

A G O V E R N O R ' S M A N S I O N
F O R T H E
S T A T E O F T E X A S

Submitted in partial fulfillment of the requirements
for the degree of
Master in Architecture
at the
Massachusetts Institute of Technology
March 7, 1961

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Bachelor in Architecture, 1957
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A B S T R A C T

A GOVERNOR'S MANSION FOR THE STATE OF TEXAS

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Submitted for the degree of Master in Architecture,
1961, in the Department of Architecture on March 7, 1961.

This thesis deals with the design of a Governor's Mansion for the State of Texas, a building having both a functional and symbolic role in society. The development of a program and the basis for site selection evolved from the dual obligations of the governor. The Mansion must be the official reception center for state functions, as well as the private residence of the governor and his family.

The following conclusions were established as a basis for the design: As an architectural symbol, the Mansion is more effective as a single, visually integrated structure; the dual functions must be clearly expressed; and a horizontal separation of the elements was essential for building-site integration.

In essence, the design solution is an attempt at a visual expression of these conclusions.

56A Eliot Street
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March 7, 1961

Pietro Belluschi, Dean
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Dear Dean Belluschi:

In partial fulfillment of the requirements for the degree of Master in Architecture, I herewith submit this thesis, entitled "A Governor's Mansion for the State of Texas."

Respectfully,

Russell P. Sweeney, Jr. / /

RPSjr/ms

A C K N O W L E D G M E N T S

The author wishes to express his sincere appreciation to the following people whose assistance has been invaluable in the preparation of this thesis:

Those members of the faculty of the M I T School of Architecture who have given advice and criticism

Governor and Mrs. Daniel for their invaluable assistance in the preparation of the program

Mr. Llewellyn W. Pitts, F.A.I.A., Chairman of the Architectural Advisory Committee to the State Building Commission, who was instrumental in the selection and development of this thesis

Mrs. Allan Shivers, former First Lady of Texas, for her kind advice and criticism

Mrs. Jane Rowley, Austin City Librarian of Austin & Travis County Collection, for her aid in securing information

To my wife, without whose help and encouragement this thesis would not have been possible.

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I. THE PROBLEM

A. INTRODUCTION TO THE PROBLEM

The democratic processes of our Federal and State Governments function through three distinct branches: Executive, Legislative and Judicial. In the mind's eye of the people, there is a strong relationship between each branch and the building which is most closely associated with it, as is the case of the Capitol building in Washington, D.C. to the Congress, and the White House to the President. It is for this reason that the proper location and dignity of these symbolic images of our democratic government deserve the utmost consideration in the development of any plan for a Capitol Area.

The State of Texas is presently engaged in a long range Capitol Area Development at Austin. Except for the Capitol building, which will remain as the focus for the future building, this development is in the early stages, and will probably continue for the next 40 years or more. Several years ago, the State Building Commission and the City of Austin employed Harold F. Wise Associates of Sacramento to prepare coordinated master plan studies of the Capitol Area and the City. The report pertaining to the Capitol Area, which will be discussed further in a later section of this thesis, was completed in 1956 and has been used as a guide by those working on specific projects.

The prospect that the future needs of the State would offer fertile ground for a thesis project prompted the author to request



Governor 's Mansion

of Mr. Llewellyn W. Pitts, Chairman of the Architectural Advisory Committee to the State Building Commission, his suggestions for actual future projects in the Capitol Area Development. Mr. Pitts responded with a number of challenging topics, one of which was for a new Governor's Mansion.

The Wise Report deals primarily with the future needs of the bureaucratic function of the government but their recommendations do not include any consideration pro or con for the need or desirability of a new Governor's Mansion as an element in the long range planning of the Capitol Area. This fact, coupled with the belief that this project offered a unique and challenging architectural problem were important factors in the selection of this thesis.

B. THE PRESENT GOVERNOR'S MANSION (Brief Description)

The Texas Constitution requires that the Governor reside in Austin and provides that he "shall have the use and occupation of the Governor's Mansion, fixtures and furniture..." (Texas State Constitution, Article IV, Section 5).

The present Governor's Mansion is located one block west of the south entrance to the Capitol. The site was selected by Governor and Mrs. Pease, the first family to occupy the Mansion.

The two story house was designed and built by the Austin master builder, Abner Cook, in the Greek Revival Style, and is considered one of the finest examples of colonial architecture in the State. Construction began in 1853 and it was completed and furnished in 1856 at a cost of \$17,000.00.

The plan of the original building consisted of four rooms (each approximately 20' x 20') on each floor surrounding a central stairhall and a service wing which was built apart from the main portion. The overall dimensions of the main block, including porches, was approximately 60' x 60'. Since that time additions to the Mansion have increased the service and private living accommodations.

The exterior walls are of brick, painted white, and the front elevation is distinguished by two story Ionic columns and a generous porch and second floor gallery.

The grounds are well-kept and are plentifully planted with trees and gardens. In the rear is the automobile entrance, small parking area and garage. The family and guests generally use this entrance.

C. THE CASE FOR A NEW MANSION

The Mansion is over 100 years old and has been occupied by 33 families. Over the years, large sums of money have been spent on its repair and upkeep. This is not surprising when one considers the number of occupants, the large state affairs that are continually being held at the Mansion, and the thousands of tourists that are shown through the public rooms each year.

Within ten years after completion, there began a long series of troubles and repairs to the roof, and in 1864 a log rolled from the fireplace in the library causing \$10,000.00 worth of damage. In 1883, "The Austin Daily Statesman" printed the following

comments on the Governor's Mansion: "...The Mansion was built 27 years ago, and it has already done the service usually expected of houses. The State could well afford to rebuild it, but this not being a necessity, it should provide for such renovation as will make the house suitable...for probably 27 years longer... There should be a complete overhauling of the building - in fact, a renewal of almost everything about the house is needed. The house was built at a time when good work was not done in Austin and since it so happens that the walls are not substantial and solid, the money now expended on the Mansion should be of a permanent character. The legislature should not hesitate to authorize a competent architect to make plans and estimates for modernizing the building, for making it a fit residence for the Governor of Texas. As it is, it is not fit for a residence..." However, nothing was done to correct the situation, and in 1888, it was again reported that the Mansion was in bad condition, the roof construction had never been perfect, and in consequence has injured the plastering, and despite all repairs, and the fact that it had been well-cared for, its condition was unsatisfactory enough as to warrant its replacement with a new Mansion. In spite of this, repairs continued to be made in subsequent terms of governors.

In 1915, an appropriation of \$12,000.00 was made for additions to the original structure. An informal family dining room, two bedrooms, two baths, and a dressing room were added. As years

passed, additional repairs came with every new governor, and during the present administration, huge chunks of plaster fell from the ceiling of the downstairs hallway, leading to complete replastering, redecoration, and recarpeting of the hallways and the stairway, and extensive shoring of the foundation and stairway.

In addition to the heavy cost that is involved in the maintenance of the building as a residence, there are other undesirable factors. First, the area around the site has become flavored by commercial development in recent years, and two of the streets which face the site are heavily trafficked. Also, the site is too small with no possibility for expansion and does not provide suitable outdoor living spaces for the family or for state affairs. Secondly, because the Mansion is so rich in history, it is a favorite tourist attraction which makes it very difficult for the occupants to enjoy privacy. The current First Lady, Mrs. Price Daniel, has written in a pamphlet on the Mansion, "At best, the Mansion is somewhat of a 'goldfish bowl', and the task of rearing a family is made difficult." Thirdly, the facilities of the Mansion are inadequate for both state affairs and private living. With respect to state facilities, to mention only a few, there is no office space for a secretary (currently, she has her desk in the stairhall); the State Dining Room is too small necessitating the use of the family dining room (which is adjacent) for certain state affairs; and there is

inadequate cloak and restroom facilities for large affairs. With respect to family facilities, the most obvious inadequacies are the lack of private entertaining space, the lack of a private study or library for the governor and the lack of privacy for guests and nurse. The above indicates clearly that there is a definite need for a new Governor's Mansion, a facility of excellence in both arrangement and appearance, which will satisfy both the private and social obligations of the governor.

II. THE GOVERNMENT

The State Government in Texas is composed of three branches: Executive, Legislative and Judicial. Although the primary interest of this thesis is related to the Office of the Governor, brief information pertaining to the other branches will be included.

A. EXECUTIVE BRANCH

The Executive Branch is headed by the Governor, and consists of about 140 departments, commissions and boards. During the course of the years, the state executive system has experienced fundamental changes. Following the doctrine of the separation of powers, the first state constitution gave practically all powers to the Legislature. Current history is very largely the story of correcting the balance, restoring the governor to his rightful place as the head of State. Unlike the President of the United States, he must still share executive power with other elective officials, but his legislative powers are relatively no less significant than those of the President.

1. Governor's Executive Powers

The governor is charged with the responsibility of seeing that the laws of the state are faithfully executed. This is the primary duty which the people expect of the governor, but other than the declaration of martial law and the use of the Rangers, the Texas Governor is given little legal means in carrying out this responsibility. However, he may use the powers of appointment and removal as far as he has them;

he may require reports from the various administrative agencies; he may investigate the conduct of officers; he may use whatever political influence he has in securing effective co-operation of officeholders; and he may use publicity as a means of forcing desired action on the part of officers over whom he has no definite control.

The governor's legal control over state finances is limited. He is not the main budgeting official, even though he must submit a budget to the legislature within five days after it convenes in regular session. The Texas Legislature tends to be guided by the budgetary recommendations of its own agents rather than by those of any administrative or executive agency. The governor may approve deficiency warrants up to a total of \$200,000.00 for all purposes. He may also ask for financial reports from state agencies.

