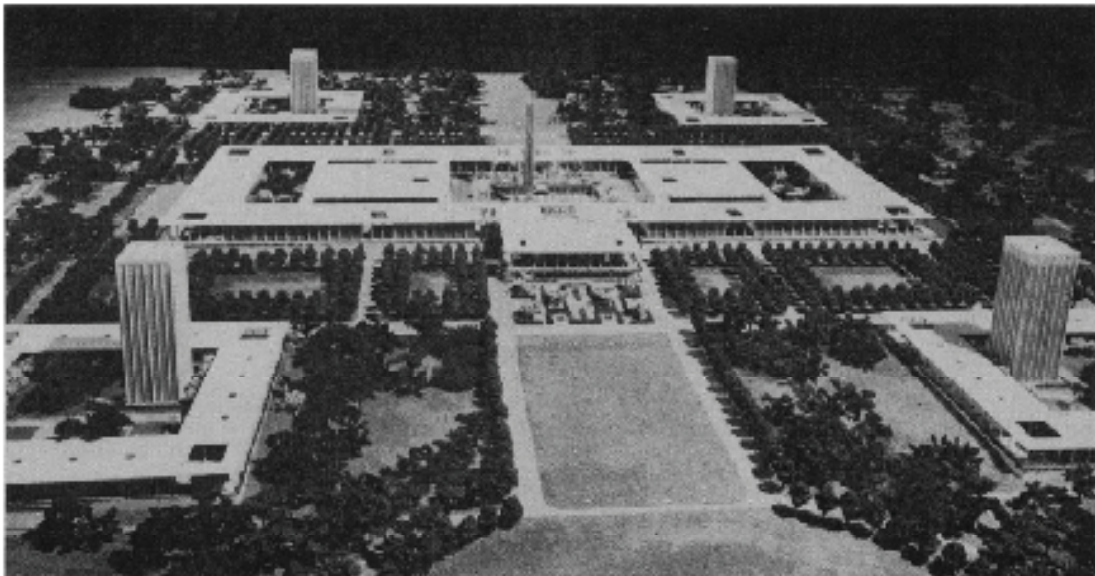


**UNIVERSITY AT ALBANY
STATE UNIVERSITY OF NEW YORK**

**CAMPUS HERITAGE
PRESERVATION PLAN**



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CONTENTS

Acknowledgments	1
Executive Summary	3
Methodology	9
Policy Statement	11
Part I - History and Development	
Historical Significance	13
Definition of the Edward Durell Stone Campus	15
Map 1 - Campus Zones and Original Buildings	16/17
Expansion of the Core Campus	17
Map 2 - Additions to Core Campus	26/27
History and Evolution	27
History of Universities	27
The 1960s: An Era of Youth and Change	30
History of Rockefeller's New State University System	33
Edward Durell Stone and the University at Albany Campus	38
Stone's Architectural Background and Influences	42
Construction of the University at Albany Campus	54
Landscaping the Campus	57
Praises and Criticisms of the Completed Campus	57
Master Planning and Thinking Ahead	59
Later Additions to the Campus	63
Part II - Surveys and Analyses	
Site and Landscape Analysis	67
Identification of Use Areas	67
Map 3 - Campus Parking and Vehicle Circulation	69/70
Issues and Recommendations	72
Vehicle Circulation	72
Parking	73
Shuttle Bus and Commuter Bus	75
Pedestrian Circulation	75
Planting	78
Furnishing	81
Outdoor Spaces	82
Summary	83
Analysis of Building Exteriors and Related Public Spaces	85
General Characteristics of Stone Buildings	87
Academic Podium Survey	99
Building Systems - Mechanical and Electrical	127

Map 4 - Utility Distribution Schematic	127/128(Redacted)
Individual Building Surveys	141
(Podium Buildings)	
Business Administration	143
ArtsandSciences.....	157
Fine Arts	171
EarthandAtmosphericScience	193
Social Science	207
University Library	223
Performing Arts Center	241
Biology	259
Humanities	271
Education	285
Campus Center	297
Physics	321
Chemistry	329
Lecture Center	341
(Typical Dormitory Quad - Indian)	
Montauk-Mahican	351
Cayuga-Adirondack	361
Tuscarora-Seneca	373
Onondaga-Oneida	385
Mohawk	395
(Other)	
HealthandPhysicalEducation.....	407
ServiceBuildingAandC, Power Plant.....	423
HealthandCounselingCenter.....	435
Part III - Recommendations and Guidelines	
Recommendations From Previous Studies	447
Preservation Guidelines	451

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Executive Summary

This Campus Heritage Preservation Plan has been prepared for the State University of New York at Albany, with funding from the Getty Foundation, as part of the Getty's Campus Heritage Initiative. The purpose of this program was to help colleges and universities with architecturally significant campuses in identifying, surveying, assessing, analyzing, and planning for the future of their historic resources. The University at Albany will use this report as a tool to guide preservation and future development of the campus designed by renowned architect Edward Durell Stone. The original University at Albany campus, herein referred to as the Core Campus, includes fifty-four buildings built on and around a central Academic Podium. Since its completion in the early 1970s, decades of service and use have taken their toll on the buildings and grounds. Although the buildings are not yet old enough to be listed as historically significant on the National Register of Historic Places, it is recognized that they are of great architectural importance and will be eligible when they reach the appropriate age, and therefore they warrant preservation. This comprehensive study examines the issues the campus faces as it moves into its fifth decade of service, including the needs for expanding and upgrading the facilities.

The information contained within is intended to serve as a starting point for future research and planning at the University at Albany that focuses on the preservation of the Core Campus. It is expected that this project represents only the first step of a much larger initiative. It should be understood that this Campus Heritage Preservation Plan is not step-by-step instructions for the preservation of the Core Campus, but rather a broad overview of the wide-ranging issues facing the University at Albany. The purpose of this report is to provide the information necessary to direct the decision-making process, not to present design solutions. It is hoped that this Preservation Plan, along with the recommendations and guidelines put forward, will be a resource for the preservation of the architecturally significant campus is a priority.

The report is designed to provide the background information necessary for understanding both the history and development of the University at Albany campus, as well as the preservation needs of the aging buildings and site. This Executive Summary not only explains the various sections of the report, but presents some of the most salient findings contained in the body of the text. The Preservation Plan is divided into three parts, Part I - History and Development, Part II - Surveys and Analyses, and Part III - Recommendations and Guidelines.

Part I includes the Historical Significance, Definition of the Edward Durell Stone Campus, Expansion of the Core Campus, and the History and Evolution. The first of these sections, Historical Significance, states why the University at Albany's campus is historically, and architecturally worthy of preservation. The significance lies not only in the history of Gov. Nelson Rockefeller's development of the overall state university system, but in the uniqueness of this particular campus. The University at Albany, unlike most other colleges whose campuses grew and developed over time, was conceived of and constructed all at once, over a short period of time, designed and overseen by a single architect. The result of this single design concept was a very uniform campus, in style, layout and materials. The next section, Definition of the Edward Durell Stone Campus, defines the physical boundaries and the study area, showing the areas of highest preservation priority. For the purpose of this report, the Uptown Campus was divided into three zones, each representing a different level of preservation priority. A map is included in this section and has the preservation zones, significant buildings, and campus boundaries clearly defined (see Map I pg. 16/17). The Expansion of the Core Campus section provides descriptions and analyses of the buildings that have been added to the original Stone campus. Because the campus is so uniform in style and layout, any additions to it can greatly impact the harmony of the original design. Although many buildings have been added to the Uptown Campus, only five were built within the Core Campus area, and have impacted the original design. Some of those buildings have been more successful than others at blending with, and/or complimenting the original design concept.

- The SEFCU Arena was built adjacent to the south side of the Health and Physical Education Building. University Drive was redirected to accommodate its location.
- The Campus Center Extension was added onto the south side of the Academic Podium, enclosing areas, and expanding out from the original Campus Center.
- The Science Library maintains the north-south axis, constructed to the south of the Campus Center. The Campus Center Extension connects the two, creating a courtyard seating area between.
- The Life Sciences Research Building was built on the east end of the Academic Podium, with ground level corridors connecting to the lower level.
- University Hall was placed at a prominent location just to the east of the main entrance to the Academic Podium.

The final, and most substantial section of Part I is the History and Evolution. It is an in-depth narrative tracing the chronological development of both the academic institution

and architecture of the campus. It also provides background information on the architect, Edward Durell Stone, and the experiences and influences that led up to his creation of the design for the University at Albany Uptown Campus. Part I of this report helps to familiarize readers with the campus, and create a sense of appreciation for Stone's design.

Because all of the original buildings at the University at Albany were built between 1962-1971, using the same materials and systems, they have deteriorated uniformly over the years, and now many of the same problems are present campus wide. All of these issues are addressed in Part II, which contains the Site and Landscape Analysis, Analysis of Building Exteriors and Related Public Spaces, Building Systems, and Individual Building Surveys. These sections examine the University at Albany campus in both its original form and the condition we see it in today. The Site and Landscape Analysis is an important aspect of this report because the landscaping and site design were an integral part of Stone's original plan for the campus. They compliment and reinforce the design concept, and in some areas, are as significant as the actual buildings. Site and landscape elements on the Podium were placed there to soften the rigid feel of the concrete architecture, while those beyond the Podium were designed to extend scenic views and vistas. The Site and Landscape section examines many aspects of the campus, including plantings, open green areas, roadways, fixtures, parking, and circulation paths, both pedestrian and vehicular. Many important issues were identified, including:

- Stone's original, pedestrian friendly campus design has been compromised by vehicles driving and parking around the Podium and dormitory quads.
- Ad-hoc parking in the Core Campus is visually and aesthetically compromising the original design, as well as contributing to the stress on plant life.
- The original plantings are failing and need to be rehabilitated and/or replaced with plants that are appropriate for the specific climates/locations.
- All locations on the campus need to be made ADA accessible in a sensitive and appropriate way.
- The site furnishings are not uniform across the campus and create visual clutter. A uniform palette for site furnishings should be established and implemented.

The Building Systems section covers the campus-wide, mechanical, electrical, heating/cooling, fire protection, and plumbing issues. It includes evaluations of the current systems common to all buildings, along with recommendations for updating and improving them. There is also a Building Systems section on each of the Individual Building Surveys with

the specifics for each building. Attempts have been made to bring the buildings up to code, but in a piecemeal fashion that visually compromises the spaces. While many of the systems are currently in good working order, some, particularly the HVAC, fire protection, and lighting, should be updated to achieve greater energy efficiency and/or visual compatibility. The best way to resolve this issue would be to incorporate the installation of new systems as part of major interior renovations, when undertaken, so that they can all be replaced and seamlessly installed.

The remaining portions of Part II, the Analysis of Building Exteriors and Public Spaces, and the Individual Building Surveys, provide essential details about each of the buildings. These sections present the information gathered through historical and archival research, and the field surveys. The Analysis of Building Exteriors and Related Public Spaces examines the common features found on the majority of the buildings at the University at Albany campus, including building materials, finishes, and layouts. It also includes a detailed description and survey of the Academic Podium. All of the original buildings use concrete as the primary material, both pre-cast and cast in place, to form the ribbed wall panels, flared columns, and overhanging flat roofs. The building facades are all similar in appearance, however, the composition and arrangement of the concrete panels and steel sash windows differs slightly on each. The majority of all other building elements are uniform across the campus, including doors, windows, hardware and fixtures.

Any variations are noted on the Individual Building Surveys, which contain the specific details of each building. They describe the existing conditions, and identify significant original features and spaces, and changes that have been made, both appropriate and otherwise. They highlight any features unique to that particular structure, with the focus being on significant interior public spaces worthy of preservation. These surveys also provide recommendations for future maintenance and preservation, with a prioritized list at the end of each survey. The most urgent maintenance and preservation issues found were:

- Many of the existing roofs are in need of repair/replacement.
- Paving on top of the Podium has settled and shifted causing various leaking and drainage problems.
- The concrete building exteriors are generally dirty and in need of cleaning.
- Many of the exterior stairs are in poor condition.
- Original doors and windows need to be repaired or replaced.
- Original, character defining features need to be repaired/replaced, such as the

plants in planters and original light fixtures.

- Intact, original features need to be preserved and not compromised by future additions or alterations.

Part III contains the Recommendations From Previous Studies, and Preservation Guidelines. Although many of the previous portions of the report contain some recommendations and guidelines, they are more case/site specific, relating to particular buildings, site features, and systems. The Recommendations From Previous Studies provide useful information from past reports that could help guide future development on the campus. This section uses specific examples from other reports and master plans to illustrate how the campus should ideally be treated, and how that could be achieved. The recommendations chosen were selected because they maintain or reinforce compatibility with the original design concept. The Preservation Guidelines are broad and all-encompassing, and should not be viewed as a set of strict rules, but rather used by the University at Albany to develop policies and strategies for the ongoing management, maintenance and preservation of the significant campus. The Guidelines are written to give preservation a high priority, which needs to be balanced with the realities of budget constraints and the programmatic needs of the constantly expanding campus so that future development is not hindered. Based on the zones outlined in the Definition of the Edward Durell Stone Campus (see Map 1 pg. 16/17), the following several preservation priorities were set.

- Zone 1, containing all of the original Stone buildings, should be given the highest preservation priority. All new buildings and additions within the zone should adhere to the guidelines, with the appropriate placement and relationship to the original structures being absolutely critical. The original site and landscape design concepts should be maintained.
- Zone 2, the area within University Drive around Zone 1, should have a moderate preservation priority, focusing more on the landscape and treatment of new buildings. Site and landscape concepts that were part of the original design should be maintained. New architecture within this zone should be distinct, contrasting with the original buildings.
- Zone 3, the remaining areas of the Uptown Campus beyond University Drive, requires the lowest preservation priority. There are not regulations on building heights and styles, or landscape elements, except that construction of new buildings should not negatively impact Zones 1 and 2.

In the spring of 2008, the Advisory Planning, Architectural and Aesthetics Committee was

created to oversee the implementation of the state's Master Capital Plan for maintenance and preservation of the University at Albany's physical plant. This committee, along with the University at Albany Facilities staff, is responsible for maintaining the campus, and turning the ideas in this report into real action. We urge that this document be used by both parties to inform and guide decisions concerning the development of the campus. In order for this report to be of the most use to the University, a review process should be established for the APAAC to evaluate the appropriateness of all major, character changing projects on the campus, for both new construction and modifications to existing buildings, landscapes, and site features.

The information contained in this Campus Heritage Preservation Plan should be made available to anyone involved in the care, maintenance, and development of the University at Albany Uptown Campus. It is crucial that those participating in these processes be informed, both of the historic and architectural value, and immediate preservation needs of the campus and site. In order for this document to remain relevant and useful, it should be periodically updated to keep the information current. A website would be a ideal tool for both promoting awareness and communication about the campus and its needs, as well as making the information easy to access and update for University staff and students, researchers, and other involved parties. It is hoped that this report will help to ensure that the campus is treated both sensitively and appropriately as it continues to serve the needs of the University at Albany.

Methodology

This master plan has been developed over a one year period beginning in October of 2007. This project was funded by a grant from the J. Paul Getty Foundation, administered through the Campus Heritage Initiative. The archival and architectural research was conducted by James A. Cohen, Robert Pierpont and Christina Muir of Messick, Cohen, Wilson, Baker Architects. Mechanical systems were evaluated by Curtis Wilsey and Tony Wilson of Quantum Engineering. Landscape and site analysis was performed by Tom Elmore of Elmore Design Collaborative. A history of the university and campus was written by Kimberly Konrad Alvarez of Landmark Consulting.

This project was initiated by the University in August of 2007, with work beginning in October of that year, upon the completion of the contract. The initial phase of the project included a review of all available archival and historic material, as well as interviews with people involved in the planning of the campus. Access to the University at Albany archives was provided and among the documents reviewed were Edward Durell Stone's original drawings for the campus, as well as other construction documents, specifications, and historic photographs. The examination of these drawings provided crucial information about the original campus, including elements that Stone designed but were never built. In addition to the drawings, Stone's original master plan reports from the 1960s, as well as a collection of historic news articles about the architect and campus, were provided by Geoffrey Williams, the University Archivist. Those interviewed included Edward Durell Stone Jr. and Hicks Stone, sons of Edward Durell Stone, and Elwin Stevens, who worked at the State University Constuction Fund when the campus was built.

The architectural component of this project began with an initial site visit to the University at Albany Uptown Campus in early June of 2008. More in-depth surveying and conditions assessments were conducted during subsequent visits in the summer of 2008. The surveys were conducted through visual examination and other methods of non-destructive inspection in order to define the original details and spaces, observe changes made in the time since the campus was completed, and identify areas in need of repair. All accessible areas on the Podium were surveyed and photographed, including service areas and rooftops. The significant interior spaces in the Podium buildings were also surveyed and photographed, paying special attention to any in-tact, original, character-defining features. The exteriors of the dormitory quads were inspected and photographed. Because the four quads are essentially identical except for their orientation, Indian Quad was selected

for more in-depth analysis and will be used to represent the typical dormitory quad when discussing conditions.

Research was also conducted to examine any studies of the campus conducted since its completion, including Stone's plan for updating the campus (1968), the Hillier Group's Master Plan Report (1998), Thomas Balsley Associates' Concept Site/Landscape Design (2002), an exterior lighting study from Naomi Miller Lighting Design (2006), and the Podium Skylight Done study from Robert Siegel Architects (2008). This information, along with information on any projects currently underway or planned for the near future, was provided by the Office of Campus Planning.

