years or with capacities unable to supply expanded needs.
- Improve exhaust ventilation of existing toilet rooms.
- Consider installation of smoke evacuation control system in rotunda.
- Provide new storm drainage collection and discharge system.
- Replace existing sanitary sewer piping and sewage ejector pumps.
- Evaluate existing point of use hot water systems versus central hot water system.

Electrical Systems

Overview

The following is an outline of recommended modifications to upgrade and restore the electrical and related systems of the Capitol building. These recommendations were prepared after a walk-through and survey of the existing services in the building and are intended to provide insight into major electrical work that is recommended for the building restoration. These recommendations are made with the intent of providing a usable and expandable system for the next 50 years.

Code Requirements

All new electrical wiring and installations shall be in compliance with the most current version of NFPA 70, the *National Electric Code* (currently the 1999 edition). Any existing wiring or equipment to remain should not be required to meet current code standards, subject to state electrical inspectors' discretion.

Modifications to the fire alarm system will also be required to be in accordance with the requirements specified in the *Uniform Building Code*, *Uniform Fire Code* and NFPA 72, the *National Fire Alarm Code*.

Main Electrical Switchboard

The existing electrical service is a 208Y/120-volt, 3-phase, 4000-amp, fused switchboard. It is fed from the medium voltage, west branch of the Capitol Mall distribution system through a transformer bank just outside the building with 4000-amp bus-duct; and was placed into service in 1967. While the equipment is over 30 years old, it appears to be in good shape and would not necessarily require replacement due to its physical condition alone. The construction of the gear (the fused switch type) makes it physically large and there is insufficient space for the addition of new branch devices. This not only prohibits future expandability; but also makes it difficult to phase the construction process in a manner that will allow the building to remain operational.

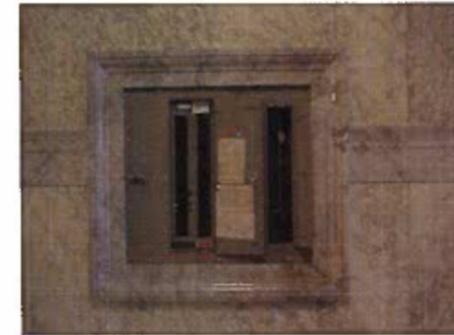


Additional electrical loads from new mechanical units, light fixtures and/or other equipment are also a factor to be considered. Therefore, it is not unreasonable to expect that it may be necessary to replace this switchboard as part of the building restoration. If needed, a new switchboard using circuit breaker construction will be installed. This would decrease the physical size required and tends to be just as cost effective as fused switch construction. The incoming 4000-amp bus-duct would also require replacement, as would distribution feeders to branch panelboards throughout the Capitol building.

Electrical Distribution System

There are many branch panelboards located throughout the Capitol building; most of which do not have physical space for new circuits. With the advent of the desktop computer workstations, printers, scanners, paper shredders, etc., it will be necessary to replace and/or supplement the existing panels with new ones. Specifically, the use of dedicated "computer" panels is recommended.

Some of the existing panelboards are located in conspicuous areas such as the hallways from the rotunda area to the east and west exits on the first and second floors. There are also panels located in the House and Senate chambers on the third floor. These panels would be removed as part of the restoration of these areas and will require new panels located in less noticeable spaces. All branch circuits fed from demolished panels would be replaced. Additionally, much of the branch wiring is original and should be replaced in order to guarantee reliability and safety over the next 50 years. Conduit routing will be concealed in walls, above ceilings or beneath "false floors" as architectural work permits.



Power Requirements

Receptacles will be added and/or replaced as needed for space usage. An isolated ground system is recommended in conjunction with previously mentioned "computer" panels for network hubs, desktop workstations and peripheral equipment. In addition, convenience receptacles would be provided at workspaces for desk lamps, paper shredders and other small office equipment. Receptacles for these purposes may be installed in new partition walls, which are modular in nature, for ease of reconfiguring the workspaces, as needs change. Conduits serving the individual workstations will be concealed where possible. Additional power will also be required for new heating, ventilation or air conditioning equipment.

Lighting

Over the years, more energy-efficient, fluorescent fixtures have replaced most of the original (incandescent) light fixtures. The intent for areas being historically preserved or restored is to provide new light fixtures that will match those fixtures used when the building was originally constructed. There are light fixture manufacturers that may already make light fixtures similar in style to those used during the early twentieth century; and/or new light fixtures could be custom made for a more "exact" match. In either case, the light source should be modernized if possible to take advantage of the more energy efficient light sources available today and to reduce lamp maintenance frequency. One difficulty with trying to match an original light fixture is the lamp source. Light fixtures commonly used 100 years ago used incandescent lamps and were designed with the lamps exposed for maximum light output while many commercial, decorative fixtures today utilize reflectors and concealed light sources. Fluorescent and high intensity discharge lamps provide much greater light output, but compromise the color and warmth of the light when compared to incandescent lamps. The incandescent lamp was the only light source available when the Capitol was constructed.

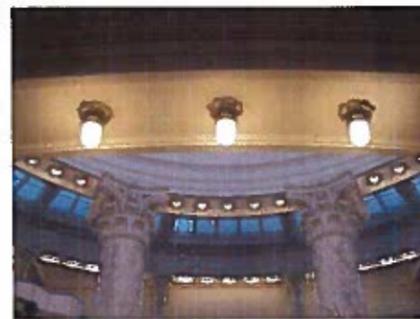
For light fixtures in areas targeted for rehabilitation, such as offices and workspaces, a lamp retrofit or light fixture replacement is recommended. Where extensive ceiling work is being done, the fixtures would be replaced with historic style lighting with modern light sources if possible. Where it is prudent to reuse existing fixtures, it is recommended that they be retrofitted to more energy efficient ballast/lamp combinations. It is also suggested that an energy management system be considered for building lighting control both in the office spaces and in public areas. Systems of this type are currently required as part of energy codes in some states to reduce the lighting energy being used during daylight hours and/or when the building is unoccupied.



The lights above the House and Senate chambers are high intensity discharge (HID) type lamps. The fixtures in the House dome use high-pressure sodium while the Senate has metal halide. The colors of these lamps are noticeably different from one another with the sodium lamps



being more yellow. Another difficulty with HID lamps is the amount of time necessary for the arc tube in the lamp to reach full intensity after being energized by a switch (commonly referred to as strike time). It is recommended that the fixtures in both chambers be replaced with newer technology, pulse-start, metal halide lamps for color consistency, efficiency and faster strike times.



The light sockets in the rotunda appear to be the original design intent for this area. Self-ballasted, compact fluorescent lamps are being used in place of incandescent lamps here and in many of the wall sconces in the building. This may in fact be the best option for lighting in these areas since fluorescent lamps are more energy efficient than incandescent lamps and can burn for 10,000 hours or longer. The lamps in the top two rows are extremely difficult to replace, so the lamps used there should have as long of a life as is available at this time. Although the fluorescent lamps don't look quite the same as the incandescent lamps, this is one trade-off when

trying to match new light sources to fixtures designed to utilize an incandescent light source. This same type of lamp may also be used in other areas of the building where historic fixtures with exposed light sources (such as chandeliers) are installed.

The exterior site lighting will be upgraded to match other areas of the Capitol Mall and downtown Boise area. Specifically, "acorn" style light standards will be added for walkway illumination. Architectural accent lighting will supplement the existing building lights and be similar to what was originally used where possible. Permanent holiday lighting will be addressed in hopes of more closely matching what was used earlier in the century. Dedicated feeders and/or a panelboard will also be included for the Christmas tree.



The Pacific Coast Architect, July

Fire Alarm System

Presently the Attorney General's office has the most up-to-date fire system in the building, including a dedicated fire pump. The rest of the building has pull stations in various locations, but no addressable or

centrally monitored system. The recommendation is to fully sprinkle the building. This method would require minimal electrical work for tamper and flow switches on the riser(s) but most likely larger and/or additional fire pumps.

A second, redundant system for early notification and preservation of historic areas and items will be used. This system will include smoke detectors and alarm/strobes in all areas of the building. The individual detectors and horn/strobes required for this system will be concealed as best possible in historic areas targeted for restoration and preservation.