The governor is commander-in-chief of the state militia, except when it is in the service of the United States. The adjutant general who is appointed by the governor is his agent in the actual administration of the military forces, but is subject to the governor's orders. As commander-in-chief the governor may call out the militia and assume command of the Department of Public Safety in times of disaster, riot, invasion or insurrection. He may also declare martial law in any area where the militia is needed to assist the civil

authorities in maintaining law and order.

Prior to the adoption of a constitutional amendment in 1936 which limited executive clemency, the governor had unlimited pardoning power. He may now revoke a parole or a conditional pardon and grant one thirty-day reprieve in a capitol case at his own discretion. Other acts of clemency may be granted only upon the recommendation of the Board of Pardons and Paroles. The governor can take no action, except in the instances noted above, until the Board has officially brought the matter to his consideration. He is not required to grant clemency if it is recommended by the Board, but may not do so without its recommendation.

2. Governor's Legislative Powers

The governor may call the legislature into special sessions of thirty-day duration at any time. During special sessions the legislature may only pass upon laws submitted to it by the governor, but it may perform other functions such as impeachment and passing on appointments. By controlling the subjects for legislation the governor can exert wide influence. He does not introduce a bill, as such, but rather gives the legislature the topic. However, he may have a "spokesman" introduce a bill which he and his advisors have drawn up.

Just as important as the governor's power to call special sessions of the legislature is his authority and duty to

send messages to it. The constitution requires him to give an opening message to the legislature and one upon his retirement from office. He may send special messages at other times as may seem desirable. In addition, the governor may submit emergency matters to the legislature during the regular session, and he is required to give the legislature an estimate of the money for taxation and account for all public monies received and disbursed by him. The governor generally follows the federal model in his messages reporting on the condition of the state and recommending needed legislation.

Without any question, one of the most material powers of the governor in relation to legislature is the veto power. When the legislature passes a bill, it is sent to the governor. During a legislative session, the governor is allowed ten days (exclusive of Sundays) in which to consider it. Twenty days, including Sundays, are allowed if the session is in the last ten days or has adjourned. If the governor signs the bill, it becomes law. If he allows the allotted days to pass without acting upon it, it still becomes law. However, if he vetoes the bill, it is returned to the legislature for further consideration. If repassed in each house by a two-thirds vote of all members present, the veto is overcome and the bill becomes law. Few will deny

that the veto power has improved our state lawmaking system. Governor's vetoes have often prevented the enactment of defective or otherwise objectionable legislation. Legislators themselves, unable to resist the pressure of powerful interests in their constituencies, not infrequently vote for an indefensible bill and wait in confidence for the governor's veto. In addition, the governor and his advisors are ordinarily better qualified to pass upon bills than is the average legislation; and when we combine the governor's advantage with the fact that the eyes of the whole state are upon him, we have reason to expect that the affairs of the entire people will be better served by the governor than by individual legislators.

3. Special Duties and Functions

As the ceremonial head of the state, the governor is present at many important public gatherings, receives distinguished visitors, meets his fellow governors at conferences, and lends his name to numerous affairs and enterprises, public and private. Acting more definitely in an official capacity, he formally accepts the service of legal papers issued against the state, sends to and receives from governors of other states requisitions for persons alleged to be fugitives from justice, takes care of communications between the state and the national government, and performs other duties of a similar character.

He is an ex officio member of a large number of boards and commissions, and he may issue proclamations and ordinances. Furthermore, he must travel, speak, shake hands, give interviews, and do many similar things to please the public and keep his political fences in repair.

B. LEGISLATIVE BRANCH

The Legislative Branch in Texas is composed of the Senate of 31 members and the House of Representatives of 150 members. The Lieutenant Governor presides over the Senate, and the Speaker of the House presides over the House. There are also three important agencies supervised by joint Legislative committees: State Auditor, who audits the State's agencies; the Legislative Budget Board, which reviews activities of the agencies and recommends appropriations, and the Legislative Council, which performs research work as requested.

The Legislature meets in regular sessions on the second Tuesday in January of odd-numbered years, and is organized to last 120 days but may run longer. Special sessions are for thirty days and may be called at any time by the governor.

C. JUDICIAL BRANCH

The Judicial Branch is composed of the Supreme Court (Chief Justice and 8 Associates), the Court of Criminal Appeals (3 judges and 2 commissioners), 11 Courts of Civil Appeals, 170 District Courts and Criminal Courts (1 judge each), and a number

of Domestic Relation Courts, various County Courts, Commissioner Courts, County Courts at Law, Justice of the Peace Courts, and the City Corporation Courts. Agencies and groups in the Branch include the Board of Law Examiners, the State Bar of Texas, the Texas Civil Judicial Council, Notary Publics, Commissioners of Deeds, and State Prosecuting Attorney. Judges in all courts are elective, except for the two commissioners in the Court of Criminal Appeals who are appointed by the three judges, and the judge (recorder) of the Corporation Court, who may be elective or appointive according to the city charter.



State Capitol

III THE CAPITOL CITY

The need for a Capitol City is the consequence of a centralized government ruling over an area too large to be dependent of a single city. The Capitol City is the seige of the central government where the essential organs of power are assembled. Besides its merely functional purposes, the Capitol must also have a symbolic quality, and it is through its architectural forms that the Capitol can express the culture of the state and its ideals.

A. HISTORY

The need for a Capitol City existed in Texas after winning its independence from Mexico in 1836. In 1839 the settlement of Waterloo, Texas, was chosen as the site where the Republic of Texas could be permanently located and the name was changed to Austin in honor of Stephen F. Austin. Austin is located on the north bank of the Colorado River, and was selected because of its impressive beauty and surrounding hills and the abundant water supply of the Colorado River.

Construction of government buildings began in May 1839 with armed guards protecting the workmen from Indian attacks. The buildings which were erected were crude, lacking in both beauty and convenience.

Texas was annexed to the United States in 1845, but before annexation, the republic was recognized by France, England and the United States. A new Capitol building was constructed in 1856 and burned in 1881. The present Capitol building was built on a

commanding site near the center of Austin. Construction was begun in 1882 and completed in 1888. The architect was E. E. Myers of Detroit, Michigan, whose design was selected by Napoleon Le Brun, consulting architect to the Board of Commissions, over ten other designs submitted. The building is in the form of a Greek Cross and is constructed of Texas red granite. The overall dimensions are: length - 585 feet; width - 299 feet, and height - 309 feet, from basement floor to top of statue, which stands 16 feet above the dome.

B. GROWTH

Austin's growth was retarded at first by poor transportation, the ravages of the Indians, and the Mexican invasion of 1842. By 1860, its population had reached 3,494. Thereafter, it continued to grow and prosper in spite of political strife during and following the Civil War. The City's growth was steady following the expansion of the frontier and the growth of Texas. The rapid expansion in agriculture contributed greatly to this growth. Austin was selected as the most desirable location for the University of Texas, and in 1883, its first term was opened and attracted students from all parts of the state. The University grew rapidly and soon the City became the state's educational center when other institutions were built.

Despite the serious agricultural depression that occurred in the 1920's, the population increased to 53,220 by 1930. Even more serious was the economic depression of the 1930's and yet

Austin continued its rapid growth with expansion in both public and private employment. In 1938, work was begun on the Tom Miller Dam, considered at that time as the final unit of the Lower Colorado River Authority's 40 million dollar program to harness and put to work the Colorado River. In addition to creating electric power for the entire Central Texas area, the dams have made possible the creation of vast recreational facilities on the more than 600 miles of shoreline of the "Highland Lakes."

Today, Austin is a city of commercial importance, a leading educational center, and the State Capitol. It has achieved a population of more than 200,000 people and an area of more than 50 square miles, but has never had what could be considered a "boom". It has had its problems in the past and will continue to have them in the future, but its future growth and development seem assured. The forecasts indicate that the 1980 population will be in the area of 380,000, an increase of more than twice the 1950 population for the city.

C. TOPOGRAPHY AND CLIMATE

A series of creeks draining out of the prairies to the river have etched much of Austin's unusual topography. The Austin area included more than 20 creeks with many tributaries. Although Barton Creek is the only one that flows constantly today, many of these creeks have cut deeply into the earth and formed wide

valleys. Erosion has been most serious in the series of terraces in river valleys where the slopes are steep. It is significant to note that these creeks have formed a series of more or less parallel valleys running north and south with relatively narrow areas of higher ground inbetween. The sides of these creek-valleys are often relatively steep and the lower portions are subject to flooding during extremely heavy rains; therefore, building has tended to be concentrated in the higher ground above the valleys.

Because of the position of Texas between the warm waters of the Gulf of Mexico and the Western Mountain Region, the state experiences varied weather. Austin occupies a central portion of the state and is subject, to a degree, to both the coastal and the mountain climates and occasionally to the extremes of both. Austin's climate can generally be characterized as temperate with cool falls and winters, warm springtimes and hot summers. The hot summers are often considered as the pronounced feature although high summer temperatures and low rainfall during July and August are characteristics of the state.

Although the prevailing winds from the southeast bring clouds and moisture from the Gulf, Austin has approximately 63% of actual sunshine during its daylight hours. Humidity is relatively high, ranging from 50 to 60% at noon. Rainfall averages 35 inches a year although drouth conditions during the 1950's resulted in a

deficiency of from 5 to 10 inches each year. The growing season averages 233 days with the first frosts occurring in November and ending in March.