Policy Statement

Edward Durell Stone's design for the University at Albany was an entirely new campus built from the ground up as part of Governor Nelson Rockefeller's plan to expand the state's university system in the 1960s. The unique campus is one of the only modern academic campuses to be built in a single venture, and the site should be preserved so that it can be appreciated as such.

As stewards of this site, the administrators of the University at Albany acknowledge their responsibility for the care and management of this cultural resource so that future generations may experience it as envisioned by Stone. In recognition of this responsibility, the administration commissioned this Campus Heritage Preservation Plan to establish guidelines for the long-term oversight and preservation of the campus.

To facilitate these goals the college sets forth the following institutional priorities:

A formal policy for the care and treatment of the Core Campus must be embraced throughout all levels of the administration.

The University at Albany is an active and growing institution, it is understood that a balance must be met which allows for the preservation of the Core Campus while at the same time accommodating the services, growth, and needs of a modern educational facility.

New construction on the campus should respect the setting and enhance the nature of the existing architecture while contributing in its own right.

Historical Significance

The Uptown Campus of the State University of New York at Albany is significant both architecturally, as an example of modern architecture, campus planning, and construction, as well as historically, as it represents an important point in the evolution of the State University system. The work of master architect Edward Durell Stone, well known for his designs for the U.S. Embassy in New Delhi and the John F. Kennedy Center for the Performing Arts in Washington D.C., the layout of the campus was created in the spirit of the Beaux Arts tradition with modern style buildings showing Stone's distinctive personal touch. It was conceived of as part of the State University of New York's expansion program begun in the early 1960s, spearheaded by Governor Nelson A. Rockefeller. The expansion plans sought to create major centers for the university system, the campus at Albany being one of them.

While other Modern architects were given the task of creating individual buildings for various SUNY campuses, such as I. M. Pei's lecture hall in Fredonia and Ulrich Franzen's Agronomy Building at Cornell University, Stone was asked to create a master plan for an entirely new campus created from the ground up. The result was one of the largest modern campuses in the United States, unique in that it was planned and built all at once. The groundbreaking took place in August of 1962, and by the dedication on May 17, 1969, most of the dormitories and academic facilities were complete and operational. Stone was mindful of all aspects of academic life, from the well organized classroom buildings and lecture halls, to the grand dormitory tower complexes. The symmetrical campus was designed to optimize space and create an ideal learning environment, providing both indoor and outdoor spaces. It was situated in such a way that students were provided with picturesque views of nearby mountain ranges. While the academic buildings were placed on a raised platform, all service areas and infrastructure are located below, eliminating automobile traffic and creating a completely pedestrian campus. Stone also paid careful attention to the planning of interior and exterior spaces, as he designed light fixtures, plantings and room décor. While the academic buildings appear identical on the outside, differences in use are reflected in the treatment of the common interior spaces based on programmatic needs.

The University at Albany buildings and site show not only skill in design, but also in use of modern building materials. Concrete became increasingly popular in Modern design with architects like Le Corbusier finding new ways to manipulate it. At the Albany campus,

concrete was the primary material used for the structures, thousands of cubic yards of which were cast in place using fiberglass molds, while pre-cast elements were used for wall panels. The reusable forms made for ease in construction and reduced construction costs. The clean white concrete created a look and feel that could not be achieved with traditional building materials.

The monumental campus was heralded at the time as “stunning,” and “heroic,” and according to Gov. Rockefeller, a blending of “beauty, efficiency and economy in academic buildings.” The distinctly flared concrete columns and soaring dormitory towers create a dramatic scene that came to symbolize the new iconic university center. In his address to graduates in 1966, University President Dr. Evan R. Collins boasted that the campus was “the finest educational plant in the world.”

Edward Durell Stone’s Albany campus warrants preservation not only because it is the work of an iconic architect, but a feat of Modern design, planning and construction, as well as a symbol of the University’s history and the legacy of Gov. Nelson Rockefeller. The site has served the university’s needs for over forty years with few additions and alterations to the original design. As the innovative campus nears fifty years of age, it, like many Modern buildings of the same era, becomes challenged by the need to expand and update facilities. The buildings that have been added since Stone’s original campus was completed show how expansion can both positively and negatively impact the site. While Stone included plans for expanding the campus with his original master plan, they were never implemented and future additions could compromise the integrity of the original design intent.

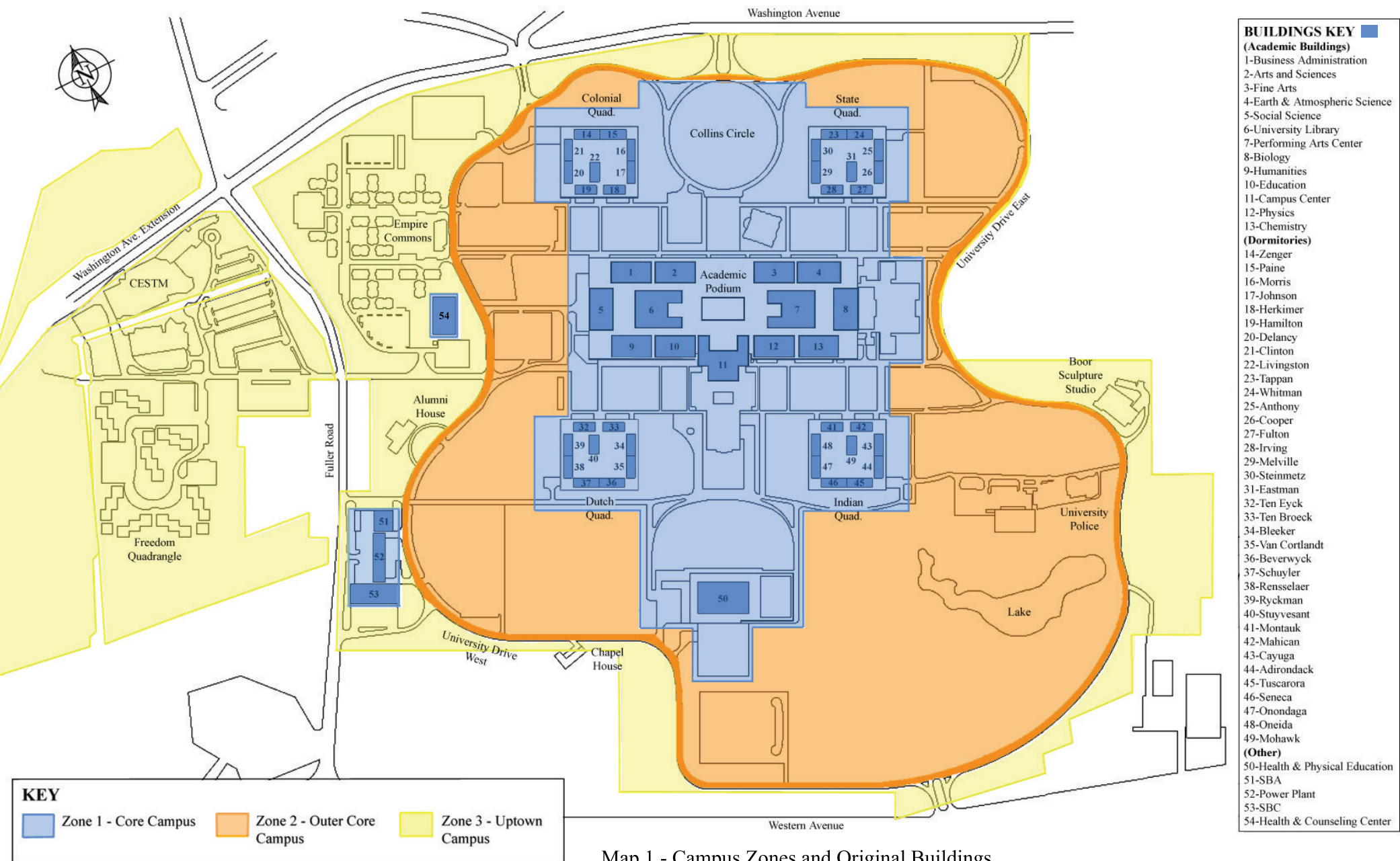
Definition of the Edward Durell Stone Campus

Edward Durell Stone's campus for the University at Albany is located in the western region of the city, between Washington and Western Avenues, formerly the location of the Albany Country Club. The site has grown considerably since the 1970s and now comprises a larger area referred to as the Uptown Campus. For the purpose of this study, we have organized the campus into three zones; Zone 1 is the Core Campus which includes all of the original Edward Durell Stone buildings (see attached Map 1), Zone 2 is the Outer Core Campus zone defined by the perimeter road, and Zone 3 encompasses the remainder of the Uptown Campus.

The Core Campus (Zone 1) is concentrated around the central Academic Podium, with the exception of the Health and Physical Education Building, located within playing fields separate on the south side of the campus, the Health and Counseling Center, located west of the Podium just past the perimeter road, and the three service buildings, located just beyond University Drive West on the southwest side of the campus. The Academic Podium consists of thirteen buildings under one connecting system of covered open access ways. The residential quads are symmetrically located at the four corners of the Academic Podium, with Colonial Quad to the northwest, State Quad to the northeast, Indian Quad to the southeast, and Dutch Quad to the southwest. Each of these quads contains eight low-rise residential buildings surrounding a high-rise residential tower. The Academic Podium is the heart of the campus, containing all of the academic and student activities buildings, as well as the Lecture Center. The classroom buildings are located on its periphery, with the Library, Performing Arts Center and Campus Center located in the middle around the fountain and carillon tower. The Lecture Center is located within the Podium, at the center below the fountain. The fountain is the centerpiece of Stone's campus, with the tower acting as a beacon providing a reference point with which one can orient themselves from anywhere on the campus.

The Outer Core Campus (Zone 2) is primarily defined by the perimeter road known as University Drive. The road was part of Stone's original design for the campus and is generally unchanged except for the area rerouted to accommodate the addition of the Recreation and Convocation Center (R.A.C.C.), now known as the SEFCU Arena. The power plant, commissary, and facilities management buildings, as well as the Health and Counseling Center (Infirmary) are just outside the perimeter road, but were included in the original campus design and therefore are considered to be part of the Core Campus.

The remaining area of the Uptown Campus (Zone 3) extends from the perimeter road to the University property lines, and is made of up nearly one hundred buildings. In addition to the area that was part of Stone's master plan, the campus has expanded and now includes several areas adjacent to the original site, including University Plaza to the southeast, Empire Commons to the northeast, as well as Freedom Quadrangle and the Center for Emerging Sciences and Technology Management to the west across Fuller Road.



Map 1 - Campus Zones and Original Buildings

Expansion of the Core Campus

Several buildings have been added to the Uptown Campus since the completion of the original design. For the purpose of this report, only those buildings within the Zone 1 boundary (see attached Map 2, pg. 26/27) are being examined. There are five significant additional buildings that have been constructed within Zone 1, the SEFCU Arena, the Campus Center Extension, the Science Library, the Life Sciences Research Building, and University Hall. Whether adding to an existing structure, or creating a completely new one within a collection of buildings, there are many ways to deal with architectural additions. An addition can blend seamlessly with the original, re-express the architectural language using new materials or forms, or create something completely new and different. The additions to Zone 1 of the University at Albany's original campus provide examples of these different methods. However, it can be difficult to achieve success with any of these methods, especially on a campus as cohesive as the University at Albany.

The SEFCU Arena, also known as the Recreation and Convocation Center (the "RACC"), was the first addition to Stone's core campus. It was completed in 1992, designed by Mesick, Cohen, Waite Architects, of Albany. The 115,000 square foot structure includes seating for 4800, basketball, racquetball, squash and handball courts, an indoor track, and training rooms. It is situated directly in front of Stone's Physical Education Building, separated by an esplanade from the south side that faces Western Avenue. University Drive West had to be rerouted to accommodate the site, however, the arena is positioned to correspond with the axis created in the original design. The designers of the SEFCU Arena, being the first to create a new building for the campus, had the task of deciding how to deal with adding to such a cohesive collection. There are certain elements of the arena that recall Stone's buildings, while others set it apart. The arena was designed to compliment Stone's structures, using light colored pre-cast concrete and repeating the column spacing on the arcade facing the Health and Physical Education Building. The main entrance is also on the same level so as not to disrupt the flow of pedestrian traffic or divert it away from the original.



Entry facade of SEFCU Arena facing the Health and Physical Education Building.

The arena's exterior has a layered horizontal appearance and slightly smaller scale, meant to contrast and compliment the verticality of Stone's buildings without detracting from them.



Exterior view of the SEFCU Arena from the west.

The Campus Center Extension was completed in 1994, designed by Edward Durell Stone and Associates (the firm would later become RGA Architects and Planners). The 30,000 square foot extension was designed to house the bookstore, a barber shop, convenience store, food court, and video arcade. The addition essentially extended the Podium level south toward Western Ave., with two large wings that are slightly wider than the campus center itself. The area between the wings was landscaped to create a new exterior court area. The Campus Center Extension is an example of an addition to an existing building that blends nearly seamlessly with the original.



View of the east wing of the Campus Center Extension continuing the podium level south from the original Campus Center.

From the top of the Podium, it is almost impossible to distinguish where it originally ended because the new portions use the same materials and paving pattern. The vertical walls of the extension are clad with light tan pre-cast concrete panels, similar to the material used for Stone's original buildings, and are decorated with a horizontal geometric pattern. In addition to the materials, the placement also fits well with the original design scheme of the complex, continuing the axis that Stone created without disrupting the symmetry. The creation of the exterior court fits with the landscaping scheme of the Core Campus, with its many courtyards and planted areas. The sensitive treatment of both the exterior materials and the building arrangement creates an original addition that does not disrupt or overshadow Stone's buildings.

level creating a courtyard space. The two-story structure is built at grade rather than at the height of the Podium, sitting below the level of the original academic buildings. The Life Sciences Building, while it attempts to blend with Stone's design for the Core Campus, is perhaps the most problematic of all the new buildings. Its position at the end of the Podium attempts to maintain the axis, but instead throws off the symmetry Stone created. Rather than continuing the existing circulation atop the Podium, the main entrance to the Life Science Building is on the east side, facing away from it, while access from the west is limited to the ground level corridors. This not only draws people away from the east end of the podium, but creates an abrupt end to it because there is no access to the Life Science Building from the upper level. Construction at the east end of the Podium could have been an opportunity to implement Stone's vision for expansion that was part of his 1968 Comprehensive Site Plan for updating the University. However, a different path was chosen and the resulting structure prevents Stone's plan from ever reaching its full potential. The Life Sciences Building pays homage to Stone's designs in form rather than material. Although buff pre-cast concrete is used on the exterior of the connecting corridors, the majority of the building is clad in silver aluminum panels and greenish glass. There are tall slender pillars that reach up to the aluminum overhangs, meant to reproduce the effect created by Stone's concrete arches and eaves. However, they are spaced farther apart and do not have the same flared effect at the tops.



Stone's original pre-cast concrete overhangs on the Podium.



An updated version in silver aluminum formed panels on the Life Sciences Building.

The most recent addition to the core campus was University Hall, completed in 2006 and designed by Gwathmey Siegel and Associates Architects. The roughly 45,000 square

The Science Library was completed in 1999, designed by Ray Gomez of RGA Architects and Planners. While the firm's predecessor, Edward Durell Stone and Associates, was working on the Campus Center Extension, preliminary plans were made for the new library. This is evident in the similar pattern and material used on the exterior treatments of both buildings. The Science Library connects to the Campus Center Extension on the south side, enclosing the courtyard that was created between the two wings. It has a classical feel with a heavy basement level, pilasters extending up through the middle floors, and smaller attic story windows on the top floor. There are certain elements of the design that are reminiscent of Stone's original buildings. The front façade is screened in glass with large columns that repeat the bay spacing of the original buildings. Although the pre-cast concrete exterior is stylistically very different and has a heavier look, the repeated use of the material ties it to Stone's buildings. Its position continues the north-south axis further and extends the Podium, having connecting bays that provide entry on the upper and lower levels. The access points are very important because they provide a smooth transition between the old and new, both visually and physically. The raised podium as a pathway between the academic buildings was quite important to Stone and the Science Library continues that concept.



West facade of the Science Library.

The Life Sciences Research Building was completed in 2004, designed by the Hillier Architecture Group. The 170,000 square foot building houses research laboratories, a vivarium, offices, conference rooms, and an auditorium for the science departments.



West facade of the Life Sciences Building facing the Podium.

The structure is steel framed on a cast-in-place concrete foundation, with special provisions made to reduce floor vibrations in the laboratories. The various sections are clad in a variety of materials including tan pre-cast concrete, aluminum panels and tinted glass. It extends out from the east end of the Academic Podium, with ground level corridors that connect directly to the lower



View of University Hall from State Quad looking west.