Emergency Generator

An emergency generator will be installed as was requested by the State. In addition to life-safety requirements for lighting and fire alarms, the generator will provide power for telephone, security and computer systems as necessary. The size of generator will depend on the quantity and type of equipment desired to be on this system.

Guidelines

- Replace existing light fixtures in preserved and restored areas with authentically replicated historic light fixtures. Provide energy efficient lamps.
- Replace existing lighting fixtures in rehabilitated areas with period style light fixtures. Provide energy efficient lamps.
- Provide emergency generator sized to meet requirements to be identified in project programming phase.
- Replace existing electrical distribution system and switchgear to meet requirements identified in project programming phase.
- Consider installation and connection of building lighting control system to the Capitol Mall energy management system.
- Replace or provide new power receptacles to meet requirements identified in project programming phase.
- Install complete fire alarm and smoke detection systems.
- Replace all switches, alarm pull stations, etc., to comply with accessibility requirements.
- Consider removal and replacement of lighting systems in ceilings Senate and House chambers as appropriate for the restoration of these spaces.
- Evaluate exterior building lighting options with consideration of a system to replicate the original lighting concept.
- Provide exterior power for special use needs.
- Consider installation of a site lighting system to reflect the original site lighting concept and to match the concept and fixture types utilized in the downtown historic Boise area and envisioned in the Capitol Boulevard Beautification Plan.

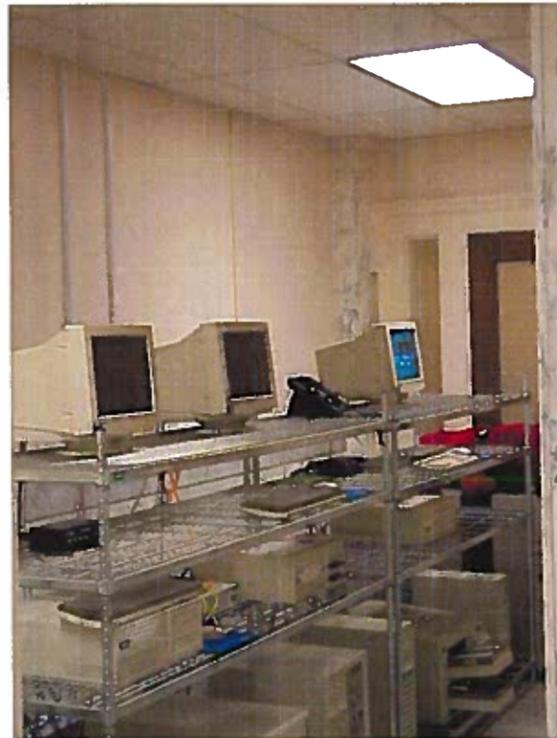
Communications Systems and Infrastructure

Existing Conditions

The existing communications infrastructure supporting voice, data, and video services throughout the Capitol is a combination of shared and agency-owned and operated, systems and cable plant.

Communications Services

Typically, each State agency maintains an independent local area network (LAN) for data communications, including the network equipment and the cable plant throughout each office. The building-wide cable plant supplements interoffice connectivity requirements, connectivity to State services, and other agency communication services. Most agencies connect into the Department of Administration's campus network (Capitol Mall network) for Internet access and other network services.



Most agencies currently within the Capitol operate their own data and telephone systems, frequently located in converted office closets or corridor spaces.

Many agencies also operate private voice systems (typically key systems) for dial tone services. There are continued efforts to offer agencies dial tone services from a centralized voice switch and a coordinated dialing plan operated by the Department of Administration.

Audio communications for monitoring House and Senate floor activities is available in most offices over a House and Senate controlled audio system. Over the years, the system has grown incrementally to a point where the equipment and cabling are beyond the capacity to provide reliable service.



Video communication services are typically limited to the broadcast services provided and supported by Idaho Public Television (IPTV). IPTV distributes video broadcasts of House and Senate floor sessions over the in-house video distribution system for rebroadcast by other local or national television stations. There is no in-house channeled video distribution system for monitoring committee sessions, hearings, or House and Senate floor sessions. Raw or edited video signals are broadcast to various television stations via microwave communications for further editing and rebroadcast. Microwave equipment and antennae(s) are located in the Capitol dome. Some local stations transmit the IPTV signal through the windows of rooms on the upper floors to their towers at another site or to their truck-mounted equipment below.

The in-house video broadcast system is also used to support video conference services (for House and Senate representatives) when the television stations are not using the system for broadcast purposes.

Communications Spaces

Communications spaces are distributed throughout the building (between eight and 12 rooms). In most cases the spaces house both cable distribution frames and communications equipment. Some spaces are shared with mechanical and electrical equipment. In many instances, the room does not accommodate space for multiple equipment racks to mount the network equipment.

Most of the rooms are not environmentally suitable for housing communications equipment. The equipment in the rooms include communication hubs and server equipment. In many office areas, the equipment is operating in a closet or in enclosed casework.

Communications Pathways

Communications pathways include the conduits and cable trays that carry the cable through the building from the communications closet to the work area. Many of the existing pathway corridors throughout the building are filled to capacity.

Existing pathways are a combination of various sizes of conduits and some cable tray. In many cases, the structure of the building has prevented installation of pathways, leaving cables exposed to public view.



Data and telecommunications systems equipment, cabling, wiring and panels have been installed in former light shafts, elevator shafts or other "found" spaces throughout the building.



Initial installation and relocation of data and telecommunications systems cabling has been randomly placed and, when abandoned, left in place.

Cable Plant

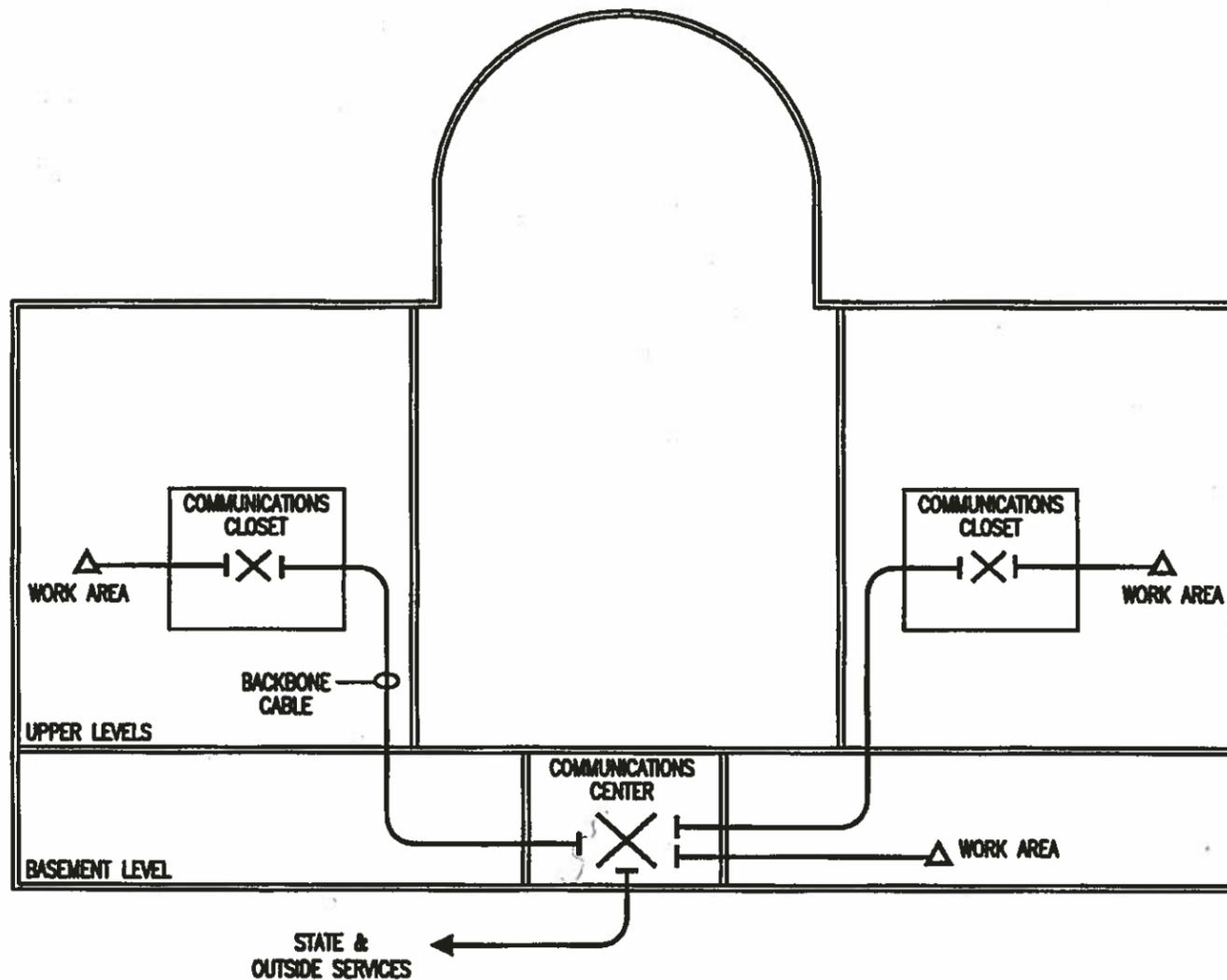
The existing horizontal station cable and termination hardware includes both category-3 and category-5 performance levels. Cables are typically terminated on 66-style termination hardware.