Snow can almost be classified as an extreme in Austin. It occurs occasionally, but not every year by any means. A heavy fall in Austin would be from 6 to 8 inches but the average is less than one inch.

Recorded temperature extremes range from -2 degrees in January, 1949, to 109 degrees in July, 1923. Rainfall can on rare occasions be extremely heavy as shown by the 19 inches for a 24-hour period recorded in both 1909 and 1921. Such rain occurs as the result of hurricane activity in the Gulf of Mexico and from the movement of cold fronts in from the winter mountains.

D. CAPITOL AREA DEVELOPMENT

The desirability of coordinating future building requirements for the various State Departments has long been recognized. The founding fathers of the Capitol City displayed foresight in reserving space for the Capitol Square, when the present Capitol was built. However, until recent years, methods of providing additional space had followed no particular plan. In 1953, the 53rd Legislature took specific steps to put into effect a program of planned State building expansion by drafting and approving a constitutional amendment creating a State Building Fund. This amendment, approved at the General Election



Completed Buildings
in the Capitol
Area Development

Supreme Court



State Office Bldg. No. 1



Employment Commission

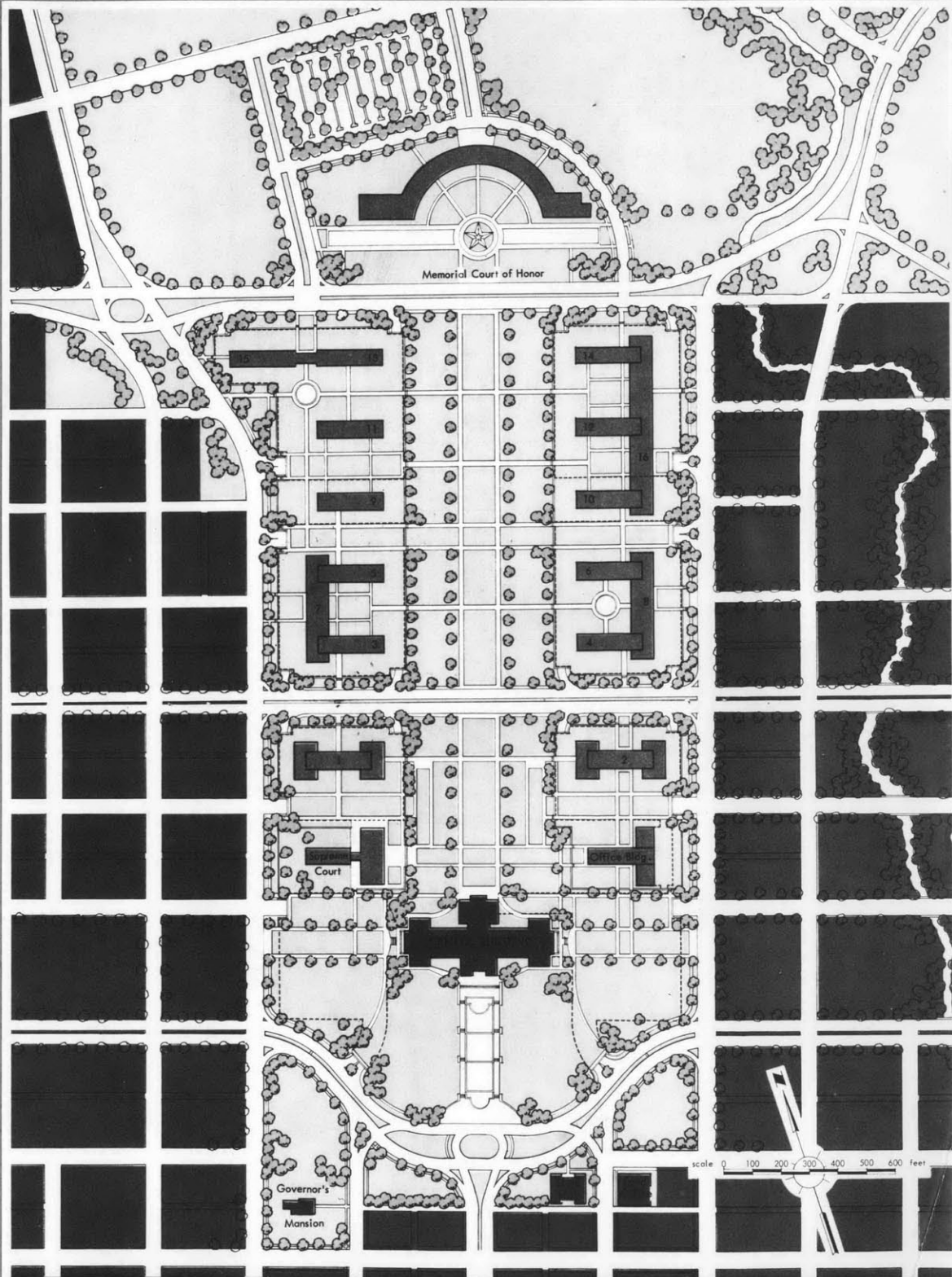
of November, 1954, directed the State Building Commission to plan and execute a program for construction of state buildings.

The 54th Legislature of 1955 allocated \$6,750,000.00 to the State Building Commission for the purposes of preparing a master plan of state buildings, remodeling and air conditioning the Capitol and Land Office Buildings, and constructing the first two buildings under the program. This resulted in the design and approval of Stage 1 of the Capitol Area Master Plan to meet immediate office space needs and in the development of the long range master plan studies based on projected needs until 1980.

The two buildings in Stage 1, the Supreme Court Building and the State Office Building No. 1 have been completed, as have the Texas Employment Commission Building and the Archives Building. The Insurance Building and State Office Building No. 2 are currently in the planning stages.

Certain planning principles established in the preparation of the Stage 1 Plan were used as a guide in the preparation of 1980 plans. These principles are: (1) future development northerly to connect with the University of Texas; (2) buildings grouped along a mall, relating the building group to the Capitol building; (3) adequate off-street parking; and (4) protection of the Capitol Area buildings by provision of open space.

The 1980 plans were presented in two separate schemes which differ primarily in the method used to provide off-street parking. Plan A (see illustration) contemplates provisions of all parking space



PLAN A
 CAPITOL AREA MASTER PLAN
 STATE OF TEXAS

Harold F. Wise Associates, City Planning and Urban Economics Consultants to the State Building Commission, May, 1956

needed for the Capitol Area Site utilizing underground parking garages, whereas Plan B utilizes ground level parking lots.

In both plans, buildings are tentatively grouped on either side of a mall connecting the Capitol building with a proposed Memorial Court of Honor at 19th Street. Buildings are proposed to be ten or eleven stories high, which is equivalent to the height of the four-story main mass of the Capitol building.

IV DESIGN CRITERIA

The need for a new Governor's Mansion as an element in the long range planning of the Capitol Area Development has been established by the author and is generally recognized by those close to the problem in Austin. Nevertheless, the project is considered "in the future", and for the present a definite program has not been developed, nor has a definite site been selected. Therefore, for the purpose of this thesis, the program and site were developed from a study of the nature of the problem, and with the helpful assistance of people with whom the author consulted. Although the development of a program and site selection went on simultaneously, for the sake of clarity, the program will be discussed first.

A. DEVELOPMENT OF A PROGRAM

The nature of the problem is directly related to the role of the governor. Essentially, the life of the governor is a two-sided one; he has a responsibility to the state as well as to his family and friends. Therefore, the Mansion must perform a marriage of these two lives so that the two can adequately co-exist and complement one another. To do this, the Mansion has to be first the residence of the governor and his family, and second the social reception center for the state. This is the major architectural problem - the design of a building wherein the dichotomy of activities plays the dominate role. It is these two lives that must be realized in the formulation of a program.

1. Public Facilities

When elected, the governor becomes the dominate public figure in the state. He can no longer expect the privacy of his affairs which could be compared to that of any business executive. His public life is both political and social and in each he is called upon to lead. The First Lady plays a major role in the social obligations of the governor, setting an example in taste and social conduct as well as planning and acting as hostess at most of the affairs that take place at the Mansion.

The state facilities required may be divided into three main categories - Social and Political, Administrative, and Service.

Social and Political - As the social center for the state functions, the Mansion would have to comfortably accommodate a variety of affairs, sometimes involving large numbers of people. Some of these would be:

- a) Inaugural Ball or Reception - up to 600 people
- b) Reception for the State Legislature - about 200 people
- c) Receptions for visiting dignitaries and civic groups - 300 - 400 people
- d) Formal dinners for the Executive Council, Supreme Court, State Administrative Boards, Legislative Committees and official luncheons up to 3 or 4 times a week - 20 to 50 people.

While most of the political affairs of the governor would take place at the Capitol building where he has his office and staff, there remain nevertheless many official functions for which the Mansion would be more suitable. These might include meetings of the executive council, administrative, legislative and judicial groups. Frequently, this type of conference would be with distinguished visitors who at the same time might be guests at the Mansion.

Administrative - Because the governor's office and staff are located in the Capitol building, the administrative needs of the Mansion are relatively minor. Aside from the governor's private study and library which would be located in the residential sector, there would also be a need for an office and conference room for the governor which would be used for official purposes at the Mansion. Closely related to this would be a guard's station and secretarial space. A guard is required to be on duty twenty-four hours a day for security reasons. During official hours this station should be related to the state facilities. The Mansion secretary would work with the guard in answering the telephone, receiving guests, handling mail, etc. She would also be needed to assist the First Lady in making arrangements for social functions.