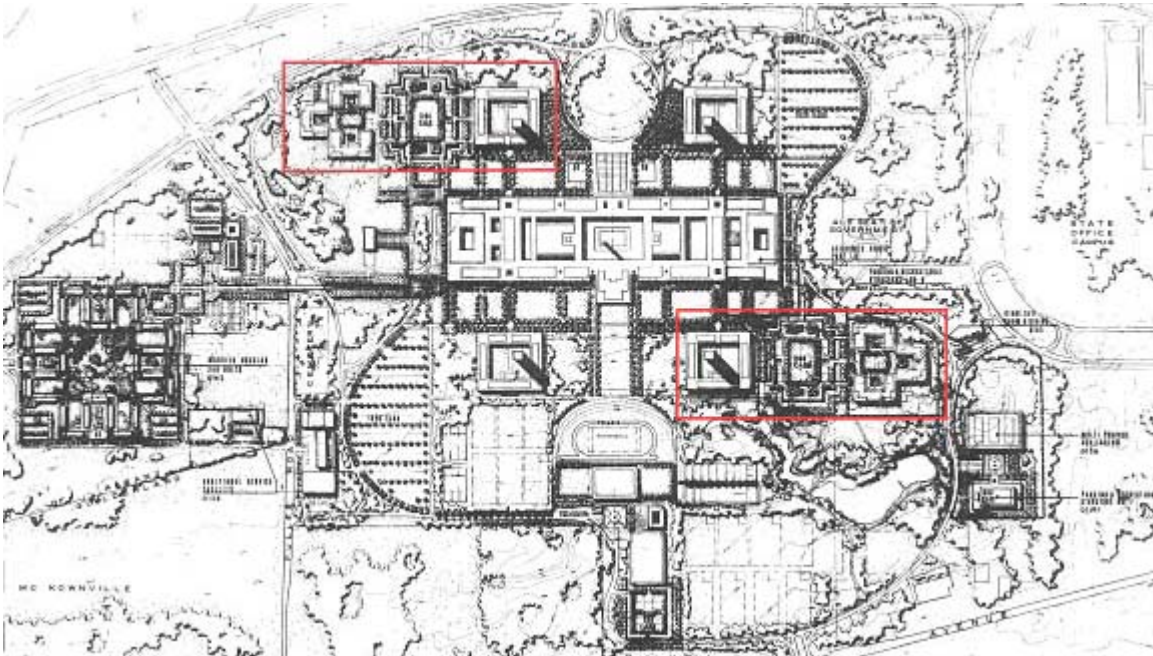
foot glass-clad structure is the home to the university's main administrative offices as well as an Admissions assembly room. It is situated just north of the academic podium, directly to the east of the main entrance to the campus. The two-story square structure has an undulating façade clad a painted aluminum and reflective glass curtain wall. University Hall is one of the most prominent additions to the University at Albany Campus, primarily because of its location at the entrance, and is the only new building that can be seen when standing within the Academic Podium. This location, however, does not detract from the view of the original campus when approaching because of the screen of trees that conceal it when viewed from a distance. It sits adjacent to

the Podium, but the building footprint is rotated roughly 20° in a clockwise direction so that it does not align precisely with the other buildings. While the slightly askew position does not correspond with Stone's axial layout for the campus, the rotated footprint creates juxtaposition, making an original statement and welcoming visitors. Although the glass-clad two-story structure does not seem to fit with the original concrete buildings, the stark contrast it creates makes it work well as an addition. The wavy, reflective glass exterior is almost the complete opposite of the linear concrete surfaces Stone created. Stone's dormitory towers and carillon command the skyline, while the low glass building sits quietly beside them. This unique structure makes a completely new statement architecturally, creating a contrast that sets off the architecture of the original campus.

Recommendations

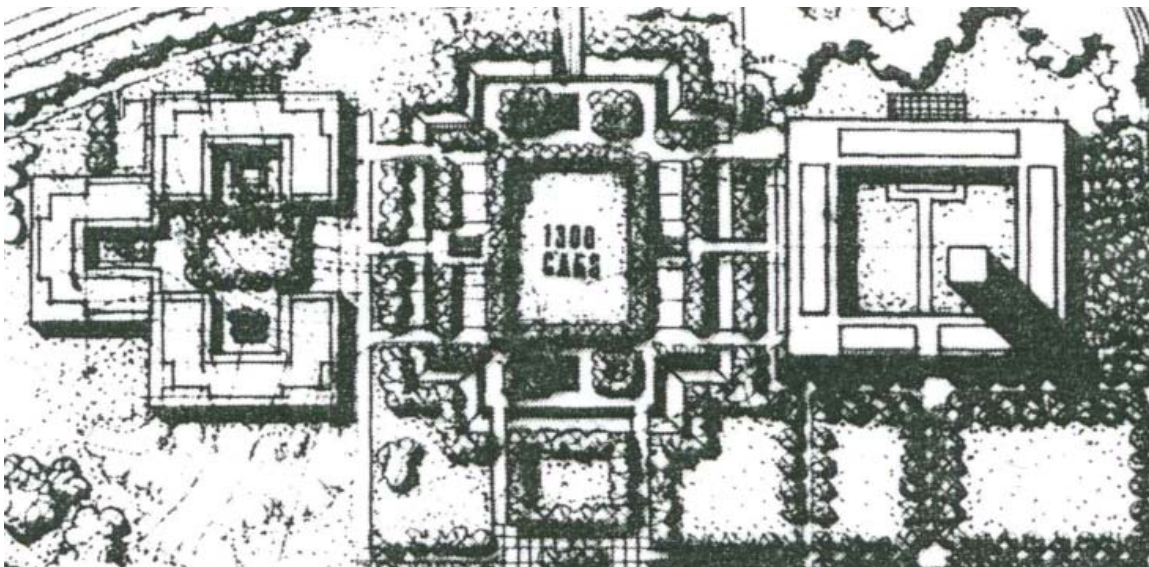
One of our primary recommendations of the Heritage Plan will be that new construction on the campus and modifications to existing fabric be reviewed and approved by the Advisory Planning, Architectural and Aesthetics Committee, using this document as a guide for maintaining the architectural integrity of the Stone's core campus while allowing for it to evolve and expand to meet the programmatic and expansion needs of the University. In our examination of Stone's master plans and the subsequent studies of the campus, we found that projects were proposed that could have solved some of the needs for expansion and other campus issues, but they were not pursued. Since the completion of the original

campus buildings in the early 1970s, additional on-campus housing facilities have been constructed to accommodate the growing student body. Stone initially designed the campus for 10,000 students, however, he also created expansion schemes for 15,000 and 20,000. The 15,000 student plan shows two new dormitory complexes, one to the west of Colonial Quad, and another to the east of Indian Quad.



Stone's plan for the 1974 expansion to 15,000 students from his 1968 Summary Report showing the locations of the two new residential complexes (From, *Summary Report 1974 Comprehensive Site Plan Updating State University of New York at Albany*)

They were to be connected to each of the original quads by sunken parking structures with landscaped terraces, providing gathering spaces and recreation areas.



Close-up view of Colonial Quad with proposed terraced parking facility and additional housing from 15,000 student plan.

The plan also included married student housing in an area across Fuller Road, very close to where Freedom Quad Apartments is today. Beyond the additional housing units, Stone suggested expanding the Podium at the east and west ends to create more academic spaces. Although the Life Sciences Building was placed at the east end, circulation at the Podium level was not continued, contradicting Stone's idea of expanding the Podium. However, the opportunity still exists for expanding the Podium on the west end, and any plans to do so should carefully consider Stone's concept plan for expansion of the Podium and new academic buildings.



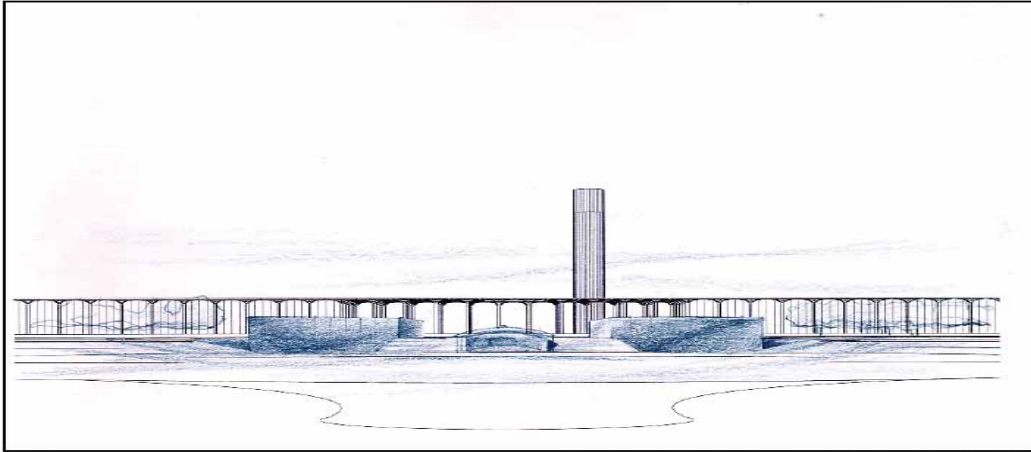
East end of the Podium where the Life Sciences Building attaches to it.

The Albany campus certainly warrants preservation, however, there are some elements of the design that have posed problems from the beginning and could be improved. The size and scale of Collins Circle, coupled with the repetitiously symmetrical design of the Podium has made the main entrance to the campus difficult to identify, causing confusion for new students and visitors. The entrance is clearer when viewed in plan from above than to pedestrians or motorists approaching from Washington Avenue.



View of the main entrance from March 2008.

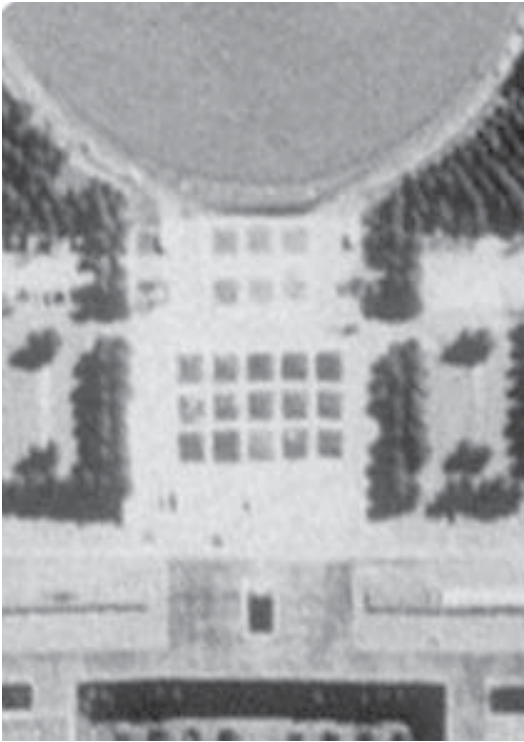
In a master plan report prepared in 1998, the Hillier Group Planners proposed two alternative concepts for an entry building that would both have created an obvious main entrance as well as provided space for administrative and admissions offices.



Proposed entry building massing sketch from 1998 Hillier Master Plan Report.

This rendering shows one of the schemes in which two low buildings were to be placed at either side of the entry walkway, with grand ramp between them to gradually lead visitors up to the Podium level. This solution would have provided a clear main entrance to the campus, as well as space for offices and a visitors center.

Neither of these plans was carried out and there are now three separate projects either completed or underway for the main entrance. The first was the construction of University Hall, to the east of the entry walkway located to welcome visitors to the campus. The second project, which was recently completed, was the renovation of the entry walkway, immediately in front of the main entrance, to include new seating areas, open lawns and a fountain, all designed to guide people up to the Podium.



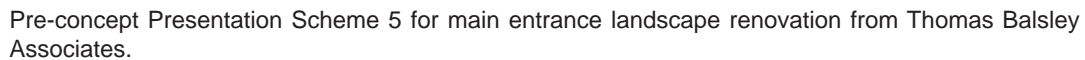
Entrance walkway as designed by Stone (aerial view circa 1990s from MSN Live Search)



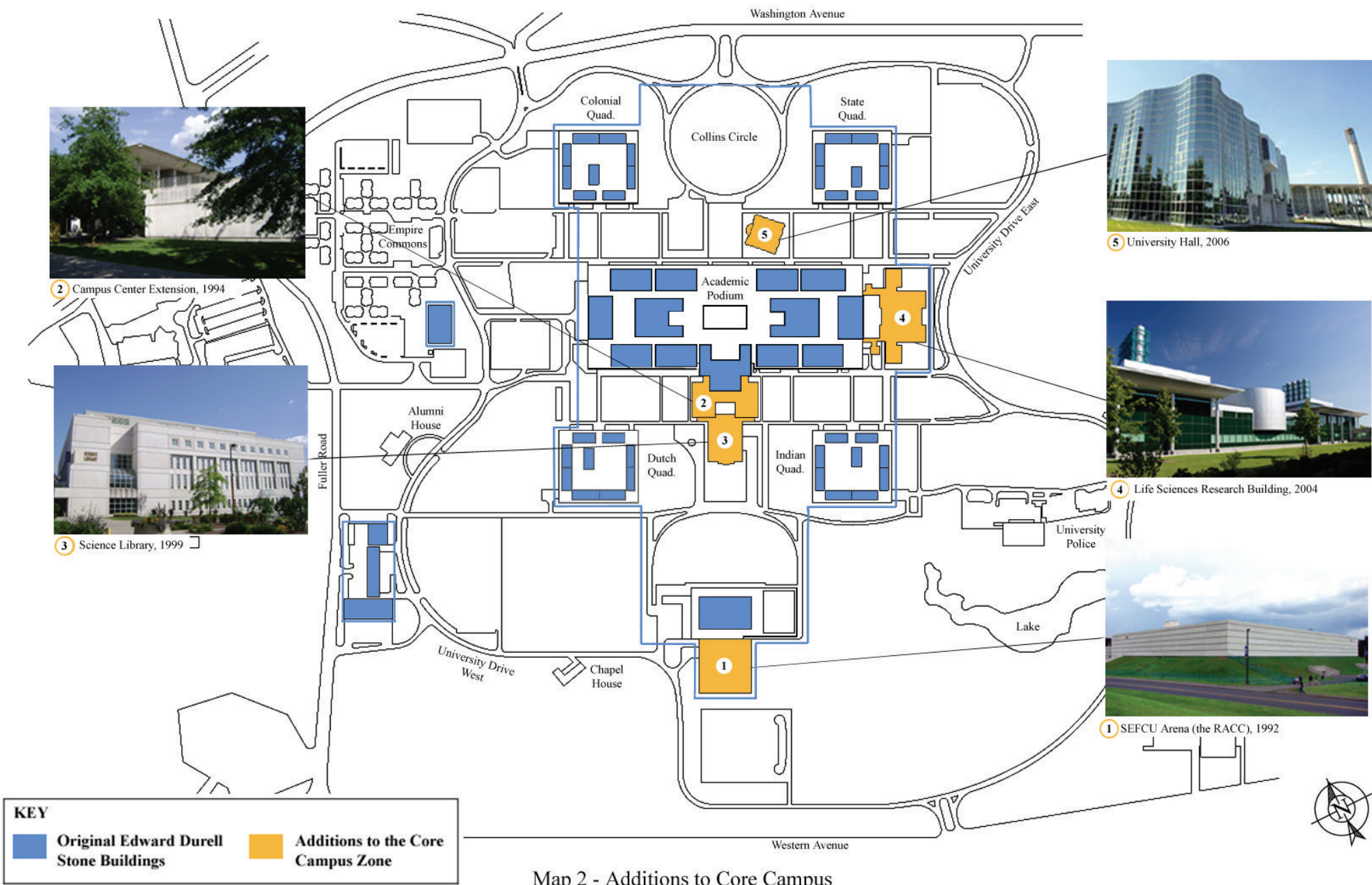
Entrance walkway renovation plan for work recently completed (From SUNY News Release "UAlbany Unveils Design for Grand Entry Plaza")

The third and final project for the entrance is a new School of Business building that will be placed opposite University Hall on the west side of the walkway. Because the entry plaza is off-balance with University Hall to the east, the construction of the new School of Business Building is a good opportunity to reinstate symmetry. Since University Hall makes such a distinct design statement of its own, balance and symmetry can be achieved by adding a new building with the same architectural language and form, even if it is larger.

The renovation of the entry was actually part of an earlier study completed by the architects who designed it, Thomas Balsley Associates. In addition to remodeling the entry walkway, the study presented several proposals for altering Collins Circle and the landscaping at the north side of the Podium. The plan accounted for the presence of University Hall, but it does not appear that the new School of Business building was part of the design.



In addition to the new School of Business building, there are plans in the making for many other new structures and renovations at the University at Albany's Uptown Campus. It is recommended that in planning for these new projects, the University consult the guidelines presented in this document, as well as the previous studies that have been completed, and most importantly, Edward Durell Stone's expansion master plan.



History and Evolution

In an attempt to recount the history and development of the State University of New York at Albany campus it is crucial to take into account the significant evolution in the State University system in New York State beginning in 1948, the role of then newly elected Governor Nelson A. Rockefeller and life in the post-war period between the late 1940s and 1960s. Founded in 1948, the State University of New York (SUNY) would establish 58 campuses by the 1960s, where originally there had been 29 state-aid institutions in its system. As the youngest university system in the country, SUNY was making up for lost time. Compared to other state schools around the country, the development of good public institutions in New York had been impeded by the presence of excellent private colleges and universities. The 20th century was half over before state officials saw a need for state-supported schools other than the few agricultural, technical or teachers colleges. It also took the post-war boom and the acknowledgement that private colleges would never be able to absorb the anticipated enrollments of the 1960s and 70s. Between 1959 and 1962, SUNY's Albany institution changed its name three times, finally becoming the State University of New York at Albany, a name which symbolized a major change in its mission from an institution that for more than 100 years had trained teachers to one that had been commissioned to become a "university."¹ This twenty year period between the establishment of SUNY in 1948 and the construction of much of the expanded system by 1968 witnessed substantial and rapid change in all aspects of American life, but most remarkably influenced what Fortune Magazine dubbed the "Knowledge Industry."²

History of Universities

Like all major institutions in society, the structure and character of American universities reflects the economic and social structures as well as the demands of society. American universities have their origins in the establishment of the colonial colleges -- institutions such as Harvard, William and Mary, Union, University of Virginia -- that were founded in the seventeenth and eighteenth centuries or shortly after the American Revolution. During the last third of the nineteenth century, either just prior to or immediately following the American Civil War, an entirely new kind of educational institution developed in American.