Guidelines

While understanding of agencies' needs to establish separate networks and systems, there exists a level where the advantages of common infrastructure components provide overall benefits to all agencies who rely on that infrastructure. A renovation project of the scope proposed provides a rare opportunity to enhance the communications infrastructure to support communications technology needs of the occupants today and in the longer term. Recommendations addressing the communications infrastructure are focused on planning pathway and space needs as part of the renovation project with sufficient size and capacity to support future foreseeable technology requirements.

The existing infrastructure does not support any scalable growth and is inadequate based on current industry and State communications performance standards. A new communications infrastructure should be designed to better accommodate occupant's needs, provide scalable growth and consolidate resources. A new design would also enhance reliability and provide flexible interconnectivity to accommodate future changes in technology.

- **Central Communications Center.** Establishment of a room in the basement of the Capitol as the communications center for the building, shared by State agencies for access to common communication services is recommended. The center would serve as the hub for distribution of common communication services to other locations in the building over the building (premise) cable plant. The center would serve as the single point of interconnection to State networks and public service providers.



A centralized communications center ("Carrier H" is recommended to allow maximum environment efficiency, connection to emergency power and se

A centralized communications center provides a communications interconnection environment that better supports the diverse communication technology needs identified by State agencies.

This communications center would be designed to accommodate year-round, 24-hour operations. Occupants would have the advantages of an environmentally controlled space with adequate electrical power and power conditioning, physical security, appropriate lighting and adequate space to support growing communications equipment needs.

Security would be available on multiple levels. Physical security within the room could be provided by installing locked equipment cabinets or by installing commercial metal (mesh) partition walls for the various agencies.

Consideration could be given to developing the communications center to serve as a potential disaster recovery coordination site. Costs for enhancing the design to satisfy disaster recovery requirements could possibly be minimized.

- **Telecommunications Closets.** Recommendations include establishing strategically located telecommunications closets on upper floors for distribution of cable to the work areas; and providing no less than two closets, one each in the east and west wing on third or second floor. Due to aesthetic and space challenges, it may be necessary to establish telecommunications closets on both second and third floors.
- **Cable Plant Topology.** Recommendations include providing optical fiber cable and multi-pair copper riser cable from the communications center to the communications closets on upper floors; providing communications cable from the communications closets to the work areas in each office; and following Department of Administration communications standards on cable types and connector types.
- **Communications Pathways.** Communication pathways must accommodate immediate needs and future growth. Recommendations include establishing pathway chases floor-to-floor and pathway corridors on each floor where possible. All pathways should be metallic conduits and cable tray where applicable. Provide access into the pathways for adding cable.
- **Communication Power and Environmental Conditions.** Recommendations include providing an electrical power panel in the communications center and dedicated electrical circuits in the telecommunications closets. Future communications needs will require uninterrupted stable power. If the space is used for disaster recovery, an alternate power source (e.g., generator power)

should be available for communications equipment, environmental equipment, and lighting. As the power load and quantity of equipment increases, a central uninterrupted power supply (UPS) is more efficient.

Mechanical systems to condition room air to satisfy State communications standards should also be provided, including automated controls to maintain a constant temperature 24 hours per day, 365 days per year. The thermostat shall reside in the room.

- **Video Services.** The need for an in-house video cable system will become more prevalent. The head-end equipment should be located in the communications center with a feed from the communications center to IPTV's control room.

In general, the need to broadcast legislature activities from committee rooms and floor sessions will demand more coverage, better quality and broader access. A recommended approach to satisfying these needs, while maintaining a level of flexibility to accommodate almost any technology, is to plan for fixed-mount, pan and tilt, remotely controlled cameras in meeting spaces (e.g., committee rooms, Gold Room, House and Senate floor, Joint Finance Appropriations Committee Room, etc.). The cabling infrastructure to support access to the video output from the spaces would be distributed to designated locations throughout the building.

In addition to accessing unprocessed video camera output, it is necessary to produce broadcast quality services of State Legislative activities. A video control center with capabilities to control cameras and record output, as well as, edit the video and produce broadcasts, should be established in the basement of the Capitol building. The pathway and infrastructure to support future installation of cameras and cable should be incorporated into the renovation project.

- **Audio Services.** An audio system to provide audio signal combined and sequenced with the video should be available in meeting spaces (e.g., committee rooms, Gold Room, House and Senate floor, Joint Finance Appropriations Committee Room, etc.). Auto mixers could be installed in common use meeting rooms for synchronization with video signals. Access to the audio signals would be available at the video control center in the basement and co-located with video outlets throughout the building.

The pathway and infrastructure to support future installation of audio equipment and cables should be incorporated into the renovation project.

Security Systems

Consideration should be given to upgrading the security of the Capitol; however, care should be taken not to turn the Capitol building into a fortress. The citizens of Idaho should be able to visit and experience the Idaho Statehouse without being overwhelmed by a highly intrusive security system.

Guidelines

- Perform detailed, confidential security analysis identifying potential vulnerabilities and alternative mitigation solutions.
- Consider limiting access through specific entrances.
- Consider limiting access to more security sensitive parts of the building by use of a card key system.
- Consider employing a more advanced camera surveillance system on both the interior and exterior of the building.
- Consider increasing the number of security personnel.
- Consider installing weapon detection devices.
- Consider electronic locking devices.
- Consider installing bulletproof panels and glazing in security sensitive locations.
- Consider installing laminated glass in exterior windows to reduce bodily injury from breaking glass.
- Consider restricting vehicular access and parking near the north and south building entrances.
- Consider providing increased security for the Governor's parking.
- Consider altering the landscaping adjacent to the building to eliminate potential hiding places.
- Consider increasing exterior lighting.

Lifesafety, Accessibility and Code Analysis

CSHQA/Isthmus performed a lifesafety and code analysis of the Idaho State Capitol building using current standards for building construction. These standards include the 1997 Uniform Building Code (UBC), 1997 Uniform Code for Building Conservation (UCBC), 1997 Uniform Fire Code (UFC), CABO/ANSI A117.1-1992 and the 1991 Americans with Disabilities Act.

Over the years, building codes have generally become more restrictive with each successive publication. A uniform building code for lifesafety and firesafety was not in use when the Capitol was designed. The Capitol building was designed to the standards of the time with the specific requirement that it be built of non-combustible materials. Even though it was constructed prior to the establishment of building codes, the building complies with the majority of the code requirements for new construction today, excluding the more recent requirements for public buildings of this type.

CSHQA/Isthmus has compiled a comprehensive list of lifesafety and code deficiencies, giving reference to applicable code sections describing the requirements for compliance. This list was reviewed with the State Division of Building Safety, the governing building authority for State building projects. It was determined that, although the Capitol building does not comply with all current building standards, it is not classified as unsafe to occupy.

Even though not required by the code jurisdiction, consideration should be given to correcting deficiencies when deemed reasonable to do so. The addition of fire sprinkler and fire alarm systems significantly involves life and firesafety concerns and partially mitigates many deficiencies. Existing conditions should not be made to conform to the current standards if doing so is deemed to threaten or destroy the historic significance of the building.