As previously noted, the present Governor's Mansion is open to tourists. The main reason for this condition is that it is

of such historical interest. Governor and Mrs. Daniel feel that this is an undesirable situation and should not be made a requirement of the program for a new Mansion. The present Mansion would be converted to a small museum and continue to be the tourist attraction.

Service - Food service for large state functions has been an important element in the development of this project. The current trend toward the use of caterers to facilitate such occasions was the major reason for not providing a special kitchen for the state functions. However, work space for the caterers together with locker and toilet facilities for the temporary help would be required.

2. Private Facilities

The emphasis in the state facilities has been placed upon the accommodation of large, official affairs and formal entertaining while the emphasis in the residential areas, by contrast, is in providing for the personal and private needs of the individuals.

The family's private needs in the residential facilities may be divided into five main categories: Family Living, Family Sleeping, Guest Accommodations, Employee Facilities and Service.

- a) Family Living - The residential living spaces must provide for the formal and informal activities of the governor and his family. Although a majority of the

social functions will occur in the state reception areas, there will be occasions when the residential living spaces would be more appropriate as for smaller affairs, especially those involving personal friends and guests. These areas could be termed as formal living spaces. Spaces of a more informal and private nature would also be required such as a game room and children's play room.

b) Family Sleeping - Because occupants are not permanent and because individual needs vary, the main criteria in the programming of the family sleeping accommodations is flexibility. There should be adequate facilities for large families which could also be adapted to the needs of smaller families.

c) Guest Accommodations - It is considered proper etiquette for the governor to entertain visiting dignitaries as guests in the Mansion. Such extension of hospitality is common practice in all states and is a great reflection of the people as well as important public relations. Proper location of these facilities is necessary to allow convenient accessibility as well as privacy to both guests and family.

d) Employee Facilities - Private living quarters should be provided for two maids. Similar facilities for a nurse

or governess should be provided with easy access to the children's areas.

e) Service - The need for continual building security has already been mentioned under "Public Facilities". During those times when the state facilities are not in use, the guard's station should be more closely related to the residential spaces. There should also be provision for a building superintendent's office and work space. His duties would include receiving deliveries as well as maintaining the building and grounds. A kitchen adequate for family dining and private dinner parties should be located adjacent to the family dining room. This kitchen would be used primarily in connection with the residential needs; however, it should be adequate to serve in place of or to supplement catering service for state functions.

B. THE PROGRAM

The final program of needs and space requirements was developed from a study of the foregoing criteria together with an analysis of similar projects as illustrated in Appendix A. Projects included in this comparative study are: Present Governor's Mansion, Austin, Texas; The White House, Washington, D.C.; the Presidential Palace, Brasilia, Brasil, Oscar Niemeyer, Architect; and the Governor's Palace, Chandigarh, India, Le Corbusier, Architect.

P R O G R A M

PUBLIC FACILITIES

Area in Square Feet

Social and Political

Entrance Areas:

Formal Entrance Hall	1,000	
Men and Women's: Coat rooms	600	
Dressing Rooms	200	
Lounges & restrooms	<u>1,600</u>	3,400

Reception Areas

Reception Spaces (Receiving room, State Reception and Ballroom, Minor Reception areas)	5,000	
Outdoor reception, terraces and gardens		
State Dining Room	1,200	
Serving to the State Dining Room	<u>300</u>	6,500

Administration

Lobby	400	
Waiting area	250	
Guard's office w/ storage and toilet	400	
Secretary's office w/ storage and toilet	400	
Anterooms to Governor's Office	500	
Governor's Office w/ kitchenette and toilet	600	
Conference room w/ storage, kitchenette and toilet	1,000	
Storage	<u>300</u>	3,850

Service

Caterers' receiving area	200	
Caterers' kitchen	400	
Employees' lounge	400	
Employees' dining room	400	
Employees' locker and shower rooms	800	
Storage	<u>300</u>	2,500

PRIVATE FACILITIES

Guard's Station

Entrance and waiting	600	
Office and lounge w/ storage and toilet	<u>500</u>	1,100

Semi-Private Areas

Family and guest entrances	800	
Family living areas	1,500	
Library	800	
Governor's study	500	
Family dining room	800	
Kitchen	600	
Serving pantry	150	
Storage	150	
Toilet	<u>30</u>	5,330

Private Areas

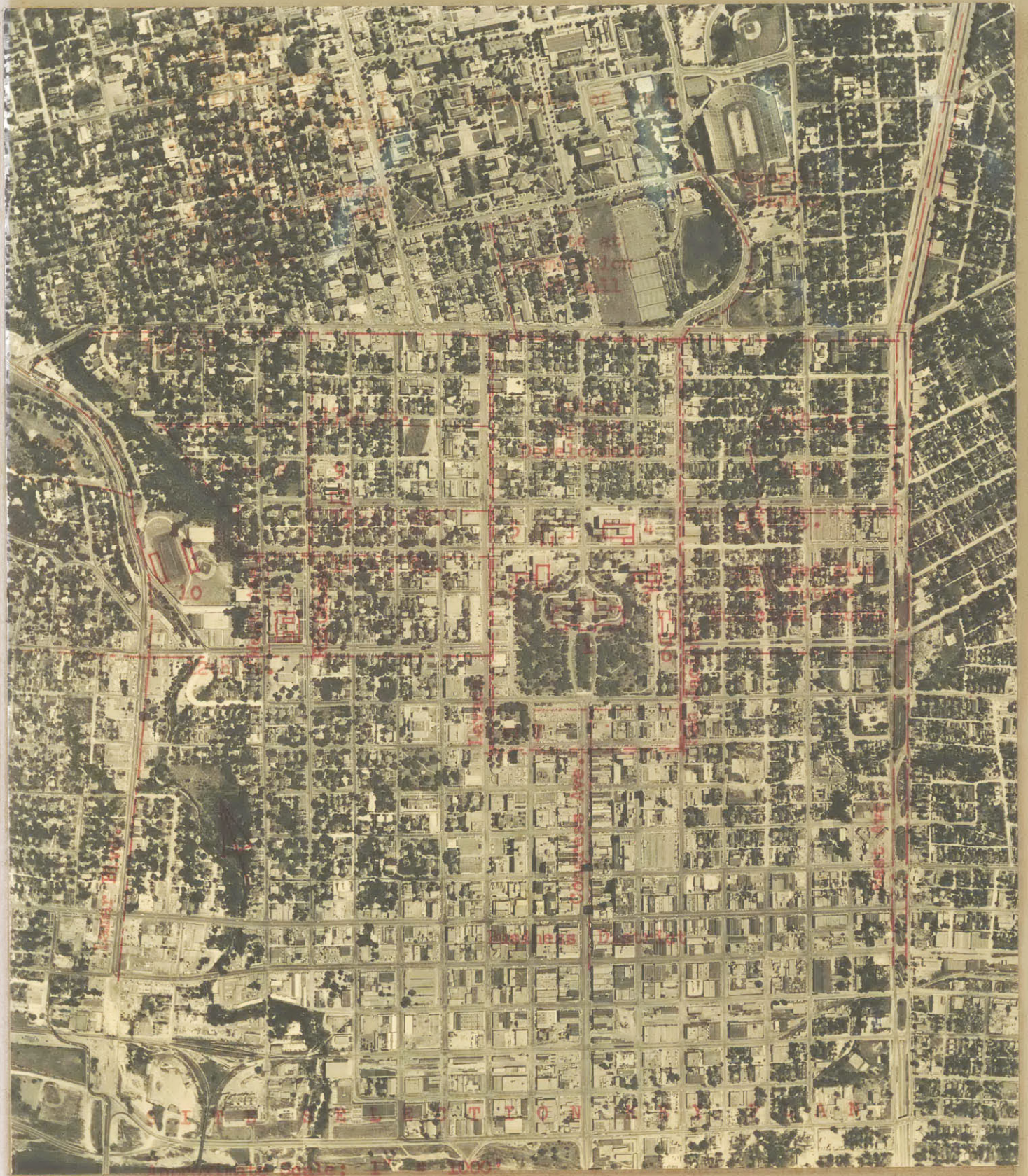
Governor's Suite (2 bedrooms, sitting area, dressing, bath and storage areas)	2,000	
Children's suite (sleeping for 6, playroom, 2 baths, storage)	1,500	
Nurse's suite	<u>600</u>	4,100
Guest Suites (3)		1,500
Servant's Apartments (2)		1,200
Carport (4 cars)		1,000

Building Services

Receiving area	200	
Building superintendent's office w/ storage and toilet	300	
Work shop	400	
Laundry room	400	
Flower room	200	
General storage	2,000	
Mechanical equipment	<u>3,000</u>	<u>6,500</u>

Other Requirements

Porte cochere		
Swimming pool w/ bathing facilities		
Greenhouse		
Guest parking for 30 cars		
Total		36,980
40% for circulation, service, walls		<u>14,800</u>
GRAND TOTAL		<u>51,780</u>



C. SITE SELECTION

The dual functions which the Mansion must provide was also used as a basis for the selection of a site. As a public building, the Mansion should have a site with a definite relation to the Capitol Area; yet, as a residence, it also requires a location in an environment which will satisfy the needs of private living.

During the process of investigation, three types of sites were considered: 1) sites located in the immediate Capitol Area Development; 2) suburban sites, and 3) residential sites in the vicinity of the Capitol Area Development.

1. Capitol Area Sites - Two sites in this category were considered - the site of the present Mansion, and the area of land immediately north of 19th Street, which would be the eventual termination of the Capitol Mall Development.