1 Kendall, Birr, A Tradition of Excellence: The Sesquicentennial History of the University of Albany, State University of New York, 1844-1994, Donning Co., 1994.

2 Fortune Magazine, "The Knowledge Industry" (Friday, Dec. 21, 1962). Fritz Machlup, Austrian-American economist, probably best known for his book *The Production and Distribution of Knowledge in the United States* (1962) was the first to coin the phrase the 'knowledge industry'. In Kerr's book 'The Uses of the University' published in 1963, he wrote that he believed that the university was a "prime instrument of national purpose" and that "What the railroads did for the second half of the last century and the automobile for the first half of this century may be done for the second half of this century by **the knowledge industry**."

This new university concept accompanied the westward expansion to the Great Plains of the Midwest and to the new West Coast states. The emergence of new schools to serve this new society began with the passage of the Morrill Act, legislation passed and signed by President Lincoln in 1863, according to which the federal government granted large tracts of land to each state, the sale of which was to provide the money for the establishment of universities. Thus was born a uniquely American institution, the *public, land-grant university*. These state universities were intended to educate a large percentage of the population for life in a democratic society, and without ignoring the classical disciplines they were intended to conduct research and provide training in applied fields such as agriculture and engineering. The public land-grant universities became the backbone of public higher education in America and they were enormously successful in educating the new immigrant population pushing westward across the continent.

California's share of granted land was 150,000 acres and in 1868 a new state act created the University of California. Essentially from the beginning, a Board of Regents resolution declared that women would be admitted to the University equally with men. Within fifty years, the University of California with 14,061 full-time students led the country and world universities in enrollment.³

Throughout the nation there was a new and increased student demand for college admission. Many states in the 1930s responded with the establishment of new state and community colleges. World War II brought even more significant changes and enormous growth in American universities. In the post-war period the Federal government introduced the GI Bill, which provided veterans with the money to attend college for four years. This was done in part to reward returning veterans for their service during the war, and in part to prevent a large influx of returning veterans from entering the job market simultaneously, thus driving up unemployment and stimulating a return of depression conditions of the 1930s.

Fritz Machlup, an Austrian-American economist who in the 1960s was president of the American Association of University Professors, published a massive study titled *The Production and Distribution of Knowledge in the United States* (Princeton University Press). In his book, Machlup argued that the spreading of knowledge during this post-war period was a definable industry, such that in the year 1958 this industry produced goods and services worth \$136.4 billion. The total knowledge industry, according to Machlup

³ Patricia A. Pelfrey, [A Brief History of the University of California](#), University of California Press, 2004.

accounted for 29% of the gross national product (G.N.P.) and was growing at a rate 2½ times faster than the industries that produced all other kinds of goods and services.⁴

During the same time, University of California's president Sproul, had been anticipating the issue of how the University was to reorganize itself in order to transform into a multi-campus system to accommodate growth. In the late 1950s and 1960's, Sproul's successor, Clark Kerr, acknowledged that the traditional centralized university of the past had been succeeded by a new kind of institution – the “*multiversity*” or multi-campus concept. This fragmentation or decentralization of the university into the many-purposed multiversity served the needs of postwar society in which knowledge was growing exponentially and becoming a vital economic commodity. As University of California President, Kerr created a blueprint for public higher education with a three-tiered system that would become the model in terms of its structure and objectives emulated by state universities across the nation in the 1960s and 1970s. At the top tier or highest academic layer were research university campuses like Berkeley whose students came from the top 12.5 percent of the state's high school students. A second tier was made up of the state colleges functioning as teaching institutions focusing primarily on undergraduate education, with some graduate course and enrolling a third of the state's students. Community colleges completed the system at the third tier, offering two-year transfer and vocational programs open to every state high school graduate.⁵ Kerr is also credited with originating the concept that every student should be entitled to a college education regardless of ability to pay. This concept was later translated into the Basic Educational Opportunity Act passed by Congress in 1972, which formed the basis for Pell Grants, the backbone of federal aid to needy students.⁶

Both Machlup and Kerr's arguments and endeavors had the benefit of occurring at the right time. American culture was ready for a state-supported, widely spread educational supermarket to serve many different needs. Kerr's University of California administration coincided with post-World War II optimism and the unprecedented growth of American higher education spurred by the G.I. Bill of Rights and unprecedented number of students ready to enter college. By the early 1960s, the national population had grown to approximately 178,000,000, and an estimated 850,000 “war baby” freshmen were entering college. With Kerr's ‘multiversity’ concept still new to many states, the educational facilities in most locations were not yet prepared for this great jump in enrollment. Emergency

4 Fortune Magazine, “*The Knowledge Industry*” (Friday, Dec. 21, 1962).

5 Grace Hechinger, *The New York Times*, Obit. “Clark Kerr, Leading Public Educator and Former Head of California's Universities, Dies at 92.” December 2, 2003

6 Pelfrey, *A Brief History*.

living quarters are set up in dorm lounges, hotels, Quonset huts and trailer parks. By 1965, college enrollment statistics showed that full-time enrollment was up 12.7 percent nationwide.⁷

The 1960s: An Era of Youth and Change

The sixties have been defined as the ‘age of youth’ due primarily to the fact that 70 million children from the post-war baby boom were becoming teenagers and young adults. There was a distinct movement away from the conservative fifties which gradually resulted in revolutionary ways of thinking and dramatic change in the cultural fabric of American life.

Architecture in the sixties was also undergoing an evolution. Up to this decade, the Modern Movement of American architecture had been influenced primarily by Frank Lloyd Wright’s highly original approach to residential design before World War I, which combined open planning principles with horizontal emphasis, asymmetrical facade elevations, and broad, sheltering roofs; and the contrasting unornamented, machine-inspired aesthetic of European modernism of the International Style as introduced by LeCorbusier, and Walter Gropius as expressed by the Bauhaus. The use of a great variety of building materials and unconventional methods of incorporating them into the skin and structure of buildings marked the maturity of architectural design by the middle of the 20th century.

Following the Second World War, while the students and followers of European-émigrés Gropius and Ludwig Mies van der Rohe were transforming the American cityscape, those that sympathized with Frank Lloyd Wright and his attacks on Modernism began to embrace the potential of some of the new materials for which many orthodox Modernists had such affection, particularly *concrete*. During the 1950s and 1960s a formal and theoretical reaction to the International Style began to take shape as architects became increasingly disenchanted with the sterile aestheticism of much postwar building. Many architects returned to select Beaux-Arts principles such as axial planning and symmetry and a move towards dynamic sculptural forms while incorporating a streamlined contemporary look. Wright’s Guggenheim Museum set an example of how architecture could be formed as abstract sculpture, followed by Eero Saarinen’s sculptural concrete TWA Terminal at JFK, the main terminal at Dulles Airport in 1962, and the Memorial Arch in St. Louis in 1965.

⁷ State University of New York (SUNY) topped the list of full-time enrollments by the mid-1960s with 107,707 students, with California State Colleges having 97,730 students, University of California having 75,866 students and City University of New York with 56,120.

There was a marked change towards a refinement of Modernism, a movement referred to as *New Formalism* which was defined as “a matured modernism having many commonalities with classicism, such as an emphasis on structure, a uniform construction grid, a carefully organized hierarchy and clarity of geometric form.” A great number of architects began to find ways to return the human presence to architecture after it had been stripped away during the machine age of early Modernism. In the search for symbolic meaning, the New Formalism architects embraced Classical precedents in establishing building proportions, in the use of the arch, stylized classical columns and entablatures, the use of the elevated podium and in the use of the colonnade as a compositional device. Traditionally rich materials such as travertine, marble, or granite were used, as were manmade materials that mimicked their luxurious qualities. On a larger urban design scale, grand axis and symmetry were used to achieve a modern monumentality. Three architects were pivotal in developing the New Formalism – Edward Durell Stone, Philip Johnson and Minoru Yamasaki, all of whom had earlier professional success working within the International Style. Stone’s American Embassy in New Delhi (1954) was considered by many to mark the origin of the movement.⁸ Yamasaki created the Woodrow Wilson School of Public Affairs at Princeton in 1965, while Paul Rudolph applied his architectural vocabulary of poured concrete with a rugged corduroy texture to the Art and Architecture Building at Yale University completed in 1963. Louis I. Kahn had a unique proficiency with materials and the ways in which they could be joined. He introduced a sublime sense of natural light and the concept of order into his buildings while drawing much inspiration from his reverence of architectural history. Kahn’s Kimbell Art Museum at Fort Worth; Salk Institute in southern California and other buildings offered a feeling of elegant austerity to American architecture. Tall buildings or skyscrapers created a distinctly American structural type. Architects such as Philip Johnson and John Burgee, of Johnson and Burgee, are some of the architects who designed office buildings, such as the Kline Biological Tower at Yale, which helped create a different look for the skylines of large cities. In 1966, Robert Venturi wrote *Complexity and Contradiction in Architecture* and called for a change in the reductive simplicity of Modernism which began an architectural protest in the late 60’s.⁹

During this period of architectural evolution and the exponential growth of the knowledge industry, it was only natural to see these new architectural concepts applied to the design of university campuses by well-known Modern architects. Two key examples of university campuses conceived and designed by well-established modern architects and constructed

⁸ Teresa Grimes, “New Formalism” an excerpt from *Los Angeles Music Center Historic American Building Survey Report*, date unknown.

⁹ Carter Wiseman, *Twentieth Century American Architecture: The Buildings and their Makers*, W.W. Norton, 2000.

during the post-war period include Simon Fraser University in British Columbia, Canada and Illinois Institute of Technology in Chicago.

Simon Fraser University was established in 1963 as a public university. It was dubbed the “*instant university*” when it opened just 30 months after being designed by competition winner, Arthur Erickson of Erickson/Massey. The rebirth of Modernism in Canada was attributed to Erickson who was skilled in adapting and extending principles drawn from LeCorbusier and the International Style. The Simon Fraser campus was built in an 18-month timeframe on 1,000 acres of



Simon Fraser University Campus in Burnaby, British Columbia

land on Burnaby Mountain. While the overall concept for the campus was designed and overseen by Erickson/Massey, the four other competition finalists were each contracted to build a portion of the Erickson/Massey plan. Directives for the campus design as specified by the Chancellor included the criteria that the buildings be designed in such a way as to allow students to pass from one part of the campus to another without having to go outside, and that the large lecture halls be grouped together rather than scattered around the campus. In addition, the Chancellors urged the architects to design and build a campus that would appear the same at the time of its completion in 1965, as it would 30 years later, with the option for expansion built into its original design. Erickson's campus buildings, constructed primarily of concrete and glass, placed an emphasis on their horizontality and were terraced to be in harmony with the contours of the mountain top location. Another innovative concept of Erickson's design was the rejection of the traditional separation of departments into individual buildings, but rather to design buildings which housed several departments, classrooms and offices thus reducing travel time between classes and fostering an intimate learning environment.

The Illinois Institute of Technology was founded in the late 1930s after the hardships of the Great Depression resulted in the merger of the Lewis and Armour Institutes. It wasn't until after World War II, however, that it became evident that the new school would need to expand its campus to accommodate the new and growing organization. Ludwig Mies van der Rohe had served as the director of the department of architecture of the Armour Institute prior to the merger. Within a year, the Institute had commissioned Mies to design

an innovative master plan encompassing the entire campus, and the result would lead to an immense shift in the organization, the direction and the very identity of the school. The construction began in 1945 and by 1958 the expanded and wholly modernist campus had twenty-two Mies-designed structures which included three identically planned, nine-story apartment buildings for staff, faculty and married students. In addition to the Mies-designed buildings, the surge in enrollment just after World War II



IIT Campus Chicago, Illinois (Franz Schultz, *Illinois Institute of Technology*. Photos by Richard Barnes)

necessitated the construction of two residence halls which were designed by the Chicago office of Skidmore, Owings and Merrill. S.O.M. was not the only firm to receive building commissions on the campus. Many other well-established Chicago architects, most of who had studied under Mies at IIT contributed such as Walter Netsch, Myron Goldsmith, and the firm of Schmidt, Garden and Erikson. Each applied the architectural vocabulary of Mies' earlier buildings on the campus. In the mid-1990s the IIT administration commissioned the architectural firm of Lohan Associates (led by Dirk Lohan, an IIT trustee and Mies' grandson) to produce a campus master plan. This master plan recommended the creation of a historic district encompassing Mies' academic buildings, the restoration of these buildings and the surrounding landscape, and that the university complete Mies' original vision for IIT as a "campus in the park" in ways that had never been realized.¹⁰

History of Rockefeller's New State University System

Nelson Rockefeller (1908-1979), the second son of John D. Rockefeller, Jr., was elected governor of New York State in 1958, and would serve four consecutive terms. His administration witnessed dramatic growth in state services in the areas of education, transportation, health and welfare, housing, and environmental protection yet was responsible for substantial tax increases while for many years the state operated on a pay-as-you-go basis with a balanced budget.

While in office, Rockefeller was responsible for more building projects than any other 20th century governor in New York. Rockefeller campaigned for the construction of great architecture and is credited with establishing the NY State Council of the Arts and the

¹⁰ Franz Schultze, *Illinois Institute of Technology: An Architectural Tour*, Princeton Architectural Press: New York, 2005.

Council on Architecture. Rockefeller obtained funds, organized projects and directed architects. He had a vision for the state's future and used buildings to give form to that future. It was fortunate for the state that Rockefeller's personality combined both architectural acolyte and politician. This character enabled him to conceive of whole projects, not just single buildings and gave him the courage and power to lead the people and legislature to this end. Rockefeller's position gave him the authority to accomplish his goals and during his four term administration he turned out construction projects the way other administrations turned out official declarations.

Rockefeller understood that one of the main aspirations of lower and middle class Americans was the promise of an education. Education was a social equalizer providing each individual with a degree an equal footing whether their background was as a ghetto dweller or suburbanite. In 1958, Rockefeller was aware of the precedent that the California public university system had created under its President Kerr, and he embraced the opportunity to revamp New York's educational system. He sought nothing less than academic excellence with equal opportunity for men and women, rich and poor alike and an expanded system that could accommodate all students that wanted to enroll. Upon taking office, Rockefeller laid out a long range political plan to improve both the quality of public education in New York, as well as the buildings that housed it.

Unlike California, New York had a very well-regarded and long-standing tradition of private colleges and universities, and it did not take long for Rockefeller to recognize that the State University system and public education in New York, was impoverished by comparison to other states. His explanation for this was the State University was the last to be formed of all the states in the country, not until 1948, more than 75 years after the University of California. State University of New York, or SUNY, had been established as a response to the post-World War II surge of college enrollment created by returning veterans, but was composed primarily of state teacher's colleges and two-year technical colleges. Past governors had showed very little interest in the system and prior to Rockefeller, Governor Dewey had only been able to get the Legislature to approve a bill on public education on the college level by promising that it would not compete with the private non-sectarian and parochial colleges.¹¹ The result was a State University system of academically inferior colleges and a system lacking energy and direction. By the time Rockefeller took office in the late 1950s, the State had eleven teacher's colleges with a total full-time enrollment of only 20,000 students. Most importantly, the size of the university

¹¹ Samuel E. Bleecker, Politics of Architecture: A Perspective on Nelson A. Rockefeller, Rutledge Press, New York, 1981, p. 136.

system was highly inadequate for the anticipated number of baby boomers preparing to pursue higher education. Student enrollment in the U.S. was expected to double within a decade's time from 400,000 in 1959, and by 1985 would grow to 1.3 million students. A study commissioned by SUNY Trustees and released in 1956 showed that even if private institutions increased enrollment by 40 percent, SUNY would need to expand by 186 percent to meet the anticipated demand for higher education in the 1960s. It became widely acknowledged that private colleges would never be able to absorb the anticipated number of future enrollments, and subsequent events showed that the percentage assumed by this study both greatly underestimated the demand for enrollment, and overestimated the expansion of private institutions.¹² By the late 1950s, many schools in New York, both private and public, were suffering from overcrowded conditions. In Albany, stores, warehouses, and religious structures were being commandeered for classroom space. In comparison to other states, New York educated less than 40% of students in the public system in 1959, while California accommodated 80% of its students, Michigan and Minnesota accommodated about 70% and Illinois and Texas educated more than 50% of their students in public institutions. This lack of emphasis on New York's state university system was also reflected in the amount of per capita tax dollars that were spent by state and local governments on public education. California furnished \$15.17; Minnesota, Iowa, and Michigan each spent more than \$10, while New York spent only \$5.41.¹³

The architecture of these State University buildings was also sorely inadequate. As Rockefeller described it, the existing college buildings "met everyone's expectation for civil-service design." This was because the state's infrastructure for constructing needed facilities was run through the Department of Public Works. It was essentially run like a state highway department with most of its head personnel trained as civil engineers not having much understanding of or interest in architecture. As part of Rockefeller's plan for improvement, he envisioned a massive construction program for the State University with prize-winning buildings spread across the state that would offer the best assortment of learning environments anywhere. He saw a system where students could choose among many first-class campuses and within their architecturally-outstanding walls, grow under the cadre of superior educators wooed from the best universities.¹⁴

The massive plans and changes required careful planning. With a somewhat hidden

¹² Kendall, Birr, *A Tradition of Excellence: The Sesquicentennial History of the University of Albany*, State University of New York, 1844-1994, Donning Co., 1994

¹³ Bleecker, *Politics of Architecture*, p. 137..