The UBC and UCBC make provisions for existing and historic buildings that are less restrictive than requirements for new buildings. In general, repairs, alterations and additions may be made to historic buildings without conformance to all the requirements of the code, providing that new work complies with current code requirements for materials and installation, and that new construction does not make the building more hazardous to occupy.

Rotunda

The rotunda is classified as an atrium, which has specific requirements under the UBC. Buildings containing atria are required to have automatic sprinkler protection throughout the building. The Capitol building has a fire sprinkler system in only a portion of the north end of level two.

The UBC requires all areas open to the atrium to have a smoke-control system that actuates automatically with the fire sprinkler system. Standby power is required to operate the smoke-control system in the event of a power outage. The rotunda is not equipped with either of these systems.



Idaho State Capitol

Systems Condition
Analysis Security
Systems Lifesafety,
Accessibility and
Code Analysis



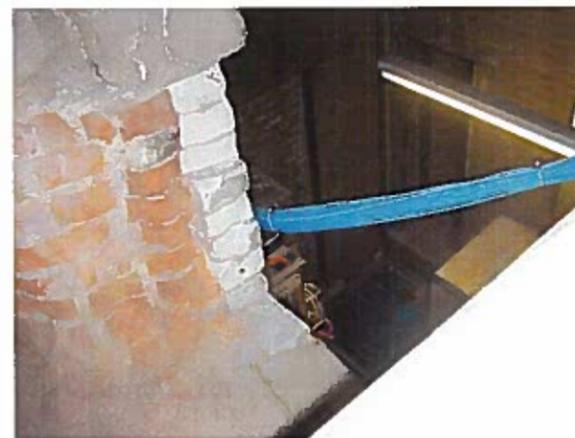
By code, the rotunda is required to be separated from the balance of the building with one-hour fire-resistive construction. Stairways within an atrium space are to be enclosed. The rotunda is open to the first and second level corridors; the adjacent spaces on the third and fourth levels are separated with non-rated assemblies; and the stairways are unenclosed.

Vertical Shafts

The four original light shafts located adjacent to the rotunda off the east and west corridors have been enclosed at the roof. The shafts are currently being used to route mechanical and electrical systems from floor to floor. No attempt has been made to enclose the shafts with fire-resistive construction or to protect openings located in the shaft walls. The original unprotected window openings are still in place in most locations.

The UBC requires openings through floors to be placed in fire-resistive shaft enclosures. Openings into shaft enclosures should be protected by a self-closing or automatic-closing fire assemblies. Penetrations through shaft enclosures should be protected by fire-rated assemblies. Penetrations through the shafts are currently unprotected.

Elevator shafts should also be enclosed with fire-resistive wall assemblies. The elevator shaft on the east side of the rotunda is open to the attic space above the fourth floor. Shafts housing elevators extending through more than two floor levels should be vented to the outside with a minimum vent area of 3 square feet per elevator. The elevator shaft on the east side of the rotunda is not vented to the outside.



Opening to shaft in attic



Third floor shaft access

Shaft window opening in attic

Stairs

Most of the stairs in the Capitol building do not comply with the current requirements of the UBC for stair design. The code requires that stair landings in new construction have a width not less than the width of the door or the width of the stairway served – whichever is greater. Existing stair landings are required to be 30 inches wide in the direction of travel. The top landing at the north exit from the first level of the building is only 24 inches wide.

The code requires that steps in new stairs have a maximum rise of 7 inches and a minimum run of 11 inches. An exception for existing buildings permits a maximum rise of 8 inches and a minimum run of 9 inches. Treads shall be of uniform size and shape; the largest shall not exceed the smallest by more than 3/8 inch. The basement stair at the northeast side of the rotunda has 10 and 1/2-inch treads and risers greater than 7 inches. The treads on the rotunda stairs are not uniform in size and shape.

By code, handrails are required on each side of a stair. An exception for existing buildings requires at least one handrail at each stair. The UBC also allows exceptions for stairs when an accessible elevator is provided.



Basement stairs



North stair



South stair

Stairs greater than 88 inches in width shall be provided with not less than one intermediate handrail. The top of each handrail shall be between 34 and 38 inches above the nosing of the treads. Handrail cross-sectional dimensions shall be between 1 and 1/4 and 2 inches. The basement stair has handrails greater than 2 inches in diameter. The north and south exit stairs have no handrails.

Guardrails

Many of the guardrails within the Capitol are substandard based on current UBC requirements. The code requires guardrails in new construction to be not less than 42 inches high. Open ornamental rails shall have patterns such that a 4-inch sphere cannot pass through it. Exceptions for existing guardrails permit 36 inch high rails and openings in railings greater than 4 inches, when approved by the Building Official.

The guardrails surrounding the small light wells at the east and west second floor entries are only 30 inches high. The railing pattern has openings greater than 4 inches in dimension.



Second floor light well



The guardrails surrounding the exterior basement areaways are only 29 inches high and have only one intermediate horizontal rail. Some original drawings indicate protection for these areaways were intended to be a single chain spanning between posts. The sides of the well are sloped; however, there is still a potential for injury should someone fall over or through the railing.



The House and Senate gallery guardrails are only 24 inches in height along the length of the balcony at all locations. By code, guardrails on a balcony immediately in front of the first row and not at the end of an aisle shall be a minimum of 26 inches high. Guardrails at aisles and other locations shall be augmented to a minimum height of 36 inches. Railings surrounding the rotunda balconies are 36 inches high.

Roof and Attic Access

Access to the roof is required for general maintenance and replacement of lamps. There is also a need to access two locations for the periodic placement and removal of flags. Flags are placed on poles located on the House and Senate domes, and an area along the edge of the roof over the south entry.

Access to the House and Senate flagpoles is gained from the main roof by use of a steel cable to traverse the lower dome and short steel ladder to access the upper dome. While the roof is not excessively steep, a hazard exists under wet or icy conditions. The flagpoles at the edge of the roof over the south entry do not have a guardrail.



Lantern access ladder



Attic skylight access



Senate dome access

The main dome is accessed by a route through the fourth level attic to an exterior stair inside the columnade surrounding the drum. The exterior stair provides access to the interior spiral staircase on the interior upper level of the drum, which leads to the attic space inside the dome. Another spiral stair leads to the balcony surrounding the lantern. From this location, a steel cable ladder provides access to the lantern dome. Access to areas of the attic and dome can be hazardous.