The site of the present Mansion has a desirable relationship to the Capitol building, but as mentioned in an earlier section of this report, the site is small and unprotected from the adjacent commercial district. Further, it is doubtful whether the legislature would ever approve the demolition of the present Mansion.

The site at the termination of the Mall would offer the strongest and the most direct relationship to the Capitol. However, after preliminary investigation, it was concluded that the program for the Mansion did not offer a structure with the volume of

magnitude sufficient to terminate the axis of 2500 feet originating at the Capitol. Moreover, in this location, the Mansion would be surrounded by major traffic arteries, and unfavorably related to ten or eleven story government office buildings. Additional disadvantages considered were the close proximity of this site to Memorial Stadium and the University of Texas, which is adjacent to the north boundary of the site.

2. Suburban Sites - The natural beauty of suburban Austin offers many desirable residential sites. However, suburban sites were never seriously considered because of the official nature of the Mansion and the obvious desirability of its location in a close proximity to the Capitol for the most efficient use by the governor and the state.

3. Residential Sites in the Capitol Area Vicinity - The Capitol Area proper has the natural boundaries of the business district on the south and the University of Texas on the north. East and west boundaries as established by the Wise Report are Lavaca and San Jacinto Streets. In considering sites in the immediate vicinity, natural limitations would again dictate the boundaries. The north and south limitations would remain the same and the east and west boundaries would become the two major north-south thoroughfares, East Avenue Expressway and Lamar Boulevard, located approximately $1\frac{1}{2}$ miles apart. Within this area, the two sites considered are shown on illustration opposite Page 30 as A and B. Site A is a relatively low area of land bound by 17th Street,

Site Photographs



west from
15th and Lavaca



east from
15th and West



northeast from
Lamar and 12th

15th Street, East Avenue and Waller Creek. The major advantage of this site is that the area is generally a blighted residential neighborhood and the project could be considered as part of an urban renewal development which would include the proposed Municipal Center. However, the desirability of relating the Governor's Mansion to the Municipal Center is questionable and the more desirable features of Site B led to the rejection of Site A from further consideration.

Site B is located on the western perimeter of one of the oldest and finest residential neighborhoods in Austin. The location has the advantages of being the termination of one of the most pleasant streets in the area (15th Street), which is also the major cross street to the Capitol Area Development; of being in a convenient relation to the Capitol, while still being in a residential environment; and also, as it is a high area with natural beauty, it offers the possibility of a commanding view of the Capitol in the east and the residential hill country in the west. For these reasons, Site B was considered to best fulfill the requirements which seemed inherent in the program for the Governor's Mansion.

D. SITE DESCRIPTION

The site is defined by 17th Street on the north, 14th Street on the south, Rio Grande Street on the east, and by the natural terrain on the west, where the land falls off sharply. These boundaries were

determined in part by the existing topographical conditions and street patterns, but other factors were also considered. First, inherent in a problem of this nature is the desire for enough acreage to protect the Mansion from adjacent streets and buildings by the use of buffer planting, terraces, etc. Also of major importance are the requirements of the program for off-street parking and private gardens and terraces which are related to the residential and state facilities. The length of the site from 17th Street to 14th Street is approximately 1000 feet and the width varies from approximately 500 feet at 15th Street to approximately 1100 feet at 17th Street. The estimated area is 15 acres.

The highest elevation of the site is 590 feet at the intersection of 17th Street and West Avenue, and the lowest elevation is 535 feet at the intersection of 14th Street and West Avenue. This condition gives the site a very strong north-south axis which corresponds closely to the centerline of West Avenue. The west boundary of the site follows roughly the elevation of 550 feet. From this elevation the land generally falls to an elevation of 490 feet in approximately 150 feet. As may be noted on the aerial photograph shown opposite Page 30, this ridge is heavily covered with vegetation which would be a natural buffer for the Mansion.

The surrounding buildings are for the most part residential, but there has been some commercial development on 15th Street and there is a church which was recently built on the north-west corner of 15th Street and Nueces Street. Austin High School is located south

of the site and occupies the block and a half bound by 13 $\frac{1}{2}$ Street, 12th Street, Rio Grande Street and West Avenue. This facility has been described as obsolete by Harold F. Wise Associates in their report "The Austin Plan", and they recommend its replacement. House Park Football Stadium is located northwest of the intersection of 12th Street and Lamar Boulevard. The Wise Report also recommends abandonment of this facility because the site does not offer adequate off-street parking. This entire low area which is west of the site selected for the Governor's Mansion could then be developed as an extension of Pease Park.

The site would be relatively free of street noise as only one adjacent street (Rio Grande) is a through street. Yet, access to the Mansion, which will be primarily by automobile, will not pose a problem.

The main approaches would be from West Avenue and Rio Grande Street by way of 19th Street and 12th Street from the north and south, and by way of 15th Street from the east.

E. ARCHITECTURAL CHARACTER

Equally important as the functioning of the Mansion and its location in relation to the Capitol Area is its architectural character.

Architectural character, a quality which should be strived for in all buildings, is considered especially important in this project. First, it is a government building and, second, it is a government building with symbolic significance. As the Capitol building is symbolic of the idea of freely elected assembly, so should the Mansion be symbolic of the dignity of the office of the governor and the faith and

trust that the people put in that high office.

In contrast to past civilizations, modern architecture has been slow in developing a vocabulary to express the high aspirations of democracy. While the power of government has declined in the last 200 years, the power of business and industry has risen. As a result, modern governmental structures have shown the influence of the predominant commercial style. Furthermore, the increase in the bureaucratic needs of government has sometimes resulted in the absorption of potential symbolic elements. These factors coupled with the widespread attitude today that government buildings should be centers of civil service, and that "servants of the people" belong in servant's quarters, has resulted in the general lack of character in most recent government buildings.

As stated in the "Architectural Forum" (January, 1959), "Many Americans, fearful of creating a too-powerful bureaucracy, are reluctant to endow even their legislators (and staffs) with any glamour or nobility. This seems shortsighted at best; for ours has become a society of transients, of people who move their places of domicile as often as five times in a single generation; a society which badly needs a sense of civic belonging, of civic 'togetherness' and civic responsibility; a society which needs symbols of democracy as reminders of these important civic rights and duties."

COMPARATIVE DATA

(State Facilities)

<u>Facility</u>	<u>Texas</u> <u>Governor's Mansion</u>	<u>White House</u>	<u>Brasilia</u>	<u>Chandigarh</u>
Main Entrance Hall	540	1,200	2,100	4,200
State Reception Hall (Main Space)	1,000	3,200	4,200	6,500
Minor Reception Spaces	(1) 400	(3) 2,000	(2) 2,000	(2) 2,200
State Dining Room	480 (a)	1,600	2,100	1,500
Guard's Waiting Area			1,200	(b)
Guard's Office			750	(b)
Waiting Area to Executive's Office			720	(b)
Secretary's Office	100		375	

Notes:

(a) State Dining Room including Family Dining Room - 920

(b) all three areas - 1,000

COMPARATIVE DATA - (State Facilities) continued

<u>Facility</u>	<u>Texas Governor's Mansion</u>	<u>White House</u>	<u>Brasilia</u>	<u>Chandigarh</u>
Executive's Office	(c)		600	1,000
Executive's Library	(c)	600	1,000	
Conference Room - Cabinet Room			2,100	
Other Offices			600 (d)	
Toilets & Lounges for Reception Areas		670	700	800
Cloak Room			870	

Notes:

(c) Minor Reception Room used as office-library-conference room.

(d) includes 2 offices and anteroom.

COMPARATIVE DATA
(Residential Facilities)

<u>Facility</u>	<u>Texas</u> <u>Governor's Mansion</u>	<u>White House</u>	<u>Brasilia</u>	<u>Chandigarh</u>
Executive's Private Entrance	200		2,100	
Formal Living Room		(e)	1,700	1,400
Informal Living Room	525	(e)	1,650	
Family Dining Room	440	675	500	
Family Kitchen	75		450	800
Dinette	160			
Study	280	800		
Master Bedroom Suite	880	2,100	3,900	1,000
Family & Guest Suites	1,400 (f)	7,800 (g)	3,000 (h)	9,000 (i)

Notes:

- (e) includes 1 sitting room and 2 drawing rooms - 1,800
- (f) includes 5 bedrooms and 4 baths
- (g) includes 21 bedrooms, 11 baths, 1 sitting room & 1 playroom
- (h) includes 9 apartments

COMPARATIVE DATA

(Service Facilities)