¹⁴ Bleecker, *Politics of Architecture*, p. 138.

agenda, Rockefeller outlined his approach for winning the support of the people and Legislature for an educational system worthy of the state. He also recognized that the time was ripe to plant this seed since there was hardly a politician that would vote against giving every young person his or her shot at a better future or who would dare block every parents' hope of a quality education for their child. In Rockefeller's message to the legislature in 1959, he carefully began to make his case, "For any people or nation, education means light and strength. For democracy, education is nothing less than lifeblood. For the individual, education is both a course of deep personal satisfaction and, in a material way, an avenue to greatly increased lifetime income. The challenges to our formal system of education have never been greater than they are today. New frontiers of knowledge; the corresponding needs of society for new talents and skills; the rapid advance of other nations whose philosophies contend with ours on the world scene. These are all a part of the challenge. In meeting it, we must act with awareness that the problems of education are not static, but continuing and growing. We must further accept that fact that the cost of meeting educational challenges will steadily rise." In the 1959 budget, Rockefeller applied approximately \$33 million from a previous bond issue earmarked for education toward State University facilities. Much of this money went to buildings at Brockport, New Paltz, Oneonta, Plattsburgh and Stony Brook. Part of his strategy was to invent a way to fund projects that would free him from immediate fiscal restraints. He adapted the concept of financing bonds through Public Authorities which did not require public vote, only that lawmakers authorize the enabling legislation. In order for Rockefeller's plan for improving the State University to work, he imposed a \$400 tuition fee on what was previously a free public education system. The tuition funds were necessary to retire future debts for construction as well as ensure the ability for expansion of the universities to accommodate more students, which in turn would generate more tuition. He recognized however, that some families would find even the \$400 tuition fee an extreme financial burden and since his plan was based on equal opportunity for all, he simultaneously proposed an extensive scholarship program.

A 1960s SUNY Master Plan by a Rockefeller-appointed commission (known as the "Heald Report") proposed expanding the community colleges, converting the existing teacher's training institutes into liberal arts colleges and creating graduate centers at four locations. The commission recommendations warned that the impending changes needed in higher education "will be so large as to make everything we have been doing in higher education up to now seem insignificant in retrospect." Rockefeller used the report of this commission to justify the creation of the State University Construction Fund

(SUCF) which was unveiled in March 1962. The SUCF promised to slash the design and construction time needed in half; it completely revamped the Department of Public Works' role in college design by transferring their control to the commissioned architect; and it raised the expectations for the quality of educational buildings.¹⁵ Previously, well-known architects would not accept work with the State University based on the bureaucratic environment and conditions. Instead, they were politically connected and often were not qualified to do creative work. The SUCF's practice was to work directly with the architect, thus cutting out all the middlemen. As a result just the SUCF, the commissioned architect and a general contractor had any real input on the cost, design, and construction of a college campus. Upon establishing a target budget for the architects and determining the building needs of the college, SUCF would select a highly qualified architectural firm to help develop the campus' overall plan and design style. Architecturally, the SUCF had to work with the architect to find a plan and design scheme, which gave each campus its own personality and its own strength based on their own requirements and programming. It was Rockefeller's belief that the campus could no longer be just a heterogeneous accumulation of different kinds of buildings built incrementally without a real plan.¹⁶

Within 8 months of its creation, the SUCF indeed demonstrated its ability to act efficiently and effectively when it announced that thirty-three design contracts totaling more than \$70 million had been awarded. In October of 1963, nearly twenty-four designs, including a scaled model of the proposed Albany campus were presented to the trustees of the State University. Through these designs, Rockefeller claimed that the state would "restore dignity and excitement to public buildings and add a whole new dimension to community planning."

Rockefeller's final obstacle in realizing his dream during the SUCF's early years was the need to convince the nation's best architects that the state of New York had indeed remedied its process by which architecture was created. Architects like I.M. Pei, Ulrich Frazen, and Edward Durell Stone had already established themselves in the field and had a great sense of professional integrity, thus they would not likely tolerate the State meddling in their creations. Previously, the Department of Public Works had earned a reputation of obstructing the commissioned architect's ability and need for autonomy in his designs thus discouraging the best architects from working on any state projects. However, in order to personally excite and convince the many of the country's best architects to work on the major State University campuses, Rockefeller invited approximately 60 of the nation's

¹⁵ Bleecker, *Politics of Architecture*, p. 141.

¹⁶ Bleecker, *Politics of Architecture*, p. 143.

top architects to a cocktail party at the Executive Mansion. Rockefeller's informality and attention impressed them. He knew each by name and of the projects they were working on, and he was able to discuss architectural issues in an intelligent manner. As he spoke, he explained his commitment to cutting the red tape that had strangled architectural ideas and plans in the past, convincing a large handful of the architects that they were dealing with a new force in state government.¹⁷

During the 1960s and into the 1970s, Rockefeller's vision took shape all across New York. By December 1980, almost eighteen years after the SUCF was created, new prize-winning buildings had arisen on fifty-eight campuses. From March 30, 1962 when the State University Campus Construction Fund was created to Dec. 31, 1980, a total of \$2.44 billion dollars had been spent covering the construction of state university projects. By 1965, the SUNY system included four university centers in Albany, Buffalo, Binghamton and Stony Brook, two medical centers, ten four-year colleges of arts and sciences, eight specialized colleges, six agricultural and technical colleges, and twenty-eight locally sponsored community colleges.

Edward Durell Stone and the University at Albany Campus

Until the early 1960s, the State University campus in Albany had been located in downtown Albany. Construction efforts between 1948 and 1962 had attempted to accommodate the change in mission from a teacher's college to a university and the increasing enrollment of the period, however, these efforts made only a small dent in the long standing space problems. The existing campus permitted no further expansion for student housing or academic facilities. While several nearby locations were explored, most plans were rejected based on cost. During Gov. Harriman's tenure in office, it was proposed that 150 acres on the State Office Campus be explored for a new SUNY site, however, when Rockefeller took office his administration determined that those 150 acres would be needed for actual state offices. As a result, the State turned to the adjacent Albany Country Club property. This site proposal generated heated controversy including Mayor Corning's opposition out of concern for SUNY's abandonment of downtown Albany. The proposal was stalled for quite some time until Rockefeller issued an ultimatum—to move the college to the County Club property or out of the City altogether. In January of 1961, the City of Albany filed appropriation papers for 292 acres of the Country Club property. Subsequent land purchased gradually enlarged the full site to 360 acres.¹⁸ The architectural firm of Wallace Harrison and Max Abramovitz, had completed a comprehensive site plan for the

¹⁷ Bleecker, *Politics of Architecture*, p. 147-151.

¹⁸ Birr, *A Tradition of Excellence*.

Country Club site by June of 1961, however, Harrison suddenly withdrew from the project in order to assume the role as master-builder for the South Mall project. Later that year, Edward Durell Stone was selected to update and proceed with the master plan for an entirely new campus for 10,000 students for the State University of New York near Albany. Stone was first introduced to the opportunity by Elwin Stevens, Director of planning and development for SUNY at the time. Stone was working with Stevens who was a member of the planning committee of the All Souls Unitarian Church in Schenectady.¹⁹

Stone worked quickly, and by June 1962 Rockefeller unveiled a model of the design for the new campus in the Rotunda of the Albany Capitol.²⁰



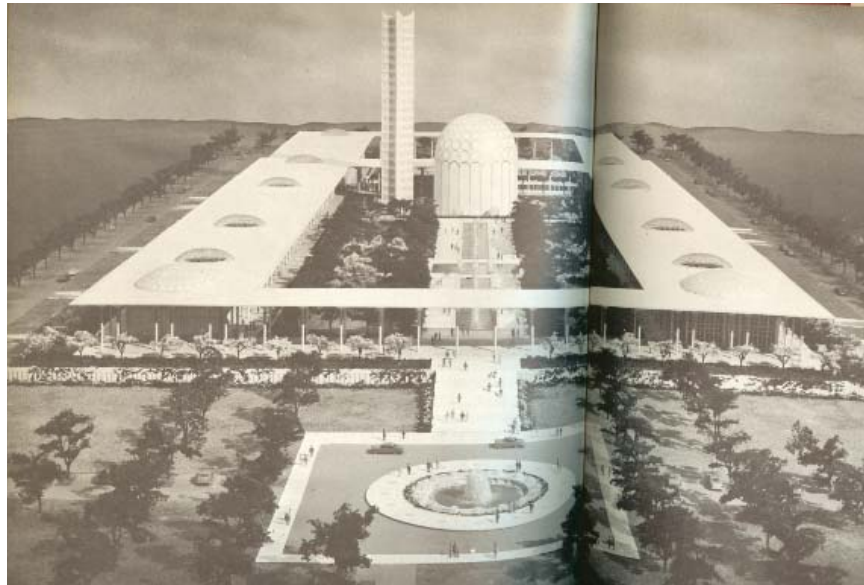
Gov. Rockefeller unveiling Stone's plan for the Albany campus (Albany *Times Union* staff photographer, June 24, 1962)

Working through the SUCF, as Rockefeller had envisioned, Stone was essentially free of all limitations in terms of topography, building context, an existing and traditional campus setting or a dictate of design style from the client. His plan involved leveling the Country Club property, clustering the academic buildings together on a platform with three-story dormitory quads with a central high rise building located at each of the four corners of the academic complex. Stone had worked on the design of components for many other university campuses such as the Arts Complex at the University of Arkansas, the addition to Stanford University's Medical Center, the New Graduate Residence Hall at the University of Chicago, and Beckman Auditorium on the campus of California Institute of Technology. However, it was not until the early 1960s that he found himself with a

¹⁹ Interview with Elwin Stevens, March 4, 2008.

²⁰ Birr, *A Tradition of Excellence*.

handful of commissions like the State University of New York at Albany, where he had the opportunity to design full university campuses entirely from the ground up. In 1960, Stone designed the small campus of a liberal arts college in Putney, Vermont for Windham College. In 1961, he designed the International College in Beirut, Lebanon, and the Pakistan Institute of Nuclear Science and Technology in Islamabad. These facilities, like the University at Albany, were self-contained campuses with buildings grouped around a characteristic garden or green quadrangle and with all the buildings unified by a sheltering canopy or arcaded walkway. Whether the campus was located in the heat of a southern climate, or in a region known for snowy weather, Stone saw the use of a colonnade with a deep overhanging roof as a desirable feature.



Pakistan Institute of Nuclear Science and Technology in Islamabad (image from *Evolution of an Architect*)

The symmetrical and formal plan for the University at Albany campus grew from this concept of concentrating all academic functions in a series of quadrangles essentially under one large roof with colonnades providing all-weather passage from one building to the other. This connection of the buildings which had become a standard feature of Stone's, was intended within an academic setting to facilitate interdisciplinary communication while protecting students, faculty, and staff from the area's inclement winter weather. Dormitories were planned for 6,000 students and were arranged in four quadrangles each with a 22-story dormitory tower set in the middle. The relationship of the podium and the dorm quads allowed for direct access via gardens and pedestrian circulation paths. Stone felt this university design solved many of the problems of the dispersed college campus. In order to emphasize a calm, cloistered atmosphere, the campus was designed to be free of automobiles, with parking areas and traffic kept to the periphery, while deliveries

and services were located beneath a platform on which the academic buildings were placed. Stone felt that “nothing was more fatal to an academic atmosphere than the automobile.”

The college president and faculty had very little input into the choice of architect, the site of the campus and the architectural plans, with the exception of when it came time to allocate academic space within the buildings on the podium. Stone had essentially provided a building envelope with sufficient interior space, but left it to the University to assign the use and programming.²¹

The ground breaking ceremony for the new uptown campus was held on August 24, 1962 with Governor Rockefeller throwing the first shovelful of dirt from the 16th fairway of the former Albany Country Club.



Governor Rockefeller at the SUNY Albany ground breaking (Wilder, Albany *Times Union* staff photographer, June 11, 1962)

Site preparation began the summer of 1963, and by October of that year the service buildings were half constructed and the first dormitory quad (Dutch) had commenced. Speed was emphasized with the construction of the campus as enrollments were rising fast. Stone’s design employed economically and technologically advanced pre-cast concrete segments with repetitive patterns to not only produce a striking formal effect, but also to expedite construction. The construction contract for the first half of the academic complex which began in the summer of 1964 was purportedly the largest single academic construction contract at that time.

²¹ Birr, *A Tradition of Excellence*.

While the uptown campus was under construction, the downtown campus continued to serve the growing number of students by making do with a variety of rented space nearby, such as former churches, warehouses, synagogues, and stores, in addition to the U.S. Navy Reserve Training Center. By the Fall of 1966, the first part of the academic podium was occupied with most of the college classes held there. Buildings were successively occupied as they were finished with the Administration moving to the Uptown campus in the Fall of 1967. By early 1969, all buildings and spaces with the exception of the Mohawk Tower and a few lecture halls were complete.

Stone's Architectural Background and Influences

Edward Durell Stone was born in Fayetteville, Arkansas in 1902 and began studying architecture in his late teens. Beginning his career in the 1920s, and working until his death in 1978 (age 76) Stone produced a prolific amount of work. He started his formal training at the University of Arkansas, but after his first year moved to Boston where his brother worked as an architect in the offices of Shepley, Rutan, and Coolidge, the firm H.H. Richardson founded and the oldest in the United States. Stone also joined the firm, then known as Coolidge, Shepley, Bulfinch and Abbott, and spent his evenings studying at the Boston Architectural Club where professors from M.I.T. and Harvard as well as architects in the city contributed their time to critique the students' work. Stone described Henry Shepley as "one of the first architects trained in the Beaux Arts tradition to recognize the merit of new ideas in modern design. He designed many important buildings in the modern idiom with the same finesse he achieved in historic styles." He said of Shepley that he knew of no architect who had done more to encourage the young modern architect.²²

After working in Shepley's office and studying at the Boston Architectural Club for two years, Stone entered a design competition in 1926 for a special scholarship to Harvard. He won first place and a year's tuition. Later, enamored with Jacques Carlu at M.I.T. who was beginning to experiment with modern design, Stone decided to transfer after two years at Harvard and entered the graduating class at M.I.T. This time period coincided with the rapidly changing ideas about architecture. The ideas of eclecticism and architectural embellishment were coming to an end and building in the form of an unornamented cube yet having structural integrity as expressed by LeCorbusier was winning the attention of many architects. Once again Stone entered a design competition, this time for the Rotch traveling scholarship which was open to graduates of Harvard and M.I.T. As the winner,

²² Edward Durell Stone, *Evolution of an Architect*, Horizon Press, NY, 1962, p.22.

Stone was awarded the opportunity to study and travel abroad in Europe for two years. While in Europe, he was anxious to see the “new architecture” which was being built all over. He admired the all-glass buildings designed in the International and Cubistic styles. While clearly interested in the new contemporary and modern architectural movement, Stone was careful to acknowledge his appreciation of historic and classical architecture. He noted that “no one is damaged by a knowledge of the classics.”²³

While abroad, Stone met Leonard Schultze, the senior partner of Schultze and Weaver, who had just received the commission for the new Waldorf-Astoria Hotel in New York City. They became friends and Schultze offered Stone a job when he returned home. While Stone was in transit returning to the U.S. to start his architectural career, he learned of the stock market crash. Despite the economic state of the country, Mr. Schultze was true to his word and when Stone arrived in New York he began working on the Waldorf project.

In the 1930s, there were no examples of modern architecture in New York and the work of the Bauhaus was little known. Stone had the good fortune to work on Rockefeller Center under the guidance of the three firms of Hood and Fouilhoux; Corbett, Harrison and MacMurray; and Reinhard and Hofmeister who were responsible for the design of the group of buildings. Stone was appointed the chief designer on two theatres; Radio City Music Hall and the Center Theatre, on which he worked closely with Wallace Harrison and Raymond Hood.

During this period in 1932, the Museum of Modern Art (MOMA) introduced modern architecture to the general public for the first time through an exhibition of work by American and European masters, such as Frank Lloyd Wright, Raymond Hood, Walter Gropius, Mies van der Rohe, LeCorbusier, and others. In Stone’s view there was no single event that so profoundly influenced the architecture of the 20th century as this exhibit. The combination of the show and a book based on the exhibit titled “*The International Style: Architecture Since 1922*,” have since been widely acknowledged as the seminal event that introduced European Modernism to the American public and which thereafter influenced American design well into the 1960s.²⁴ This show was the result of a collaboration of Philip Johnson, founder of the Department of Architecture and Design at MoMA, Alfred H. Barr, Jr. and Henry-Russell Hitchcock who together had spent the previous years touring Europe and examining the exciting new trends in modern architecture.