Exiting

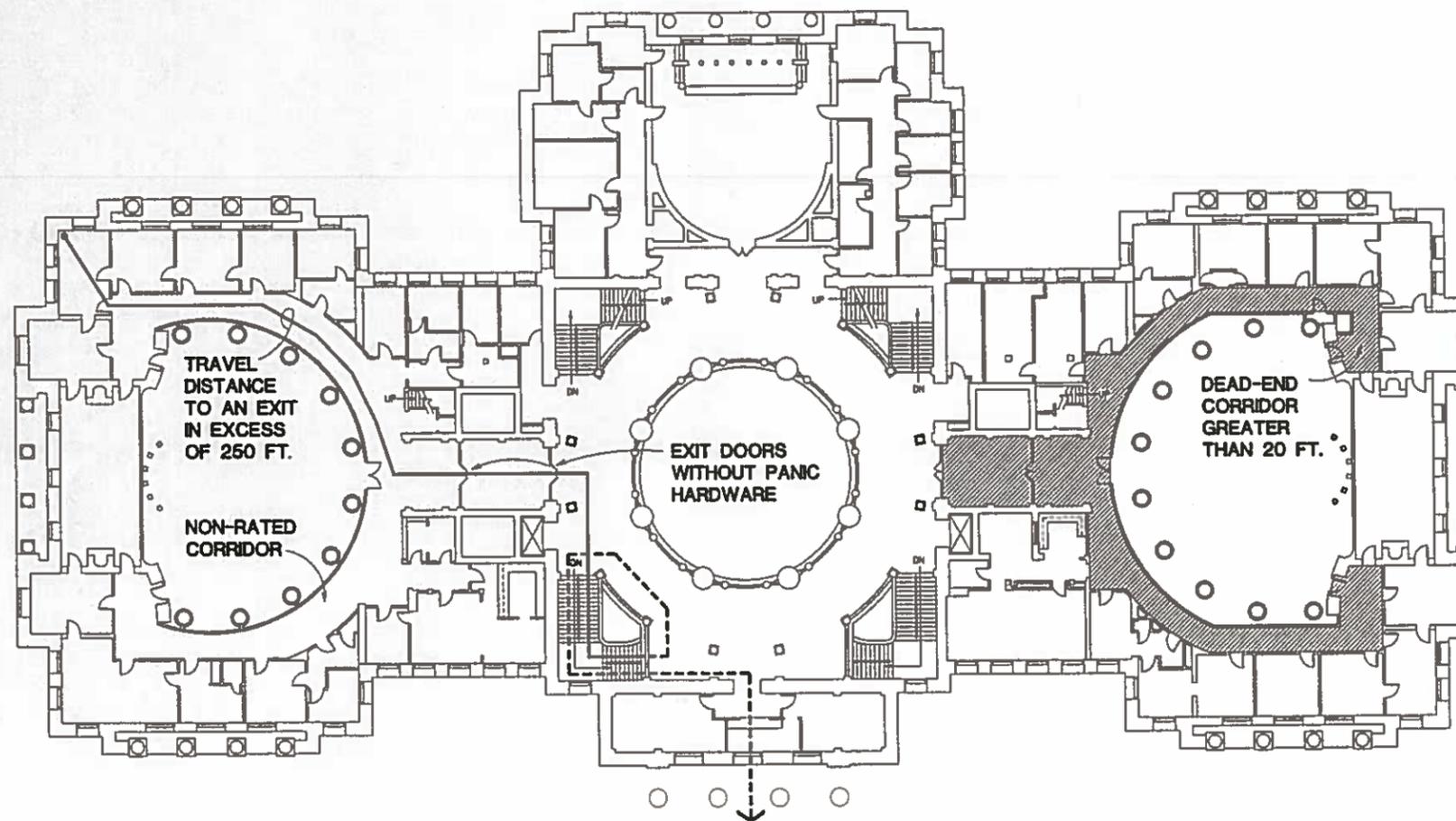
Several aspects of a building are considered when analyzing the means of egress. One aspect to consider is the construction or fire rating of exit corridors. Another is the placement and construction of exit stairs. Travel distance from the most remote locations of a building to an exit is another consideration. The code requires that the distance not exceed 250 feet for buildings with fire sprinkler systems and 200 feet for those without fire sprinklers. Corridors shall not have dead-end pockets greater than 20 feet. Exit access doors serving assembly occupancies shall not be provided with a latch or lock unless it is panic hardware. The Capitol building is deficient with regard to these issues in many areas.

Corridors throughout the building have openings that are unprotected. Doors within the walls of exit corridors shall maintain a 20-minute fire rating and be protected with tight-fitting smoke and draft control assemblies. Windows in corridor walls shall have fixed glazing with a fire protection rating of not less than 3/4 hour. Wall construction and protected penetrations shall be one-hour fire-resistive construction throughout.

The internal stairs within the basement and the hallways connecting the stairs to the first floor exits are not protected by exit enclosures. Rated exit enclosures shall fully enclose all portions of stairways and exit directly to the exterior of the building or an exit passageway on the ground floor.

The third and fourth floors have only one exit, unenclosed, through the rotunda. By code, these floors require a minimum of two exits, separated by a minimum of one-half the maximum diagonal dimension of the floor. The travel distance from the most remote locations on these floors is in excess of 250 feet. The corridors serving the east and west wings have dead-ends in excess of 20 feet.

In addition, the exit access doors serving the east and west wing assembly chambers and galleries have locks and latches without panic hardware.



THIRD FLOOR PLAN

Accessibility

Many areas of the Capitol do not meet current accessibility standards based on the Americans with Disabilities Act as adopted by the UBC. The code outlines specific requirements for accessible entrances, areas of refuge, toilet rooms and drinking fountains, as well as outlining requirements for accessible routes. The Capitol has been renovated over the years to maintain a reasonable degree of accessibility; however, many areas need to be revisited.

The building does not have adequate areas of refuge as required by code. Stairways shall incorporate an area of refuge for each story-level landing, except stairways serving buildings protected throughout by an automatic sprinkler system.

Existing toilet rooms are not completely accessible. At least one of each type of fixture or element in each toilet room shall be accessible; however, if removing architectural barriers or providing accessibility would threaten or destroy the



First floor men's room



Display case

historic significance of a building or facility, an accessible unisex toilet facility may be provided along an accessible route.

The basement and level one do not have accessible drinking fountains. On any floor where drinking fountains are provided, at least 50 percent, but not less than one fountain, shall be accessible.

The display cases on level one protrude into the corridor, presenting a hazard for the visually impaired. Objects projecting from walls with their leading edges between 27 inches and 80 inches above the finish floor shall protrude no more than 4 inches into corridors.



Basement drinking fountain

Guidelines

The historic classification of the Capitol building provides that existing construction and systems are not required to be corrected to conform to present life, accessibility and firesafety codes. The incorporation of fire suppression and alarm systems will significantly reduce potential hazards to life, health and property inherent in the original building construction. However, where feasible, deviations from present building, fire and accessibility codes should be evaluated and rectified. Consideration and sensitivity to the historic fabric should be given when addressing any issue.

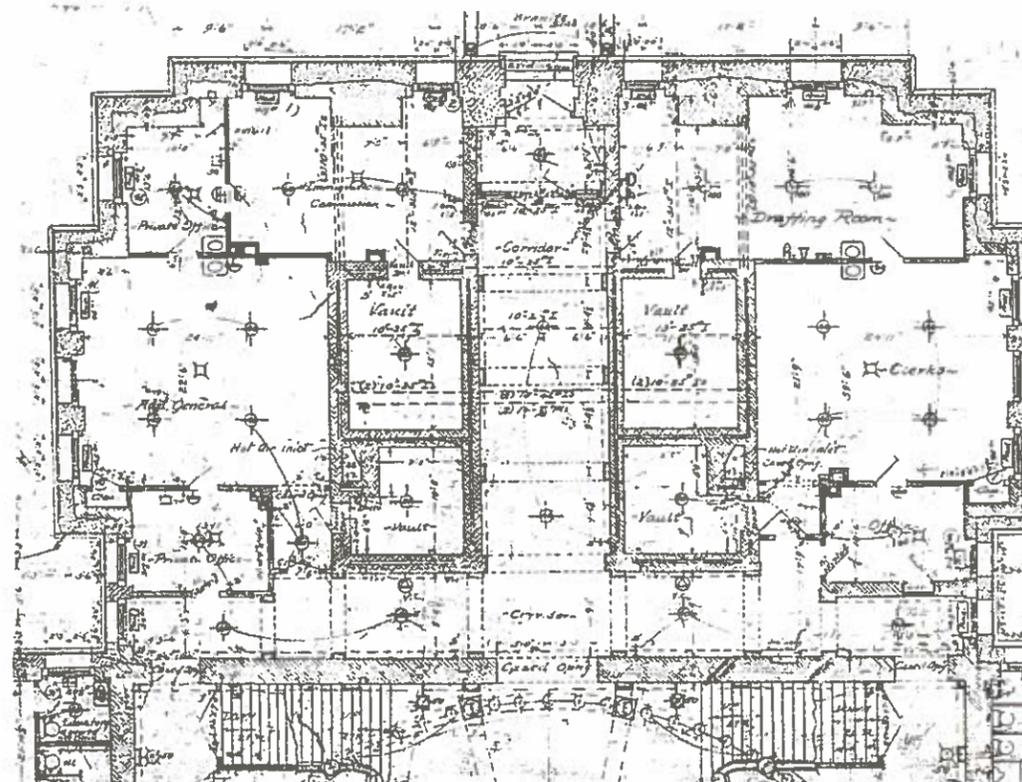
- Provide a concealed automatic sprinkler protection system throughout the building.
- Provide an accessible fire alarm system.
- Consider the installation of a smoke-control system for the rotunda and adjoining spaces.
- Provide emergency power for the smoke-control system.
- Improve exiting from the basement.
- Enclose vertical shafts and provide protected openings where feasible.
- Correct deficiencies in handrails and stair landings at required exits.
- Consider augmenting and/or raising guardrails at locations determined to pose a hazard.
- Provide a catwalk system of walkways surrounding the fourth floor attic skylights.
- Provide a safer means of access to the roof domes.
- Provide appropriate exiting hardware at all locations.
- Consider methods for reducing dead-end corridors.
- Provide accessible toilet rooms and drinking fountains.
- Address issues of hazardous protruding objects.
- Provide areas of refuge assistance.
- Provide accessible elevator.
- Evaluate locations of accessible entrances.
- Evaluate maneuvering clearances and operation of interior doors.
- Provide accessible seating areas at chambers' galleries.
- Provide accessible signage.
- Have all controls at accessible heights.
- Consider opportunities for adequate and gate accessible parking.
- Provide audio and visual notification devices.