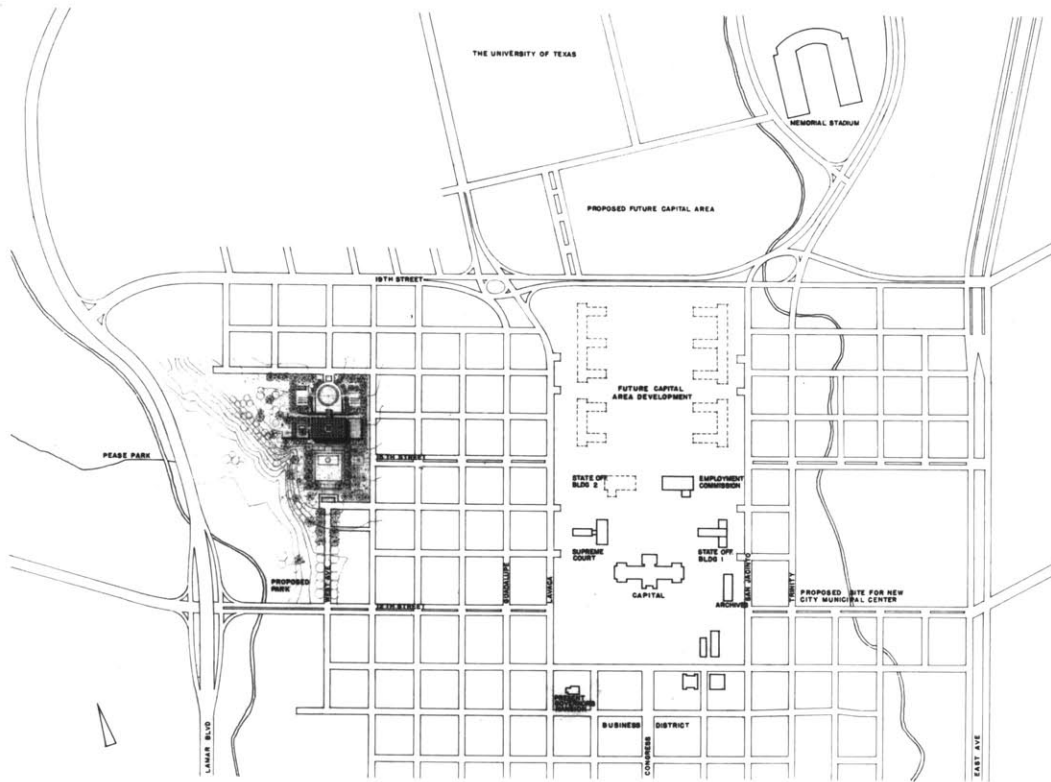
Facility	Texas			
	Governor's Mansion	White House	Brasilia	Chandigarh
Service Entrance				200
Main Kitchen	520 (i)	1,150	4,000	1,800
Butler's Pantry off Dining Spaces		250		
Servant's Dining & Lounge w/ toilet			1,400	
Employee Kitchen			900	
Wine Cellar			770	
Laundry			1,700	
Storage				500
Servant's Quarters	(j)		3,400 (k)	
Garage	2-car		5-car	3-car
Recreational		Indoor Swimming Pool	Physical Therapy	