²³ Stone, *Evolution of an Architect*.

²⁴ Henry-Russell Hitchcock and Philip Johnson, *The International Style-Architecture since 1922*.

Due to the success of the exhibit, within a few years the Museum of Modern Art gathered great momentum and outgrew its museum space and the Trustees decided it was necessary to build a new museum structure. Mr. and Mrs. John D. Rockefeller Jr. gave the museum the site on which their home and the home of John D. Rockefeller, Sr. stood.²⁵ These historic residences were demolished to provide space for the new museum building. Edward Durell Stone was chosen along with Philip L. Goodwin (a trustee of the Museum) to work with the building committee that consisted of A. Conger Goodyear, Nelson A. Rockefeller, and Stephen A. Clark. The resulting MoMA building, completed in 1937, was the first in New York to be built in the International Style and it was hailed by architectural critics as an innovation and success.



Museum of Modern Art, New York, 1937
(galinsky.com)

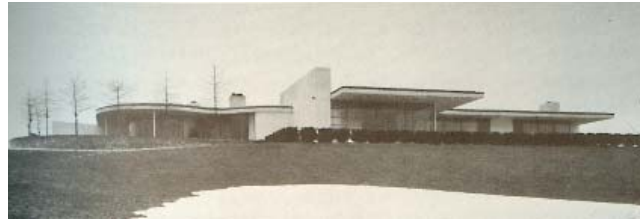
In 1933, Edward Durell Stone took his first independent commission, and from then on considered himself to be an architect in his own right. While working on Radio City Music Hall he was introduced to Richard Mandel who later asked Stone to design him a house in Mt. Kisco, NY. The Mandel house was the first modern house that Stone designed. It was large and very expensive for the time, and when it was completed in 1935, it was the first modern house on the East coast. It had an open plan which during this period was very shocking and counter to what was known and accepted for residential architecture. Its fireproof construction of concrete and steel was in the International Style, with a characteristic continuous band of window and glass block in the semi-circular end. This design led to a series of residential commissions for which Stone designed several other houses in the International Style.



Mandel Residence, 1935 ([Evolution of an Architect](#))

²⁵ The idea for the Museum of Modern Art was developed in 1928 primarily by Abby Aldrich Rockefeller (wife of John D. Rockefeller Jr.) and two of her friends, Lillie P. Bliss and Mrs. Cornelius J. Sullivan. Abby had invited A. Conger Goodyear, the former president of the board of trustees of the Albright Art Gallery in Buffalo to become president of the new museum. Abby became treasurer. At the time, it was America's premier museum devoted exclusively to modern art, and the first of its kind in Manhattan to exhibit European modernism.

In the 1938 design of a house for A. Conger Goodyear, friend and colleague on the Museum of Modern Art project, Stone made his first departure from the International Style when he continued



Goodyear Residence, 1938 (Evolution of an Architect)

the ceilings of this one-story house out to wide projecting eaves which sheltered and shaded the glass walls. Mr. Goodyear was an avid collector of modern paintings so a galley served as the spine from which all other spaces opened. Glass walls were used extensively with expansive views to the south and therefore, Stone felt the overhanging eave was a practical consideration, as well as a mandatory aesthetic with a flat roof. From this point forward, Stone adopted this method of using deep overhanging eaves for sun control in later designs.

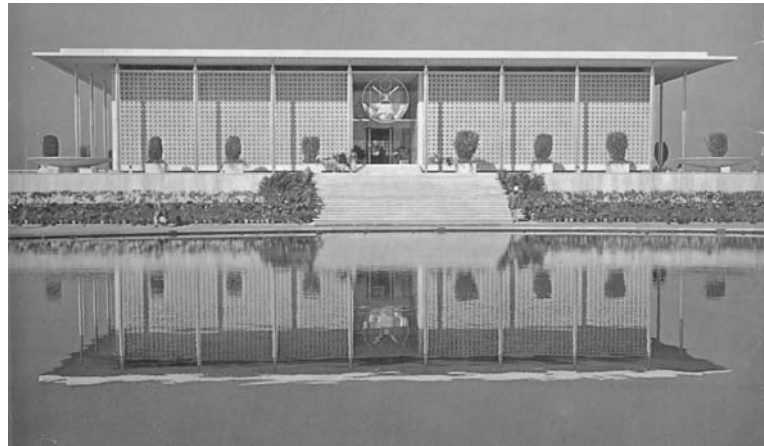
With this project, Stone began to question the approach of the International Style with regard to residential design. He recognized that the style had not won general acceptance in the U.S. because it was too sparse and too cold. Stone had originally been enamored by the sleek mechanics of the International Style, however, his attention and favor changed due to his association with and when visiting Frank Lloyd Wright at Taliesin in Wisconsin where the harmony of the architecture, its natural materials and the natural beauty of the landscape overwhelmed him. It occurred to Stone upon admiring Wright's two Taliesins, that if the combination of such circumstances as the building program and clients' objectives, the climate, and setting are carefully analyzed, the result should be an original architectural solution. Stone considered Frank Lloyd Wright, who had rejected the International style from the beginning, to be a treasured friend and personal hero until the end of his life.²⁶ In the period following World War II, Stone's design theories begin to mature and he starts to develop a style or aesthetic that is characteristically his.

While on a flight to Paris in 1953, Stone met Maria Elena Torchio, a fashion writer for an American magazine. Stone found her absolutely captivating as they talked about the arts, fashion, and journalism. By the end of the flight he proposed to her. They were married eleven months later in Beirut, Lebanon while he was working in India on the commissioned design for the U.S. Embassy in New Delhi, India. Stone's design for the New Delhi Embassy involved a large building set on a podium beneath which cars would be both sheltered from the 120 degree sun of India and visibly out of sight. Two office floors were

²⁶ Frank Lloyd Wright and second wife Olgivanna, were the godparents of Stone's son, Hicks Stone.

placed around a water garden to gain the cooling effect of the fountains and pool. The windows were shaded from the sun by use of terrazzo (concrete and marble) grille blocks at the walls and the entire building was then further shaded by a broad overhanging canopy. This was the first time that Stone utilized these grille blocks, but

it was a design similar to the textile blocks that Wright has used some 30 years prior on the Millard House in Pasadena, which Stone was undoubtedly familiar with. The overhanging canopy was raised several feet above the grille wall to allow for heat dissipation. Because this canopy reached well beyond the plane of the wall and exceeded the capacity of a cantilever it required the use of support columns. The columns were finished with gold leaf, and native marble was used to pave the podium. The Embassy design was completed with a large circular lagoon placed in front of the building to give it a sense of serenity or tranquility. Stone received great praise from his personal hero, Frank Lloyd Wright, who told him it was “a perfectly beautiful building,” one he would have done in the same way.



U.S. Embassy in New Delhi, India, 1955 (Evolution of an Architect)



U.S. Embassy in New Delhi, India, 1955 (Evolution of an Architect)

In 1955, Stone received the commission to design the twenty million dollar Palo Alto Hospital-Stanford University Medical Center. Given the complexity of this project, he opened an office in Palo Alto and took up residence there while commuting to New York where he maintained his main office. His intention was to design a building that was compatible with the old quadrangle of three-story buildings designed by Shepley,



Palo Alto Hospital-Stanford Univ. Medical Center, 1956
(Evolution of an Architect)

Rutan and Coolidge. He wanted his building to be in harmony with its predecessors. Given the seismic issues, reinforced concrete in a color that matched the nearby stone buildings was used with geometrically patterned formwork. A feature that was beginning to be standard with Stone's designs was the way in which most interior space were directly related to the landscaped gardens. The new buildings were connected by colonnades thus unifying them into one large complex.

In 1958, Stone was chosen to design the National Cultural Center in Washington D.C. (John F. Kennedy Center). The design intent was to create a structure that was harmonious with the official buildings of Washington yet would illustrate the advances in the art of architecture in the country. The building was located on an eleven acre site, formerly a park on the Potomac commanding a fine view of the river. Similar to the New Delhi Embassy, Stone's design set the building on a podium with parking facilities at lower levels beneath the building. Two schemes were developed with the second one finally constructed. With its rectangular form, the Kennedy Center building is recognizable as a Stone design with its flat roof and broad overhanging eaves supported on slender columns and a clear symmetry in its design.



National Cultural Center in Washington D.C.
(J.F. Kennedy Center, 1959, Evolution of an Architect)

While in D.C., Stone was asked to prepare design suggestions for a proposed National Presbyterian Church. In this design, Stone again adopted the podium concept to conceal automobiles while he introduced for the first time slender columns which flared out at their apex with reinforced concrete roof and walls. This design of the columns may have been inspired by Frank Lloyd Wright's Johnson Wax Building or an admiration of the vaulted ceilings and groined vaults of the Gothic churches of Europe. In either case, Stone recognized their value in being able to transition between a flat rectangular roof and the elliptical dome, not to mention their ability to rise to an unprecedented height without lateral bracing. This church design was never built, but Stone liked his interior design "better than anything he had designed to date."²⁷ Therefore, it was expected that he would take and reuse the elements of this design in future projects.

By the 1960s, Stone had a long list of project ranging from private residences to international

²⁷ Stone, Evolution of an Architect, p.152.

public monuments. He credits his older brother, Hicks, who was also an architect as his mentor and first teacher. Hicks encouraged him to keep an open mind in order to see all the possible solutions to any problem. With each project he was able to fully achieve the client and user's program, while continuously experimenting with and embracing Modernist ideals and materials. One cannot deny that each building Stone created was thoroughly modern, yet it is clear that he was guided by the Beaux Arts traditions of his architectural education. While he searched for innovative and responsive solutions to his clients' needs, he tended to rely on the same vocabulary of forms, materials and design approaches regardless of the demands of the site, location and program. His architectural training, influences and background all contributed to a style that was distinctively his own.

Stone combined numerous design elements from past commissions that collectively contributed to the Albany campus's success. With an understanding of Stone's background and previous work, it is possible to recognize the origin of many of these design features. Most notable on the campus are the strong horizontal lines of the deep overhanging roof eaves. Stone credits his first use of this feature in the Goodyear house in 1938 as an attempt to control the sun. However, his actual first use of a cantilevered eave with geometric shapes piercing through can be attributed to the Members Penthouse of the Museum of Modern Art in 1937. This roof feature, with the cutaways for the play of light and shadow, was used on most all Stone's buildings thereafter and is especially prominent at the University at Albany. The approach of setting a building on a large raised platform or "podium" was first employed in India with his design of the U.S. Embassy building in New Delhi (1954) and used again at the J. F. Kennedy Center in D.C. in 1962. As Stone became more concerned with the ugliness that the automobile culture was imposing on the landscape, he attempted to gain more control by relegating the car to a lesser position in his designs.



Goodyear Residence, 1938 detail of eaves
([Evolution of An Architect](#))

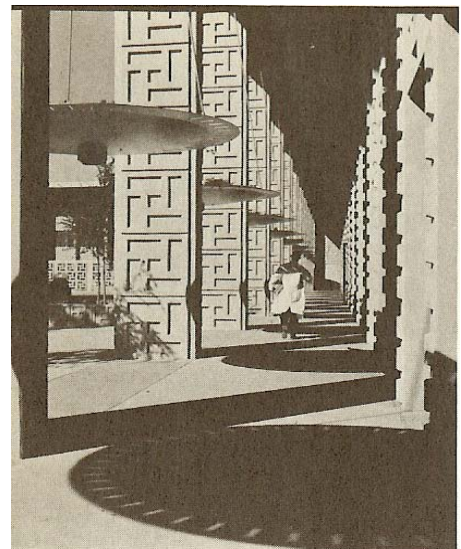


Members Penthouse of the Museum of Modern Art, 1937 (Evolution of an Architect)

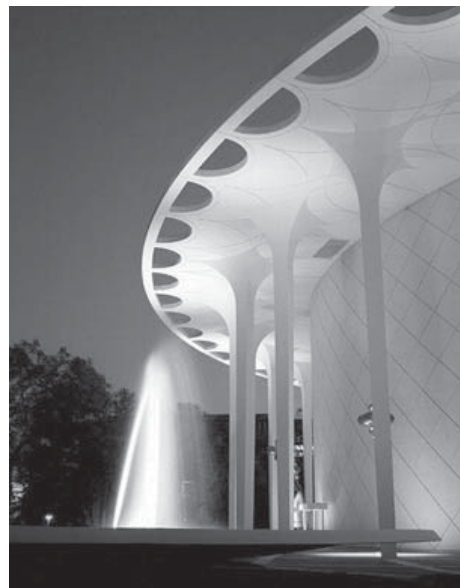
The use of fountains and pools as well as planned landscapes were first made an important element in his designs beginning with the New Delhi Embassy, and subsequently at the US Pavilion in Brussels (1957) and the Palo Alto Hospital and Stanford Medical Center (1955). Stone considered these features as community amenities. He was first inspired by the water feature at the Taj Mahal when designing the New Delhi Embassy and found that by integrating soft but formal landscaping into his building plans softens the form and created a lush natural counterpoint to the hard, manmade surfaces. The use of reinforced or poured concrete and slender colonnades also became standard vocabulary in Stone's designs beginning in the early 1950s in a way to allow for a deeper overhanging eave. There was also a visible repetition of forms and elements in most his buildings that were likely the result of developing a successful design with a limited budget due to the efficiency of reusable forms and modules. At the Palo Alto Hospital, the extremely broad eaves were visually supported by rectangular piers which continued the geometric pattern of the cast concrete of the wall surface. At the U.S Pavilion at the World's Fair in Brussels, the roof is supported by steel columns. In the late 1950s and early 1960s, Stone's designs began to incorporate reinforced concrete columns that flared out at the top as they transitioned to the horizontal roof line. This is first seen with his 1959 design for the sanctuary space of a National Presbyterian Church in Washington D.C. (which was never built), as well as designs for the Auditorium Lobby at the Naval Academy in Annapolis, the Hartford Pavilion in Central Park, NY City (1960), the International College in Beirut, the North Jersey Music Center auditorium (1960), and Beckman Auditorium at



Water features at U.S Embassy in New Delhi
(Evolution of an Architect)



Palo Alto Hospital-Stanford Medical
Center, 1955 (Evolution of an Architect)



Beckman Auditorium, CalTech, 1961
(CalTech's Architectural Heritage)

CalTech in Pasadena (1961). The columns with flared tops became a common feature in a majority of Stone's buildings and have been compared to the columns on the interior of Frank Lloyd Wright's Johnson Wax Building (1939), which Stone was undoubtedly familiar with.

The University at Albany campus illustrates that Stone was concerned with all aspects of the building's design and final appearance. His renderings and models always included formally organized and mature plantings, axial features such as fountains or pools or terraces suggesting that the outdoor "rooms" were just as important as those on the interior. Many of his designs were not complete without a modern lighting fixture design. It was typical to find light fixtures hung from the broad overhanging eaves and centered between the regularly-spaced columns. The suspended "saucer" fixtures were quite typical of his buildings, but they were most successful in those buildings having a southern or more tropical climate. Examples of this can be found in the Stuart Company Administrative offices in Pasadena, CA or the Palo Alto Hospital and Stanford Medical Center. These were intended to serve as both fixtures directing light upward, and as planters for draping vegetation. Unfortunately, these features were poorly designed and in all buildings except a handful in southern California, these saucer fixtures were inoperable or not used as originally intended. This was particularly the case in Albany where local climate conditions did not support the design intent.

The Development of the New State University Campuses

The Albany campus was the first of four university centers to be designed and constructed, yet all over the state from Plattsburg in the north, Fredonia in the west, and Long Island in the south, "exciting buildings were being created by a broad array of architectural talent." The State University Construction Fund (SUCF) was overseeing what was likely the largest building venture under a single management in the country during the 1960s. By 1971, the SUFC had completed 712 projects and still had 273 project under way and 313 in the design stage. The roster of architects involved read like a "Who's who" of contemporary design leaders; Paul Rudolph, Philip Johnson, I.M. Pei, Ulrich Franzen, Gunnar Birkerts, the Architects Collaborative of Cambridge, Skidmore Owings and Merrill, Victor Christ-Janer, John Johansen and Edward Larrabee Barnes among others.²⁸

While the other university centers at Buffalo, Binghamton and Stony Brook were laid out with campus master plans, Albany stood out as the only SUNY campus that was conceived

28 Glenn Fowler, "SUNY's Campuses Taking (Varied) Shape" *New York Times*, Feb. 21, 1971, pg. R1

of as one complete and uniform design concept, planned, designed and constructed under the supervision of one architect. The University Center in Buffalo was also planned to develop on a new, cleared site. At the time, Buffalo was an area of the state suffering economic crisis and the private University of Buffalo possessed an aging campus in serious need of renovation and repair with limited prospects for private financing. The argument for bringing the University of Buffalo into the SUNY system included the ability to maintain all the perquisites of a private institution, including its name, while gaining financial support from the state. The original master plan for the new campus in nearby Amherst, was presented to the SUCF by Gordon Bunshaft of Skidmore, Owings and Merrill in 1968. This first master plan was rejected while the final master plan by Sasaki, Dawson, DeMay and Associates was ultimately approved and construction began in 1970. Unlike Stone's Albany campus design, the buildings on the Buffalo campus were designed by many different architectural firms creating a less cohesive product. The new campus opened for classes in 1973.²⁹

A new campus site was also chosen for the University Center in Binghamton. Binghamton University became part of the SUNY system in 1950 and was known as Harpur College until 1965 when it was designated a University Center. At this time the university's name changed to State University of New York at Binghamton. SUNY Binghamton continued to focus on a liberal arts education through its original Harpur College while adding graduate instruction in the arts and sciences carried out in the Graduate School. Like the other university centers, scheduled growth was planned with more than \$100 million in campus construction to accommodate an enrollment of 7,300 students by 1974. New buildings completed in the 1960s included a fifteen-story Faculty office tower; an eight-story Physical Sciences Building; an eight-story Administration building; a Lecture Hall Center; a Social Sciences Classroom building; Fine Arts additions to original classroom buildings; two dining halls; five residence halls; an infirmary and a central heating plant.