Interior Space Analysis

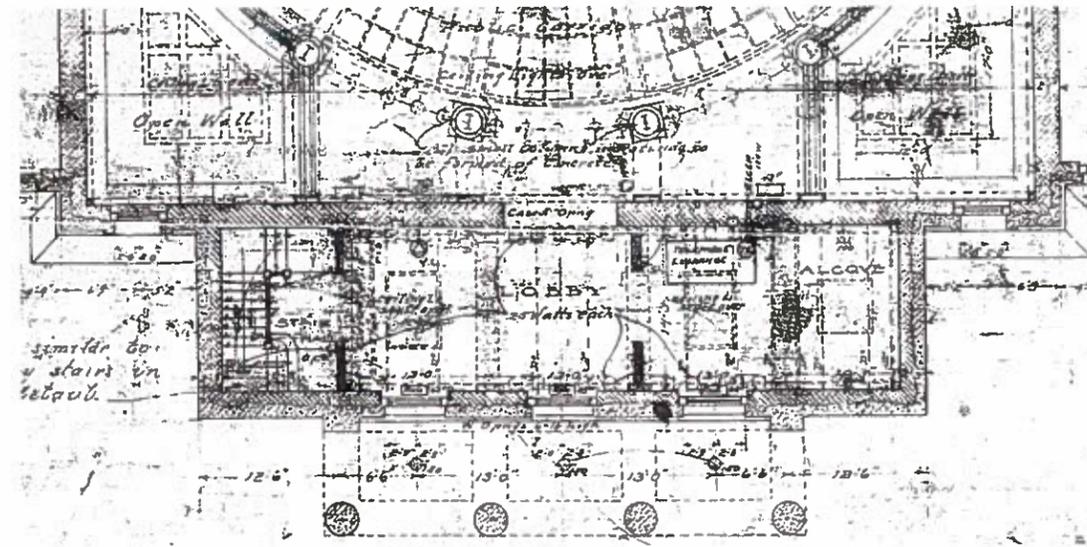
A prevailing mandate from the Capitol Commission is that the Capitol building shall remain a “working, functional” building while respecting its historical character and architectural integrity. Throughout its life, the building has responded to changes in space use brought about by changes in abolition and/or creation of governmental agencies, increase in missions of departments and development of technology.

In concert with the development of the Historic Preservation Plan, which discovered original departmental tenants and spatial uses, the present and future space needs of Executive and Legislative departments were identified. Space requirements, adjacency priorities and special needs were identified through use of distribution of questionnaires and personal interviews with present occupants plus elected officials housed in other Capitol Mall buildings. With the exception of the Commission for the Blind and The Idaho Statesman, all departments conveyed their needs in one form or the other.

The results of this needs assessment were compiled and evaluated, and alternative concepts for space utilization were developed. The Preservation Plan recommends that several historic spaces that presently are being used as office or support functions be returned to their original character. Examples of these are the Governor’s Reception Room, first floor rotunda, basement Mineral Exhibit, Statuary Hall and third floor lobby area. Alternate locations are necessary for those functions displaced to accommodate the restoration of these spaces.



The Preservation Plan recommends the first floor rotunda and portions of the north wing be restored to reflect the architectural intent and details of the original building plan.



The building originally contained lobby and Statuary Hall spaces on the third and fourth floors which are recommended to be restored to their architectural context. Present office uses will be relocated elsewhere in the Capitol.

Several departments identified immediate or future growth requirements through 2010. The Idaho State Historical Society, Treasurer and the Legislature indicated the most significant expansion needs. The Capitol Education Center conducts tours, with an average group size of 60, for more than 20,000 visitors per year from locations such as Declo, Idaho; Connecticut; Germany; Taiwan; Australia and China. Visitors, especially the State’s fourth grade students, seek the experience of the unique aspects of the building, and the Center has designed new, interactive programs to respond to the visitor’s interests.

Larger and more efficient space is needed to accommodate exhibits, workshops, storage, etc., to meet the goals of this program. Some existing tenants, specifically the Attorney General, expressed the potential for relocation of part or all of their functions to locations other than the Capitol building. Public access requirements were identified and concepts were developed recognizing the continuing vision that the Capitol is the most vital public monument in the State and should remain accessible to its citizenry.



The Pacific Coast Architect, July 1914

The original fourth floor Statuary Hall and third floor lobby below would be restored to their original context and the resultant space used for legislative use and historical furniture display areas.

**Idaho State
Capitol**

Interior Space
Analysis

Current and projected space needs identified by building occupants are as follows:

	<u>Current</u>	<u>2010 Projections*</u>
Governor/DFM	18,500 usf	19,000 usf
Lieutenant Governor	1,100	1,100
Legislature	43,500	51,100
Legislative Services	17,000	17,000
Secretary of State (in Capitol)	8,800	8,900
Attorney General	13,620	13,620
Treasurer	6,070	8,390
Controller	0	0
Supt. Public Instruction	0	0
Historical Society	140	2,000
Concessions	330	500
Media/Press	2,460	3,440
Legislative Advisors	360	1,140
Facilities Services	<u>2,400</u>	<u>2,400</u>
Totals	114,280 usf	128,590 usf

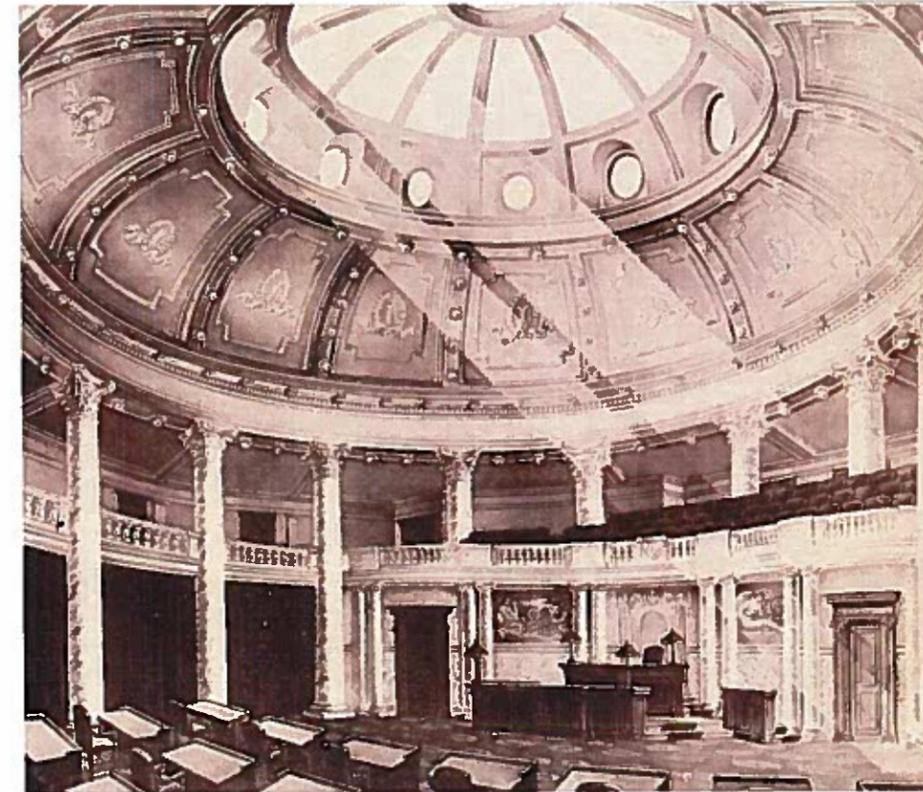
*Further detailed space and special needs programming will be required prior to Schematic Design Phase to refine the recommended space utilization plans.