Notes:

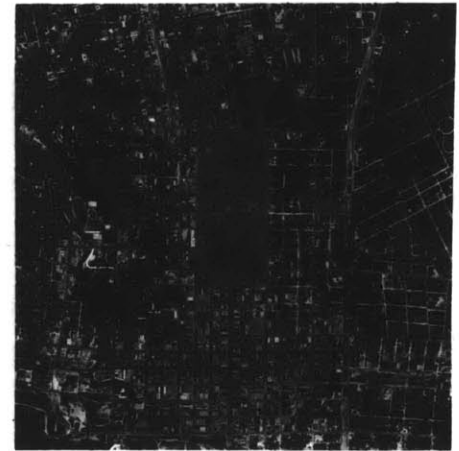
- (i) includes 2 pantries
- (j) includes accommodations for 2 servants
- (k) includes 6 bedrooms & toilet

B I B L I O G R A P H Y

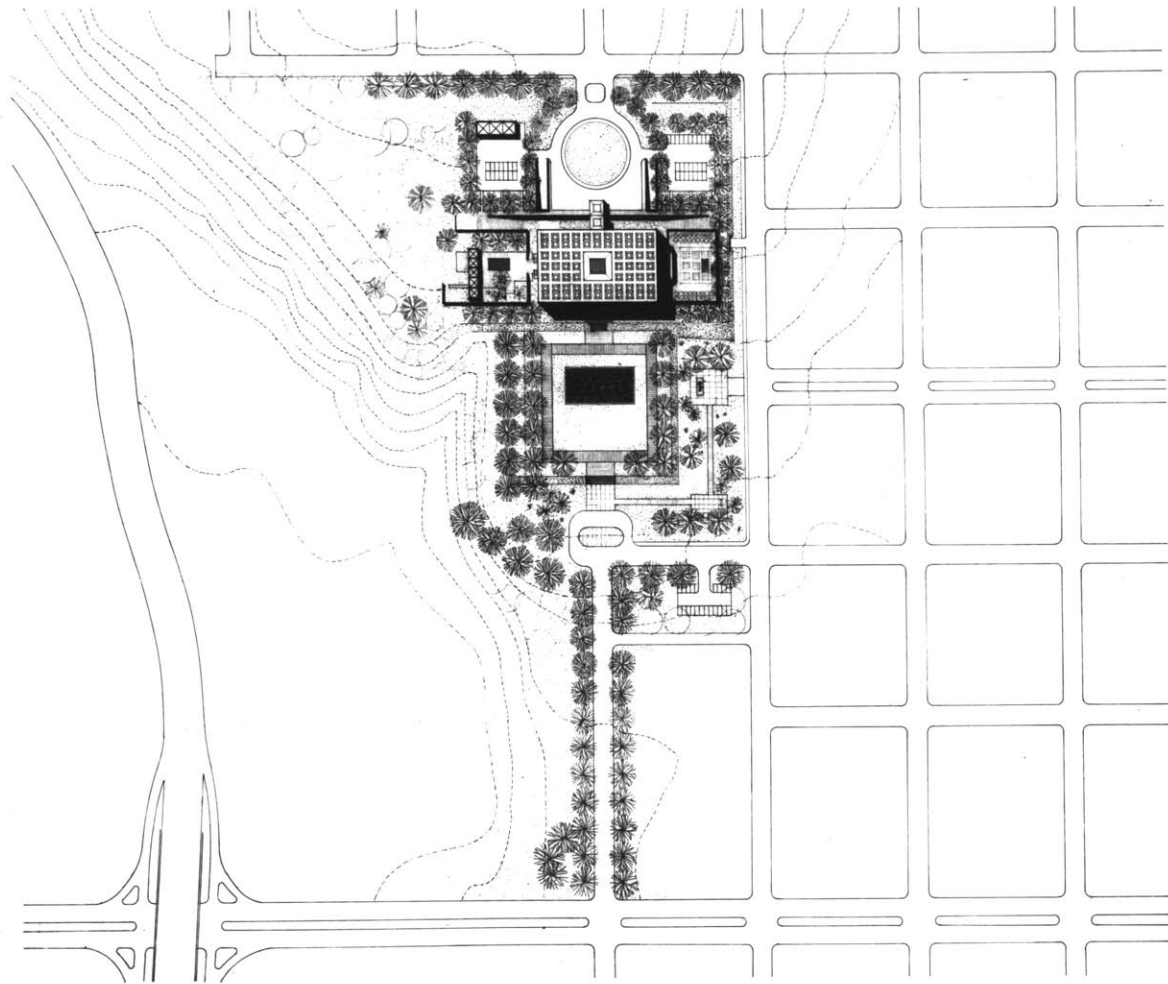
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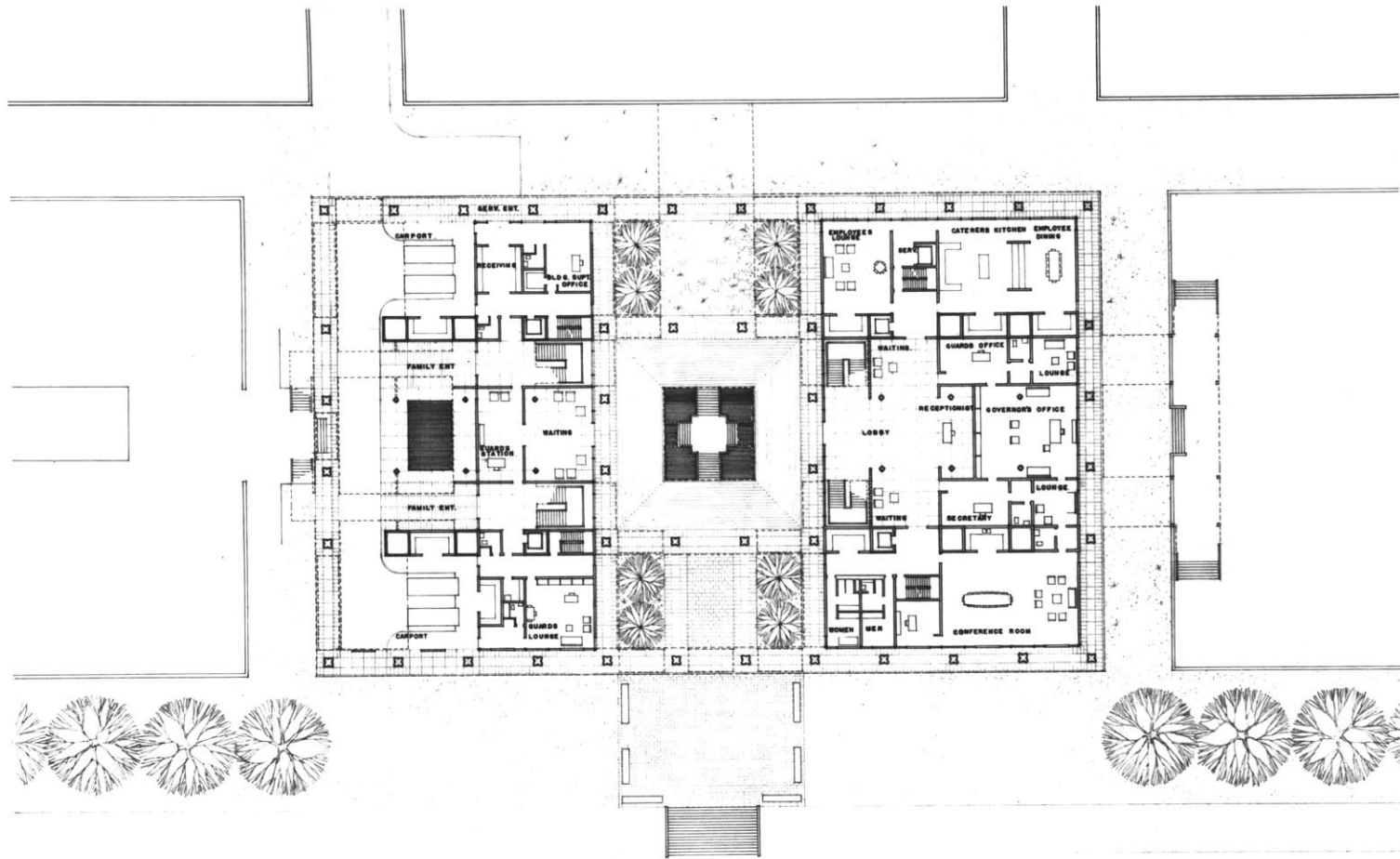
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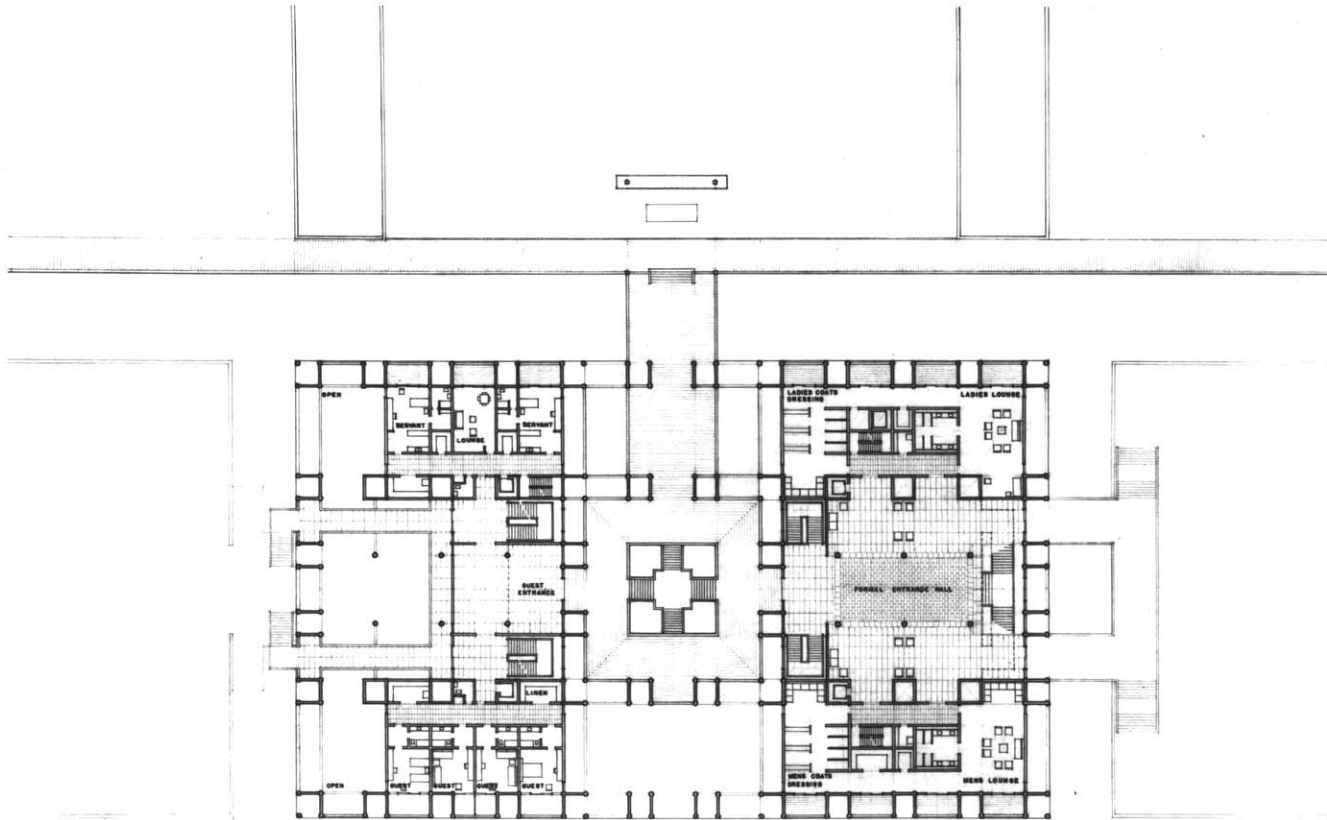
A GOVERNOR'S MANSION FOR TEXAS