The site for the new Binghamton campus was on 376 partially wooded acres rising to the south from Route 17 and parallel to the Susquehanna River. After selection of the site, the firm of Moore and Hutchins were commissioned to prepare a plan for the campus

²⁹ In June, the Board of Trustees approves the site recommendation and decision to acquire land in Amherst, NY, a suburb north of Buffalo. Gordon Bunshaft of the architectural firm, Skidmore, Owings and Merrill, presents the first master plan for the new North Campus on June 12th, 1968. This plan called for the construction of one mega-complex, measuring one mile long and 14,000 feet wide. The State University Construction Fund ultimately rejected Bunshaft's plan. On October 31st, 1968 ground was broken for North Campus with Governor Nelson A. Rockefeller presiding. Hired in October 1968, the architectural firm, Sasaki, Dawson, DeMay and Associates presents the final North Campus master plan in July 1970. North Campus' first building, Governors Residence Hall, designed by I.M. Pei is completed in November 1972. The first classes are held on the North Campus September 20th 1973.

in collaboration with Clarke and Rapuano, Site Engineers and Landscape Architects. Moore and Hutchins were later commissioned to design the initial group of academic buildings and the first student residences. Their initial design efforts focused on creating an informal character suited to the needs of a developing educational program, yet within a general framework that established a distinguished architectural setting. The stated objective was to achieve modern, efficient facilities which would be economical and attractive, permanently useful yet flexible. The designers rejected the traditional eclectic styles as well as the International style for reasons of being inflexible to adapt to programs for a modern institution. Instead, the Architects developed the buildings with reasonable interpretation of the necessities of the program and gave this interpretation form through sound structure. All efforts were made to develop the natural beauty of the site to achieve maximum variety, grace and charm for a complete and well-rounded life for the students and faculty. The result was large, simple masses arranged in a sculptural, exciting manner. It was a contemporary expression using tested forms and materials. The academic buildings are placed around the perimeter of a main central ridge of the site with the main entrance road from Route 17 encircling the buildings. As was intended at SUNY Albany, students enter the academic buildings on intermediate floor levels while approach by vehicles is at lower levels from a circumferential drive, also giving access to parking areas and delivery locations. A group of dormitory buildings was located to the east on an adjacent but smaller knoll. The buildings themselves are generally framed with steel skeletons, with poured concrete slab floors and masonry walls and partitions. The exterior surfaces are red brick with occasional stripes of white marble for interest and texture. Limestone trim, aluminum cornices and steel windows are found throughout.³⁰

A permanent site was chosen in 1958 for the new University Center at Stony Brook on Long Island on land given to the state by Ward Melville. The campus site was originally laid out by the firms Moore and Hutchins and Clarke and Rapuano. While it was intended during Gov. Harriman's tenure, that the development of Stony Brook was to be designed and guided by a single architectural firm, the change in Governors and the eventual involvement of SUCF led to major changes in architectural direction. In 1961, the firm of Voorhees, Walker, Smith, Smith and Haines was retained to take charge of the overall architectural planning for Stony Brook, however, this was in conflict with a contract already in place with Moore and Hutchins. Later master planning was conducted by Gruzen and Partners who were responsible for the design of thirteen campus buildings. As originally designed, the first phase of the campus plan included facilities for 3,000

30 Undated summary paper by Moore and Hutchins on 'How SUNY Binghamton campus was developed.' Special Collections, Binghamton University Libraries, Binghamton University, State University of New York.

students with a long-range objective to accommodate 10,000 students with additional expansion of facilities. Ground for this new SUNY campus was broken at the Stony Brook site in 1960. An initial schedule planned the first phase of buildings with residences for 600 students to open in the fall of 1961 followed by the second phase of buildings and dormitories an additional 600 students being ready for occupancy in the fall of 1962. The final phase included the engineering building and dorms for 600 more students completing the campus and allowing for the final move occurred in fall of 1963. Since being established as a University Center and the construction of its campus, several of the buildings have received awards for distinctive architecture. A communications and lecture center designed by William Kessler and Associates appears as a series of giant oblong boulders thrown together at random. The expansion of the library with a whole new building wrapped around the original 1960s library was designed by the architectural firm of Damaz-Pokorny-Weigel.³¹ This phased construction was quite similar to the way in which the University at Albany campus progressed, however, the two campuses differed in their design approach and involvement of a single architect in Albany versus many different architects in Stony Brook.

In contrast to its “sister university centers” the University at Albany campus was the only university center conceived by one architectural firm and developed as a series of self-supporting units integrated into a well-defined whole. The central Academic complex was designed to house all academic facilities under one roof while four dormitory complexes, each including a 22-story tower, were located at the four corners of this Academic rectangle. All of the above ground facilities on the academic podium were designed to be three-stories high with fully usable ground floors and constructed of poured-in-place concrete with pre-cast concrete wall systems with metal window sashes. As planned, facilities for 5,000 students would be ready by 1965. The academic buildings provided space for instruction, research, administration and supporting services. Where possible, the buildings within the academic core were sited in such a way as to meet functional requirements and relationships. Classrooms, laboratories, seminar rooms, offices and other spaces within each building are arranged to give efficient, functional work spaces. Larger communal lecture halls are centrally located within the complex and while each building within the complex has a different educational function, each was designed to be flexible enough to allow for transitions of function in the future. Taking into consideration the new teaching technologies, campus architect, Stone, planned for lecture halls to be equipped for television, movies and other modern A/V teaching aids and many of the buildings would be air-conditioned.

31 Glenn Fowler, “SUNY’s Campuses Taking (Varied) Shape” *New York Times*, Feb. 21, 1971, pg. R1

The four dormitory complexes were intended to each consist of a series of low-rise structures surrounding a courtyard which contained additional housing in a dormitory tower. The composition of these vertical dormitory towers provides a contrast to the horizontality of the academic buildings on the podium while along with the vertically-oriented carillon within the podium around enable users to locate or identify their location around the campus. These dormitory towers provide high-density planning while allowing for various options for living and study areas. Each complex provides living quarters for 1,268 students with 450 students located in the towers as well as study areas, social and recreational areas, and dining facilities.

The campus site was laid out with a circulation system based on a hierarchy of concentric rings with higher-speed vehicular traffic limited to the outer perimeter road, bicycle and pedestrian circulation, as well as service traffic on a second inner loop, and finally, pedestrian pathways connecting the campus buildings.³² This was done to provide the greatest separation of pedestrian and auto traffic within the campus. The podium was intended to be approached by means of a large, formal traffic circle from which there were planned vistas all complemented by park-like plantings along the approach drive. Subsurface service corridors interconnected the academic buildings with all deliveries made at basement level, while parking to accommodate 2,700 cars and buses were located around the perimeter ring of the campus. While the campus is surrounded by and easily reached by expressways, the primary access to the campus perimeter road is from major city streets; Washington and Western Avenues. Most major pedestrian and bicycle paths were designed with tree spacing and sidewalks having a 20-foot module that reflects the module used on the podium.

Construction of the University at Albany Uptown Campus

Soon after the site was cleared and construction began, reports on the progress noted the white concrete shapes and endless rows of “palmetto” arches rising on slender columns as they multiplied in all stages of prefabrication. A billboard on the nearby highway announced that the site was “the new Albany Campus of the State University of New York and the growing complex the design of Edward Durell Stone.” Hundreds of workmen labored on the campus which involved the use of repetitive architectural, structural and mechanical details which reduced both labor and material costs. Trained construction crews using techniques of mass production eliminated the need and cost involved in substantial custom work found in most buildings. At the time, it was the largest single job

³² Edward Durell Stone and Associates, “1965 Action Program of Comprehensive Campus Plan Report,” p. 15.

employing fiberglass forms that had ever been built and was estimated to consume more than 272,000 cubic yards of concrete. The fiberglass forms were used to cast 100,000 cubic yards of concrete in the Podium and colonnades in addition to the concrete in pre-cast panels that formed the building walls.³³ With regard to mechanical systems, the use of standardization and prefabrication techniques also helped to expedite the construction. Mechanical arrangements were designed to be flexible enough to allow for accommodating future space requirements such as the air supply and ventilation systems designed to accommodate air conditioning as needed. Cosentini Associates, who worked with Stone as consulting engineers, specified the copper tubing to be used for water supply lines, drainage and venting service. Mechanical contracting team, Davis-Eckert, made full use of efficient prefabrication techniques possible with lightweight copper tubing by having mechanics bench-assemble multiple units of plumbing for each floor. This facilitated the installation of 50 miles of copper tube in the new dormitory buildings by pre-fabricating plumbing “trees” for each floor level. The pre-assembled copper “trees” as installed on each floor served two bathrooms while reducing “roughing-in” time and maintaining construction schedules.³⁴

By the summer of 1964, plans were being made for a small portion of the enrolled 5,000 students to start using the new facilities in the fall semester with the remaining student body transferring to the campus in the following year. Indeed, in October of 1964, the first 200 students moved into Van Rensselaer Hall, the first dormitory in the Dutch Quad to open. The dormitories that remained incomplete on the Dutch Quad were open for inspection during Parent’s Weekend. With a handful of students actually living on the new campus, the fall semester of 1964 offered a tangible sense of the reality that the new campus was going to be as spectacular as envisioned. The Alumni Association was inspired, and as a result began “Project Carillon” to raise \$40,000 for the Alumni Carillon to be placed on the new Uptown Campus.³⁵ This carillon was later placed atop the graceful fluted steel column that rose 251 feet high in the middle of the Academic Podium and adjacent to the fountain. The carillon was intended to provide music, to signal the beginning and ending of class periods and the hours of the day. This tower, however, was more than a visual element or support for the carillon. It actually served as a water storage tank with the capacity of 320,000 gallons of water. In 1968, the State University of NY at Albany received an award from the Steel Plate Fabricators Association for “Steel Tank of the Year” for successfully combining both beauty and utility.³⁶

33 Doc Rivitt, “\$26 million Academic Unit Collects only Big Problems,” *Times-Union*, Albany, NY, April 7, 1964.

34 “Copper Tube Prefabbed on Each Floor,” *Contractor*, New York, NY, (Semi-Monthly), May 15, 1966.

35 *Alumni Quarterly*, Fall 1964, pp. 8-9.

36 “SUNY Water Tank Gets Steel Award,” *Latham Townsman*, August 15, 1968.

In June of 1966, Governor Nelson Rockefeller addressed 1,173 graduates receiving degrees, as well as 6,000 spectators on the new University at Albany campus. It was the first commencement held among the austere modern, concrete building, as the Governor took special note of the “first blending of the new concept of beauty, efficiency and economy in academic buildings.”³⁷ Finally in August of 1966, after the University at Albany had been scattered in 27 different locations throughout the city, it began to move gradually into finished academic buildings on the new campus. On August 26, 1966, the University Dean, Robert Morris, declared that “all systems are go” and the moving pace quickened to meet the Sept. 14th deadline before the faculty held its first meeting on campus and students began to return for the fall semester. Although some of the University’s 5,000 students had been living on campus in completed dorms for the previous 2 years, they had been bused to the downtown campus for classes.³⁸ When school reopened on September 21st, the majority of the academic buildings were ready for use, including Social Sciences, Library, Humanities, Education, Physics, Chemistry, and Biology. In addition, the first two dorm complexes, Dutch and Colonial, were filled while the other two to the east end of the campus, State and Indian, remained under construction.

In February of 1967, the Campus Center partially opened. The areas still to be completed included the basement floor, which would house a cafeteria, snack bar, bowling alleys, a U.S. Post Office sub-station, and central control areas for service and maintenance. The service corridors at the basement level were designed to link all buildings using electric cars. The high-ceiling Ballroom, the Fireside Lounge, the Assembly Hall with its sculptured mural by A. William Clark, several game rooms, and the third floor quarters of the music department were all ready for use. While considerable work still remained, the administration stated that they were ready to serve the students. The University Art Gallery and Art Building was opened and dedicated with an exhibition of Nelson Rockefeller’s Art Collection.

In 1968, the front plaza was still under construction. Designed by Clarke and Rapuano of New York City, the plaza was planned to consist of more than seventy-five thousand square feet of hand-cut granite laid out in seven different floral patterns. The stones were imported from South Carolina, hand-cut and installed by Cooley Construction Company

37 Doc Rivitt, “Governor Addresses Albany State Graduates,” *Times-Union*, Albany, NY, June 20, 1966.

38 John Machacek, “State University Moving: Pace Quickens as Fall Term Nears,” *The Knickerbocker News*, Albany, NY, Aug. 26, 1966

on the site. That same year, the new Physical Education Building opened with a main gym seating three thousand, with the ability to be divided into two smaller areas.

At the end of the academic year, the new University at Albany Campus was officially dedicated on May 17th, 1969. As the final phase of work, the buildings which had served as Stone's field construction office were converted to the Campus Police headquarters.

Landscaping the Campus

Edward Durell Stone felt that "academic buildings should be set among lawns, trees, and open-air spaces which help evoke the atmosphere that is traditionally conducive to contemplation." As originally designed, Stone envisioned that the formal and symmetrical arrangement of the buildings would be accentuated by an equally formal and ordered landscape plan. Stone stated in his 1974 Comprehensive Site Plan that "the concentricity of form-function, expressed by building massing, circulation and spatial organization of the campus from the core outward to the periphery is reinforced by the plant design." Within the podium area, the landscaping was intended to be an extension of the architectural form and lines working with the strong linear statement of the colonnades. Trees were used in an architectural way to express lines of movement and to emphasize spatial arrangements between buildings. Circulation away from the podium area was guided by landscaped walkways bounded by trees which also serve as a transition to more informal plantings on the periphery. Spaces set within the boundary of large, shade-trees are accented with informal plantings intended to add interest in terms of variety and color as well as to add more human scale.³⁹ In an interview with the Albany Student Press, Stone stated that the "symmetry of the campus makes it a formal composition. When all the formal landscaping is completed the new campus will be one of the showcases of the state." He compared the complement of the landscape to the formal composition of the buildings to that of Versailles.

Praises and Criticisms of the Completed Campus

The layout of the campus was based on a convenience of proximity and the traditional notion of the quadrangle. The intellectual core or the Academic Podium is surrounded by playing fields, tennis courts, space to walk, run or cycle, and even a serene six-acre lake. Key elements of the newly inhabited campus were commented on by Professor Edward Cowley in December 1966. In his attempt to summarize the fine points which he felt characterized the whole design, he noted that "the entire complex is elevated and

³⁹ Edward Durell Stone and Associates, "Summary Report: 1974 Comprehensive Site Planning Updating State University of New York at Albany," July 1968, p. 127.

consequently whenever your eyes look out from the podium, you see the distant hills as background. Edward Stone cut down some trees so we could see some mountains. This produces an effect at once expansive and even perhaps majestic.”⁴⁰ Professor Cowley noted the series of small rectangular perforations near the edge of each overhanging eave which have the effect of softening the mass of the cantilever and creates a rich variety of shadow patterns which change as the sun moves across the sky. These broad cantilevered eaves created an all-weather environment, protecting the students when it rained or the sun’s rays were strong. The result was an ease in which students passed outside between buildings regardless of weather conditions. The floor of the Academic Podium relates to the geometry of the building in a coherent and consistent fashion, while the cast stone aggregate of the large squares is equally pleasing to the eye as well as functional in providing adequate traction. In a few carefully chosen locations, there are focal points such as light-wells, domes and fountains. The effect of these features is they provide satisfying changes in level, light, and sound. The vertical emphasis of the facades is effectively balanced by the heavy horizontal roof overhang which provides a sense of human scale and does not overwhelm. The opportunity for sculptural and painted art is unparalleled given the abundant space and the neutral whiteness of the architecture. Lastly, the importance of the car at the University at Albany campus is reduced by prohibiting vehicles from the main complex and requiring that all deliveries be made by way of an underground tunnel system.

While these were the praises shortly after the completion of the campus, the celebration of the sesquicentennial anniversary of the University at Albany in 1994 yielded different feedback. The original intent for separation of cars from the campus eventually failed because most students, faculty, and visitors seemed unwilling to walk a distance that they felt they should or could drive. Other criticisms contradicted Professor Cowley’s praise of the cantilevered eaves. While the integrated academic complex was planned to shelter its users from the weather, those traversing the Academic Podium instead found it wind-swept resulting in many using the service tunnels below ground. As for the flexibility and ease of expansion of the original design, the Performing Arts Center and the Library were both located in the center of the Academic Podium reflecting their educational importance as teaching tools, yet eventually making it difficult to access for outsiders attending performances or for the expansion of the Library when it reached its capacity in the mid 1980s. In addition, it was acknowledged later in hindsight that it was impossible to forecast the space needs of departments and programs that weren’t in existences in

40 Prof. Edward P. Cowley, “An Artist looks at Albany’s new University.” *Times-Union*, Albany, NY, December 4, 1968.

the early 1960s. It was equally impossible to predict the skyrocketing energy costs and the resulting impact this would have on highlighting the true energy-inefficiency of the original construction.