Projected space needs for these departments exceed available space in the Capitol building. Therefore, alternative concepts for accommodating space needs, internal and external to the Capitol building, are necessary. Present Idaho Statute separates allocation and control of space within the Capitol among the Executive Department, the Legislative Department and the Department of Administration as follows:

- The Executive Department allocates the use of the first and second floors;
- The Legislative Department allocates use of the third, fourth and basement floors;
- The Department of Administration controls use of the “public spaces” on all floors.

Guidelines

- Develop space utilization plans in accordance with statutory provisions that authorize allocation of space on first and second floors by the Governor and space on third, fourth and basement floors by the President Pro Tem of the Senate and Speaker of the House of Representatives.
- Develop space plans to accommodate agency and departmental needs through 2010. Perform detailed space needs and spatial requirements program during Schematic Design Phase.
- Consider dedication of specific spaces in the building in accordance with the Preservation Plan and functional space needs as follows:
 - Restore original space at fourth floor Statuary Hall.



The Pacific Coast Architect, July 1911

A rendering of the House of Representatives Chamber showing sunlight through the skylight.

- Restore original space at third floor lobby area.
- Rehabilitate “fifth floor” area above Statuary Hall.
- Provide tour orientation/exhibit space for Idaho State Historical Society in basement rotunda area.
- Provide space in basement for centralized communications systems.
- Restore original Governor’s Reception Room on second floor.
- Relocate concession area to location less intrusive to the rotunda area.
- Restore public corridors in the north wing at the first, third and fourth floors.
- Accommodate legislative support areas presently located in the rotunda with solutions less intrusive to the architectural and historic context of this space.
- Restore light wells above stairs on the south side of the rotunda.
- Provide larger, more accessible public hearing spaces, either within the Capitol or elsewhere on the Capitol Mall.
- Address visitor informational and wayfinding issues.

Restoration, Preservation and Rehabilitation Guidelines

Scope of Work

Combining the recommendations of the Preservation Plan, Systems Condition Analysis and Interior Space Concept, a scope of work for the restoration of the Idaho State Capitol has been developed. Major elements of the project scope are:

- Repair of site circulation systems, resolving maintenance issues and restoration of landscaping.
- Cleaning and repair of exterior stone and decorative elements.
- Restoration of exterior windows.
- Correction of roofing deficiencies.
- Repair and stabilization of interior scagliola, plaster, marble, and other finishes.
- Historic restoration of spaces identified in the Preservation Plan.
- Rehabilitation of spaces identified in the Preservation Plan.
- Miscellaneous structural repairs
- Installation of new heating, ventilating, air-conditioning and plumbing systems.
- Installation of fire sprinkler and fire alarm systems
- Upgrade of electrical power and lighting systems.
- Installation of advanced technology communication systems infrastructure
- Installation of enhanced security systems.
- Correction of lifesafety and accessibility deficiencies.
- Replication of historic furniture in preserved and restored areas.



Idaho Airships

Project Timeline

Two optional project schedule concepts are proposed to meet the goal for completion of the renovation of the Capitol by the 2005 centennial anniversary of the commencement of construction of the original central section building: (A) The complete vacation of the building for the duration of construction; and (B) Multiple-phased construction of the project with continued occupancy of the building. Renovating the building in phases while retaining partial occupancy increases project construction costs, is disruptive to the tenants remaining in the building and extends overall project timelines. The optimum construction scenario is to vacate the building for a comparatively shorter duration that eliminates disruption of government business, shortens construction time and, consequently, offers construction cost reduction. This option could be utilized in this project by vacating the building and starting construction immediately upon completion of a legislative session, relocating building tenants and legislature during one session and completing renovation prior to the following legislative session.

Option A (Single Phase Construction) Milestones

Capitol Commission approval of Capitol Building Draft Master Plan	July 2000
Schematic Design Phase completion	January 2001
Schematic Design and funding program presented to Governor and Legislature	January 2001
Design Development/Construction Document phases	March 2001–May 2002
Construct space for relocated departments	February 2002 -March 2003
Procure long lead materials/systems	July 2002-March 2003
Capitol building renovation	March 2003 –April 2005
Site construction	June 2004-June 2005
Re-dedication of Idaho State Capitol Building	July 2005

Option B (Multiple Phase Construction):

Capitol Commission approval of Draft Master Plan	July 2000
Schematic Design Phase completion	January 2001
Schematic Design and funding program presented to Governor and Legislature ..	January 2001
Design Development	January – March 2001
Construction Documents – Relocated tenant spaces	August 2000-November 2001
Construct space for relocated departments:	January 2002-February 2003
Phase 1	
Construction Documents	April 2001-June 2002
Renovation	July 2002-December 2003
Phase 2	
Construction Documents	March 2002-March 2003
Renovation	May 2003-December 2004
Phase 3 (Site)	
Construction Documents	May 2003-April 2004
Construction	June 2004-May 2005
Re-dedication of Idaho State Capitol Building	July 2005

Footnotes

History of the Idaho State Capitol — Notes

- ¹ Tourtellotte & Hummel Architects, *The Souvenir Booklet: Capitol of Idaho at Boise*, (Boise: Overland Publishing Company, 1913) 2.
- ² Tourtellotte & Hummel Architects, *The Souvenir Booklet: Capitol of Idaho at Boise*, (Boise: Overland Publishing Company, 1913) 3.
- ³ Tourtellotte & Hummel Architects, *The Souvenir Booklet: Capitol of Idaho at Boise*, (Boise: Overland Publishing Company, 1913) 3.
- ⁴ Tourtellotte & Hummel Architects, *The Souvenir Booklet: Capitol of Idaho at Boise*, (Boise: Overland Publishing Company, 1913) 3.
- ⁵ Tourtellotte & Hummel Architects, *The Souvenir Booklet: Capitol of Idaho at Boise*, (Boise: Overland Publishing Company, 1913) 1.
- ⁶ Tourtellotte & Hummel Architects, *The Souvenir Booklet: Capitol of Idaho at Boise*, (Boise: Overland Publishing Company, 1913) 1.
- ⁷ Leonard J. Arrington, *History of Idaho*, vol. 1 (Boise: Idaho State Historical Society and Moscow: University of Idaho Press, 1994) 212-13.
- ⁸ Leonard J. Arrington, *History of Idaho*, vol. 1 (Boise: Idaho State Historical Society and Moscow: University of Idaho Press, 1994), 221.
- ⁹ Vernon J. Hixon, "Our Idaho State Capitol" 16.
- ¹⁰ *Idaho's First Capitol Building Called the Old Capitol Building* photocopy, State Capitol Buildings topic file, (Boise: Idaho State Historical Society).
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APPENDIX:
Footnotes

Title 67

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 690, As Amended

BY STATE AFFAIRS COMMITTEE

AN ACT

RELATING TO THE CAPITOL BUILDING AND ITS GROUNDS; REPEALING SECTION 67-5707, IDAHO CODE; AMENDING TITLE 67, IDAHO CODE, BY THE ADDITION OF A NEW CHAPTER 16, TITLE 67, IDAHO CODE, TO PROVIDE A STATEMENT OF FINDINGS AND PURPOSE, TO PROVIDE FOR ALLOCATION OF CONTROL AND SPACE, TO PROVIDE CONTROL OF THE EXTERIOR, GROUNDS AND SYSTEMS, TO PROVIDE AUTHORITY TO ADOPT RULES FOR MANAGEMENT, TO PROVIDE FOR LAW ENFORCEMENT AND SECURITY, TO CREATE THE IDAHO STATE CAPITOL COMMISSION AND PROVIDE FOR APPOINTMENT OF MEMBERS, TO PROVIDE ORGANIZATION OF THE COMMISSION, TO PROVIDE POWERS AND DUTIES OF THE COMMISSION, TO PROVIDE FOR APPOINTMENT OF THE ARCHITECT OF THE CAPITOL BUILDING, TO CREATE THE CAPITOL PERMANENT ENDOWMENT FUND AND PROVIDE FOR ADMINISTRATION OF THE FUND, AND TO CREATE THE CAPITOL ENDOWMENT INCOME FUND AND TO PROVIDE FOR ADMINISTRATION OF THE FUND, AND TO ESTABLISH THE CAPITOL TOURS PROGRAM; AND APPROPRIATING MONEYS FROM THE GENERAL FUND TO THE IDAHO STATE HISTORICAL SOCIETY FOR THE CAPITOL TOURS PROGRAM.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 67-5707, Idaho Code, be, and the same is hereby repealed.