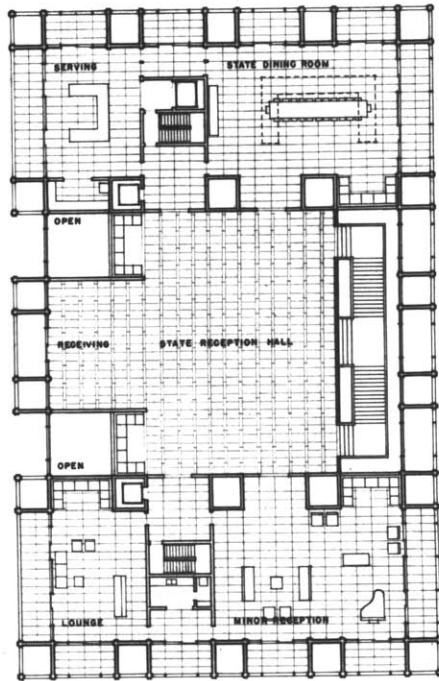
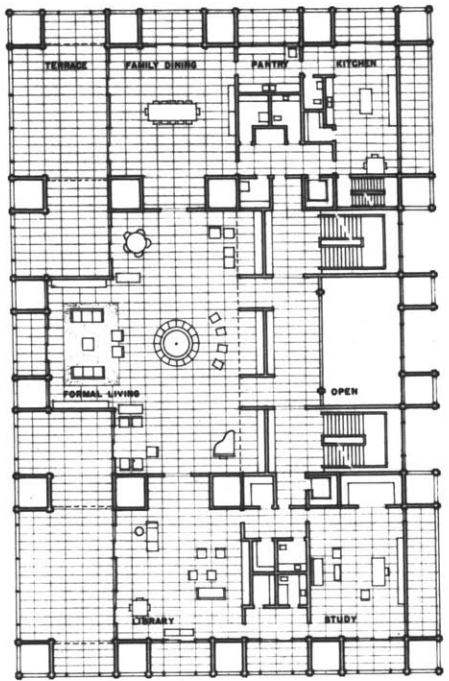
GOVERNOR'S MANSION FOR TEXAS
SITE PLAN
MASTER IN ARCHITECTURE THESIS W.T.
R.R. GIBSON, JR. APRIL 1961
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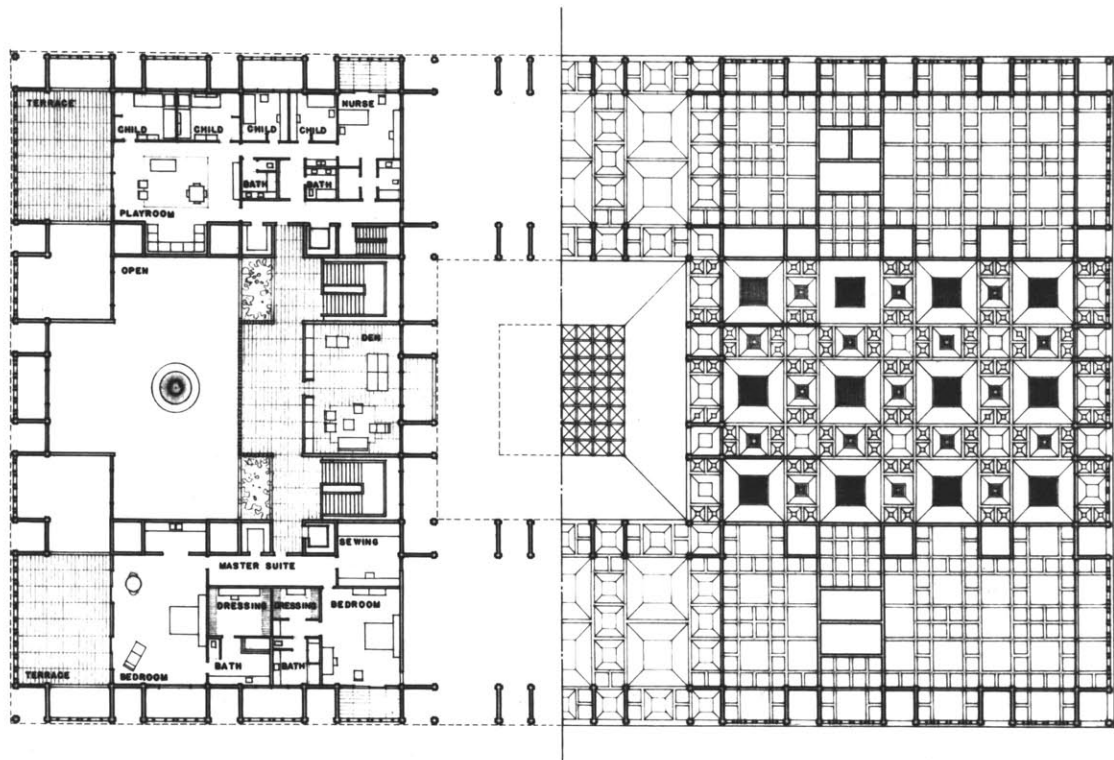
GOVERNOR'S MANSION FOR TEXAS
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 E. P. SWEENEY, JR. APRIL 1961
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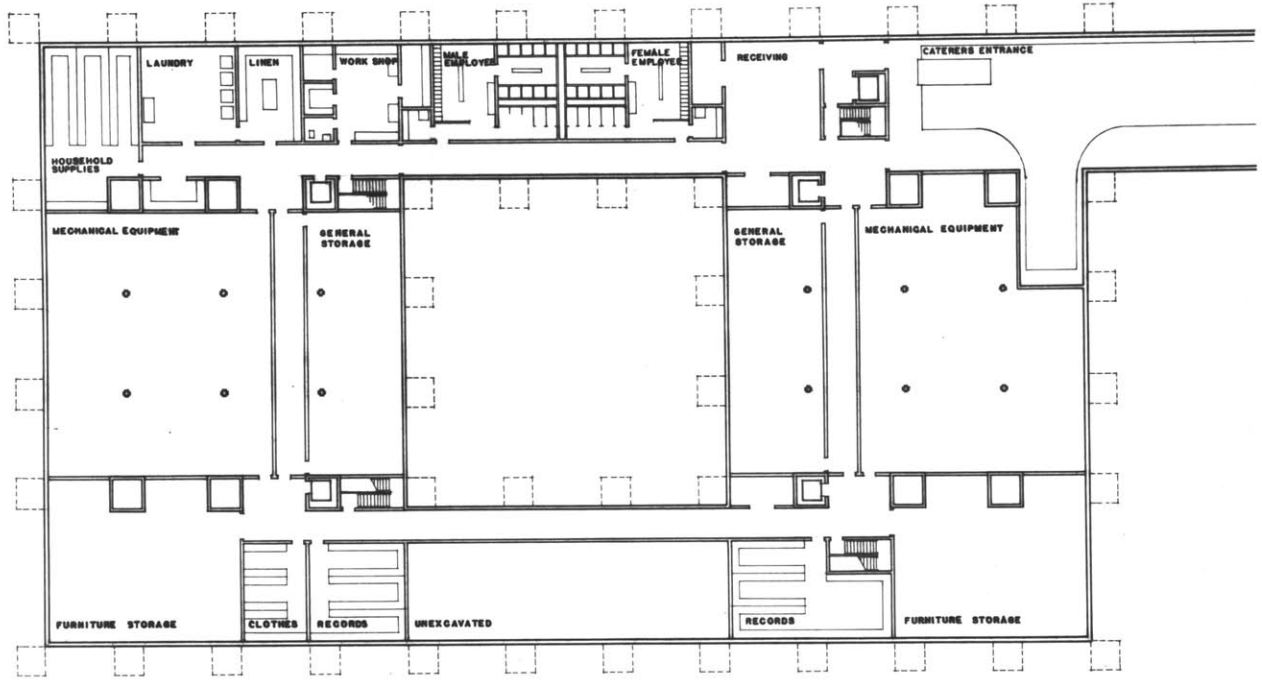
GOVERNOR'S MANSION FOR TEXAS
 SECOND FLOOR PLAN
 MASTER IN ARCHITECTURE THESIS 217
 R. P. GREENEY, JR. APRIL, 1961
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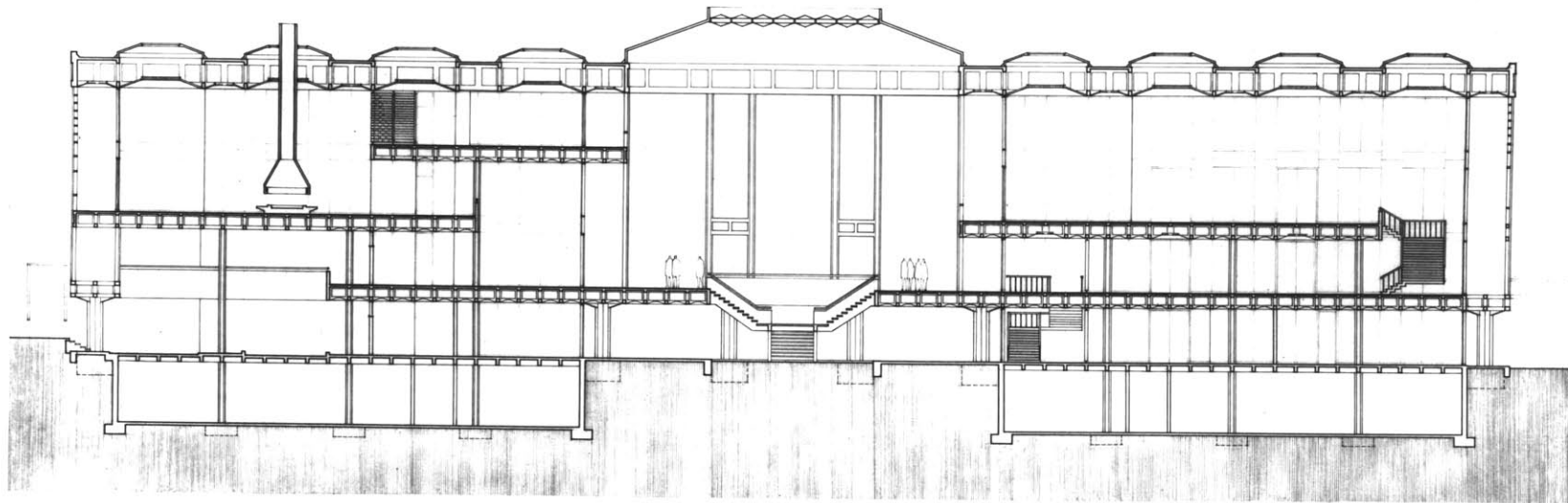
GOVERNOR'S MANSION FOR TEXAS
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 R. P. SWEENEY, JR. APRIL 1963
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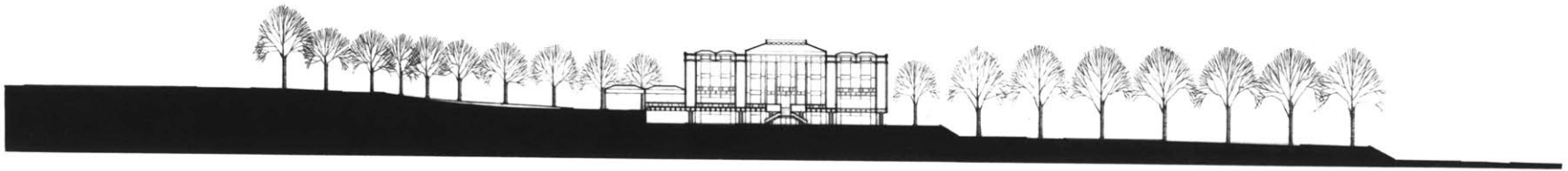
GOVERNOR'S MANSION FOR TEXAS
 FOURTH FLOOR PLAN - RESIDENTIAL FACILITIES
 REFLECTED CEILING PLAN - STATE FACILITIES
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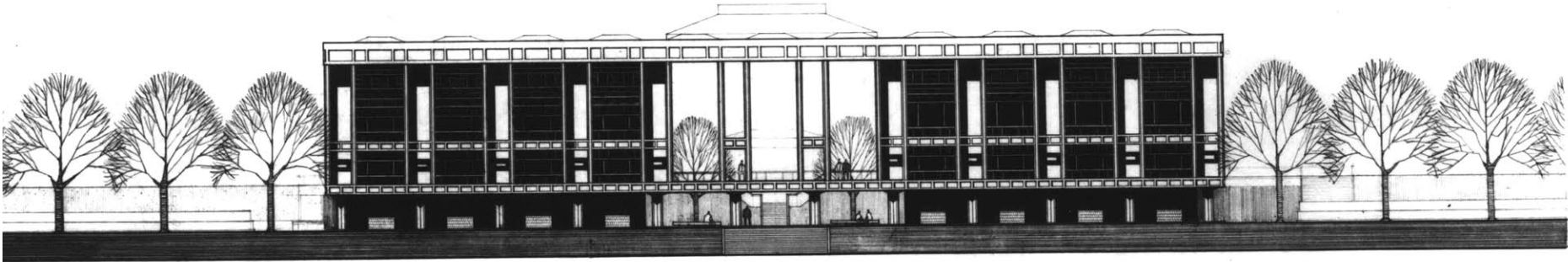
GOVERNOR'S MANSION FOR TEXAS
 BASEMENT FLOOR PLAN
 MASTER IN ARCHITECTURE THESIS MIT
 R. P. SWEENEY, JR. APRIL 1966
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GOVERNOR'S MANSION FOR TEXAS
LONGITUDINAL SECTION
MASTER IN ARCHITECTURE THESIS M.IT
R. P. SWEENEY APRIL 1981
0 5 10 20 30 FT



GOVERNOR'S MANSION FOR TEXAS
SECTION THRU SITE LOOKING EAST
MASTER IN ARCHITECTURE THESIS W 11
R. P. SWEENEY, JR. APRIL 1961
S.S. 0 50 100 FT



GOVERNOR'S MANSION FOR TEXAS
SOUTH
ELEVATION
MASTER IN ARCHITECTURE THESIS M I T
R. P. SWEENEY, JR. APRIL 1961
0 5 10 20 30 40 50 60 FT