SECTION 2. That Title 67, Idaho Code, be, and the same is hereby amended by the addition thereto of a NEW CHAPTER, to be known and designated as Chapter 16, Title 67, Idaho Code, and to read as follows:

TITLE 67
STATE GOVERNMENT AND STATE AFFAIRS
CHAPTER 16
CAPITOL BUILDING AND GROUNDS

67-1601. STATEMENT OF FINDINGS AND PURPOSE. (1) The legislature and governor of the state of Idaho find that
(a) The Idaho state capitol building, hereafter referred to as the capitol building, located at the seat of government, in Boise City, Ada County, is a public monument representing the spirit of Idaho's citizens, a symbol of Idaho's sovereignty and one of Idaho's most renowned landmarks.

(b) The capitol building is also one of the most vital and preeminent public buildings in Idaho, wherein the legislative department and a majority of the elected executive department officers maintain their offices and perform their constitutionally prescribed duties.

(c) The maintenance and preservation of the capitol building and its grounds, including its historical character and architectural uniqueness, is of vital public interest and concern.

(d) The existing statutes do not fully and completely address the use, control, security, operation, maintenance, historical character and architectural uniqueness of the capitol building and its grounds.

(2) It is declared that the purposes of this chapter are

(a) To establish a statute to comprehensively govern all aspects of the use, control, security, operation, and maintenance of the capitol building and its grounds.

(b) To ensure that the historical character and architectural integrity of the capitol building and its grounds be preserved and promoted.

(c) To promote cooperation between the public and private sectors to fund necessary enhancements to and the preservation of the capitol building and its grounds in all respects and particularly its historical character and architectural integrity.

67-1602. IDAHO STATE CAPITOL — ALLOCATION AND CONTROL OF SPACE. The space within the interior of the capitol building shall be allocated and controlled as follows

(1) Public space. The interior within the rotunda, the hallways on the first and second floors, the restrooms located adjacent thereto, the elevators, the stairways between the first, second, third and fourth floors (excepting the interior stairways between the third and fourth floors within the legislative chambers), shall be space within the capitol building open to the public ("public space"). Subject to this chapter, the director of the department of administration shall maintain all public space.

(2) Executive department. The governor shall determine the use and allocate the space within the first and second floors. The director of the department of administration shall maintain such space.

(3) Legislative department. The legislative department shall determine the use of the space on the third and fourth floors as well as the basement. All space within the third and fourth floors and the basement shall be allocated by the presiding officers of the senate and house of representatives. The presiding officers shall maintain such space and provide equipment and furniture thereto, provided however, that the presiding officers may contract with the director of the department of administration to maintain such space and provide equipment and furniture thereto.

67-1603. IDAHO STATE CAPITOL — EXTERIOR — GROUNDS — SYSTEMS. The director of the department of administration shall have exclusive control of the exterior, grounds and systems of the capitol building. The director, in consultation with the governor, the presiding officers of the legislature and the commission created by this chapter, shall have exclusive authority to equip, maintain, and operate such exterior, grounds and systems. For the purposes of this section, "systems" means electrical, HVAC (heating, ventilating, air-conditioning) and telecommunication systems used in the capitol building.

67-1604. IDAHO STATE CAPITOL — ACCESS AND USE. The director of the department of administration may promulgate rules, pursuant to chapter 52, title 67, Idaho Code, governing access to and use by the public of the capitol building and its grounds. In determining whether to promulgate rules and in the promulgation of any rules, the director shall consult with the governor, the presiding officers of the senate and house of representatives and the commission created by this chapter.

67-1606. IDAHO STATE CAPITOL COMMISSION — CREATION AND APPOINTMENT OF MEMBERS. (1) There is hereby created within the department of administration the Idaho state capitol commission, hereafter referred to as the commission. The commission shall consist of nine (9) members, six (6) of whom shall be public members. The public members shall be appointed as follows four (4) members shall be appointed by the governor, one (1) member shall be appointed by the president pro tempore of the senate and one (1) member shall be appointed by the speaker of the house of representatives. Public members shall serve at the pleasure of the appointing authority, or for a term of five (5) years, whichever is shorter. The terms of initial public members shall expire as designated by the governor at the time of appointment One (1) at the end of one (1) year; one (1) at the end of two (2) years; one (1) at the end of three (3) years; one (1) at the end of four (4) years; and two (2) at the end of five (5) years. A vacancy during the term of a public member shall be filled by the appointing authority for that member. The chairman of the commission shall be appointed by the governor from among the public members of the commission.

(2) The additional three (3) commission members shall be the director of the department of administration, the director of the Idaho state historical society, and the director of the office of legislative services, who shall serve as ex officio, voting members of the commission during their respective terms of office. The director of the department of administration shall serve as secretary of the commission.

(3) The governor, the president pro tempore of the senate and the speaker of the house may, at their discretion, serve as ex officio, nonvoting members of the commission.

67-1607. ORGANIZATION OF THE COMMISSION. The commission shall meet not less than four (4) times per year. A majority of the membership of the commission constitutes a quorum to transact business. Public members of the commission shall be reimbursed for actual and necessary expenses as provided in section 59-909 [59-509](c), Idaho Code. Public members are entitled to reimbursement for reasonable travel expenses incurred in the performance of their duties as a member as provided by law.

67-1608. POWERS AND DUTIES OF THE COMMISSION. The commission shall have the following powers and duties

(1) In consultation with the director of the department of administration, to develop a comprehensive, multiyear, master plan ("master plan") for the restoration and refurbishment of the capitol building and to review periodically, and, as appropriate, to amend and modify the plan. The master plan shall address long-range modifications and improvements to the capitol building and its grounds.

(2) To develop and implement a program to fund the master plan. The program shall include recommendations to the legislature for appropriating public moneys as well as a comprehensive strategy to obtain moneys from the private sector.

(3) To review all proposals to reconstruct, redecorate or restore all space within the capitol building. All such projects shall be in conformance with the master plan and may not be implemented without the written consent of the commission.

(4) To review all proposals involving objects of art, memorials, statues, or exhibits to be placed on a permanent or temporary basis in public space within the capitol building or on its grounds. All proposals shall be in conformance with the master plan and may not be implemented without the written consent of the commission.

(5) To identify all furniture original to the capitol building and create an inventory of the original furniture. The possession of all original furniture used within the public and executive department space shall be retained by the director of the department of administration. The possession of all original furniture used by the legislative department shall be retained by the presiding officers of the senate and house of representatives. All original furniture is the property of the state of Idaho and shall remain in the capitol building at all times.

(6) For the purpose of promoting interest in the capitol building and obtaining funds to enhance the preservation of original and historic elements of the capitol building and its grounds, to develop and implement a plan for the publishing and sale of publications on the history of the capitol building and to develop other capitol building memorabilia for sale to the public.

(7) To solicit gifts, grants or donations of any kind from any private or public source to carry out the purposes of this chapter. All gifts, grants or donations received directly by the commission shall be transmitted to the state treasurer who shall credit the same to the capitol endowment fund created by this chapter.

(8) To request necessary assistance from all state agencies and the presiding officers of the senate and house of representatives in performing its duties pursuant to this chapter.

(9) To enter into agreements with tax-exempt nonprofit organizations for the purpose of assisting the commission in the performance of its duties under this chapter, including agreements for the establishment and maintenance of community foundation funds dedicated to the purposes of this chapter.

(10) To appoint and contract with the architect of the capitol building as provided by this chapter.

67-1609. ARCHITECT OF THE CAPITOL BUILDING. The architect of the capitol building shall be appointed by the commission and serve at its pleasure. The architect of the capitol building must be accredited to practice in the state of Idaho and shall be selected upon the basis of his professional knowledge and qualifications related to the preservation and restoration of historic structures. The architect of the capitol building shall assist the commission, upon the commission's request, in the performance of its duties pursuant to this chapter. The architect of the capitol building shall not be an employee of the state of Idaho but shall be compensated as are other consulting architects retained by the department of administration, division of public works. Such compensation shall be made from funds appropriated from the capitol endowment income fund created by this chapter.