Associate Professor of Architecture, Ervin Galantay, at Columbia University wrote his critical thoughts of Stone's design in a 1966 article in *The Nation*. He stated that while the campus has unmistakable identity and image, the plan does not allow for variety and choice, thus is hostile to imagination and forces conformity of thought and behavior. While understanding the intent of creating a pedestrian "oasis" through the separation of all parking to the periphery of the campus, Galantay notes that the actual result of arriving at these vast, isolated parking lots is similar to the dreary experience of pulling into a suburban shopping center.⁴¹ Professor Galantay evaluates the design concept of Stone's campus and rather than furthering the hype and idealism, notes the reality of the outcome, the ideals that missed the mark and the fact that the campus architecture, while monumental and inspiring is not successfully woven into the architectural fabric of the surrounding context.

The greatest and most common criticism of the uptown campus has been that although Stone envisioned his integrated design would foster a sense of community, in fact the opposite has occurred due to the massive size of the buildings, the lack of warmth and color in the formal design and the absence of small-group informal gathering places. All these aspects have contributed to a sense of individual isolation. Within five years, enrollment at the school rose from 4,000 students to 13,200 in 1970. This rapid growth posed additional problems. The University continued to operate two campuses, the original downtown campus and new uptown campus. As a result, the downtown campus seemed remote from the center of university activities, while the uptown campus remained curiously isolated. Despite the vision that the city would continue to grow westward, standard urban services, such as shopping, entertainment, and other general services never developed within easy walking distance of the students and faculty of the Uptown campus. As a result, having a car became essential and Stone's key vision for the campus as a calm, cloistered environment free of the automobile was disintegrated.

Master Planning and Thinking Ahead

The University at Albany was unique in its time because it was conceived and built as one project in a relatively short period of time. This is in strong contrast to the historical

41 Ervin Galantay, "Architecture," *New York Times*, New York, NY, May 23, 1966.

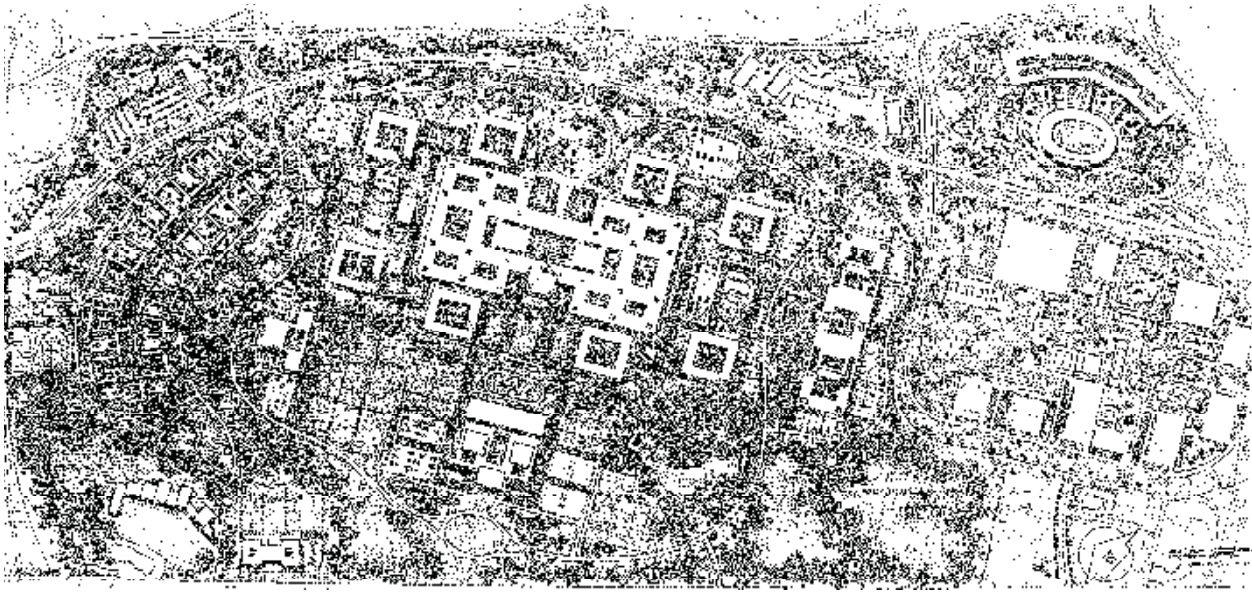
development of traditional university campuses. In the last forty years, two master planning studies have been conducted. The first was produced by Stone himself during the initial construction of the campus. The second involved the Hillier Group with a large group of consultants⁴² in 1998.

Unlike many university campuses, the University at Albany was initially planned to achieve high efficiency in space utilization with the design allowing “tree-like” growth from the center outwards. Stone felt that it was ideal to build compactly and save much of the land to provide a country setting. In his opinion, this approach allowed for economy of cost and efficient operation, whereas there was nothing more illogical than dispersing buildings in a new campus around the site since this required extensive roadways and burying utilities underground, and most importantly it prevented the ability for a cloistered, calm atmosphere desired in a college campus.

The University at Albany was fortunate to have the original architect extensively involved in thinking and planning for the campus’ future. As originally designed, the campus was laid out to accommodate 7,500 students at full completion and operation by 1970. The campus encompassed approximately 667,000 gross square feet of academic area on a 350 acre site. While the first campus buildings were under construction, Stone’s firm was working on a master plan for expansion options to accommodate growth to 15,000-20,000 students, and another alternative scheme to provide for 30,000-40,000 students. Provisions had been made in the original design to allow incremental growth up to 3.2 million square feet, depending on the arrangement of new additions within expansion zones set aside for academic use. In these visions, the current campus could be expanded to embrace almost half of the current State Office Campus, areas on the north side of Washington Avenue and several areas of housing near Fuller Road and Western Avenue. The 30,000-40,000 student design featured eight quads in the same configuration as the existing four, and thirteen courtyards on an expanded Academic Podium which converted to a “dumb-bell” shaped plan. Major research facilities, four gymnasiums, a large graduate housing complex across Fuller Road and a giant stadium across Washington Avenue were all part of this expansion design.⁴³

42 The Hillier Group 1999 Master Plan involved the following consultants: Scott Blackwell Page, Educational consultant; Clough, Harbour and Associates, Traffic Engineer; Parsons Brinckerhoff, Civil Engineers; Lakhani and Jordan Engineers, MEP Engineers; and Mathews Nielson, Landscape Architect.

43 Edward Durell Stone and Associates, “Summary Report: 1974 Comprehensive Site Planning Updating State University of New York at Albany,” July 1968.



(Interim Report State University of New York at Albany, Edward Durell Stone and Associates)

With regard to the expansion of the Academic Podium, Stone envisioned the symmetrical extension of the platform to the East and West. He described this in his July 1968 *Summary Report of the 1974 Comprehensive Site Plan Updating the State University of New York at Albany*. Therein he stated, “the expansion of the existing academic facilities is to be provided by extending the eastern and western portions of the podium by 360 feet each. Within this area, the required academic space, service, and parking area for 1000 cars can be accommodated. The existing basement under the podium would be enlarged by 360 feet and sub-basements below grade are to be planned in order to accommodate space requirements and avoid surcharging.”

These extensions planned in the late 1960s had already taken into consideration the programming and space needs of specific departments in the mid to late 1970s. Stone had assigned the west academic extension to house the growth of the Humanities department and the academic extension to the east for Sciences. He further explained these expansion projects as follows:

Academic III West (Humanities)

The buildings proposed for the podium level to the west would be similar to the existing three floor structures. The new roof would be an extension of the existing. The planned buildings would be two large rectangles in plan with a larger court building. This west extension would retain the existing service facility and provide one sub-basement below grade for parking.

Academic IV East (Sciences)

Buildings proposed for the east expansion would be identical as described for the west extension and in addition, a second sub-basement would be constructed to accommodate parking requirements.

Having this plan for growth phasing established, the University at Albany had an approach and methodology for continued building construction to take place in relation to student population increase. This master planning process exemplified Rockefeller's vision for how the SUCF and the state university tuition program would work. As the State University was expanded to accommodate more students, additional funds would be generated from tuition, which in turn could be used to construct more buildings.⁴⁴ Stone felt strongly that the addition of buildings at the University at Albany Campus after 1970 should be such that their positioning within the overall plan would not destroy the feeling of the campus as a whole. Future expansion would also be considered in relation to existing functional requirements and facilities. His plan claimed that no destruction of any existing building form would be required in order to expand. Since expansion would occur along the perimeter of the academic complex, the internal space would be free of construction and therefore retain its orderly character.

The 1998 Master Plan study by the Hillier Group and consultants stated that the rapidly developing research and technological needs of the previous decade had put severe demands on the University at Albany's facilities which had been designed for the needs of the mid-20th century. Their assessment noted both the Uptown and Downtown Campus, developed in the early and mid 20th centuries, and have grown substantially and have different programs and curricula at the end of the 20th century than they had originally. It was understood at the beginning of the master planning process that the University at Albany, which sat on just over five-hundred acres, had outgrown its physical facilities and that research and technology were placing severe demands upon outmoded facilities. The conditions and aspects of the campus on which their study focused included the landscaping, vehicular traffic, and parking, as well as architectural constraints. Recommendations were made for improvements for each of these. Most notably were the recommendations that a recognizable entry plaza or portal be established at Collins Circle to read as a gateway to the podium, and that all existing parking should be eliminated between the Podium and residential quads. They also recommended that a uniform system of directional wayfinding information such as building signage, info kiosks

⁴⁴ Samuel E. Bleecker, Politics of Architecture: A Perspective on Nelson A. Rockefeller, Rutledge Press, New York, 1981, p. 140

and pedestrian paths be established to eliminate the confusion that results due to the uniformity and symmetry of the buildings. Much of the work completed on the campus since the release of the Hillier Group Master Plan in 1999 has taken its recommendations into consideration.

Later Additions to the Campus

In the forty years since the original core campus was completed and occupied, there have been a handful of new additions to the campus. While only one addition actually followed Edward Durell Stone's specific designs and expansion master plans, a select few have been more successful than others in applying his design objectives and expansion concepts in relation to the existing core campus.

The new construction that dated after Stone's original campus are listed below chronologically:

1976: Alumni House was the first addition to the original Uptown Campus. Situated in a wooded area just to the west of University Drive, the land for the building was originally leased to the Alumni Association by the University. It was designed by Richard Jaques Associates, Architects and contained offices and a conference room for the Alumni Association and the Office of Development.

1986: The "Bubble", an air-supported athletics facility located next to the gym was first inflated in 1986. The dimensions of the facility are 50 ft. high, 150 ft. wide, and 245 ft. long providing a total of 36,750 square-feet.

1988: The Albany Collegiate Inter-Faith Center, commonly known as Chapel House, was constructed after the original Chapel House was destroyed by fire in two years earlier. The Interfaith Center was relocated to a parcel of property next to University Drive and the Dutch Quad parking lot in exchange for its original property. It was designed by Benjamin Mendel Jr. of Mendel, Mesick, Cohen, Waite & Hall.

Freedom Quad Apartments, which was based on Stone's recommendation of a 400 unit married student housing complex, was opened in 1988. Located to the west of Fuller Road and set in a wooded area off of Tricentennial Drive, the dormitory complex offers apartment-style accommodations for 410 graduate and upper division undergraduate students. Freedom Quad Apartments was designed by the architectural firm Stetson Harza of Utica, NY.

1992: Recreation and Convocation Center (RACC), which opened in July of 1992, was later renamed SEFCU Arena. It serves as the University's 93,000 square-foot athletic complex and was designed by Mesick, Cohen, Waite Architects and built by U. W. Marx Construction. The facility seats 4,800 people and contains racquetball/

handball courts, squash courts, an aerobics exercise room, an exhibition basketball court, practice courts, an .11 mile track, long jump and pole vaulting areas, a weight room, and whirlpool and injury training equipment. Built on the south side of the campus, directly adjacent to the original Physical Education building, its site established a strong north-south axis through the center of the Academic Podium and its choice of materials complements the original core campus buildings.

1995: A 30,000 square-foot addition to the original Campus Center consisted of a relocated book store (west wing), a barber shop, computer and convenience stores, eating courts, and video arcade (east wing). The extensions were designed by Edward Durell Stone and Associates architects, and constructed by M.L.B. Industries, Inc. of Latham.

1998: In 1998 the NY State Budget funds to carry out the University's Master Plan. Included in the Higher Education Capital Construction Plan was funding for a new wing for the Center for Environmental Sciences and Technology Management, a new Life Sciences building, equipment, wiring, and moving expenses for a new Library, renovation of the current Administration Building for academic use, a new entry/admissions building, a new art sculpture studio, a new Public Safety building, and new smart classrooms.

Funded partially by the Higher Education Capital Construction Plan, a new Science Library was added to the southern end of the Academic Podium. Occupying three complete floors and 61,124 square-feet of the building, the library houses collections and offers specialized services for the departments of Atmospheric Sciences, Biological Sciences, Chemistry, Computer Science, Geology, Mathematics and Statistics, and Physics.

1999: Located on the west end of the Campus across Fuller Road is the Albany NanoTech Complex. Begun in the late 1990s and still expanding, the complex is the home to the College of Nanoscale Sciences and Engineering, the bulk of the University at Albany's meteorology and characterization tools, the National Weather Service (NWS), and the Atmospheric Sciences Research Center (ASRC). The College of Nanoscale Science and Engineering (CNSE) is the first college devoted exclusively to the study of nanoscale scientific concepts, and the New York State Center of Excellence in Nanoelectronics.

2000: In 2000, University administration vacated the Administration Building for an off-campus site on Western Avenue adjacent to the Uptown Campus in order for the original Administration Building to be converted into much needed academic office and class space. In that same year, a new building opened for the University Police Department.

2002: In the fall of 2002, the University opened its sixth residential complex on the Uptown campus. Empire Commons, like the Freedom Quad Apartments, is

reserved for juniors and seniors and were designed as “apartment-style” residences with kitchens and furnished living rooms. Empire Commons, houses 1200 students and is located on Perimeter Road West. The complex offers recreational facilities including basketball and volleyball courts, a fitness center, game room, laundry facilities, central air conditioning, and a variety of meeting rooms for educational and social purposes in the community center.

Constructed on the east side of the core campus and opened in the Fall of 2002, the Boor Sculpture Studio is a 20,000 square-foot state-of-the-art structure that houses all sculpture and three-dimensional activity for the art department, from freshman to graduate students. It houses fourteen graduate students with studio spaces and was designed with a flexibility to facilitate the students’ ability to create using a variety of techniques and processes, including film, video, sculpture, and digital processing. It is situated on Perimeter Road at the eastern edge of the campus, and is named for Terri Cosma Boor, a Loudonville, N.Y. sculptor who was also a student at the University at Albany.

2004: In 2004, the 194,000 square-foot Life Sciences Research Building opened at the east end of the Academic Podium. These academic buildings focus on collaborative interactions among research scientists representing a range of scientific disciplines whose emphasis is on the structure, function and regulation of genes and biologically active molecules and materials.

2006: University Hall Welcome Center and new Administration building opened in 2006 and is located at the main entrance at Collins Circle with the intention of being the gateway to the Academic Podium. University Hall was designed by Gwathmey-Seigel Architects as a counterpoint to Edward Durell Stone’s unique architectural design for the main campus.

For the most part many of the earlier projects have attempted to reinforce and respect the strong axial symmetry of the Academic Podium, either by aligning the new buildings along the north-south or east-west axes, or to site new buildings with less formal symmetry along the perimeter roads. University Hall is the most striking deviation from Stone’s original design in both its materials and orientation.

The campus continues to grow and experience responding change. However, it is important to note that unlike traditional 19th century colleges or university campuses, the University at Albany is unique in its modern layout and has architectural significance at a national level based on the involvement of Edward Durell Stone and his vision for its growth into the future. Given that the original design intent was considered in the master planning for expansion, future growth and construction on the campus should be respectful and sympathetic to the original design ideals and objectives.

Site and Landscape Analysis

1. Identification of Use Areas - Comparative analysis of original site plan vs. existing.

A. Strong north-south axis

1. The campus was laid out with a strong axial design that survives, albeit slightly askew with the addition of University Hall.

B. Topography

1. The topography has changed slightly over time to accommodate minor changes in road alignment, the addition of the Science Library and Life Science Building, and the addition and/or modification of recreational facilities south of the Academic Podium. The terrain is and has been relatively level, except for the area around Indian Lake Preservation and between the Science Library and the athletic fields to the south. The topography around Indian Lake retains its natural variation, making this part of campus distinctly different from the rest, just as Stone had planned. A steep slope provides the transition between the terraces of the Science Library and the athletic fields.

C. Vehicular access onto campus

1. Seven original points of access survive, though modified over time.
2. Main entrance was and continues to be at Collins Circle, the ceremonial entrance, via Washington Avenue.
3. Six subordinate or secondary entrances including two along Washington Avenue, three along Fuller Road, and one on Western Avenue.

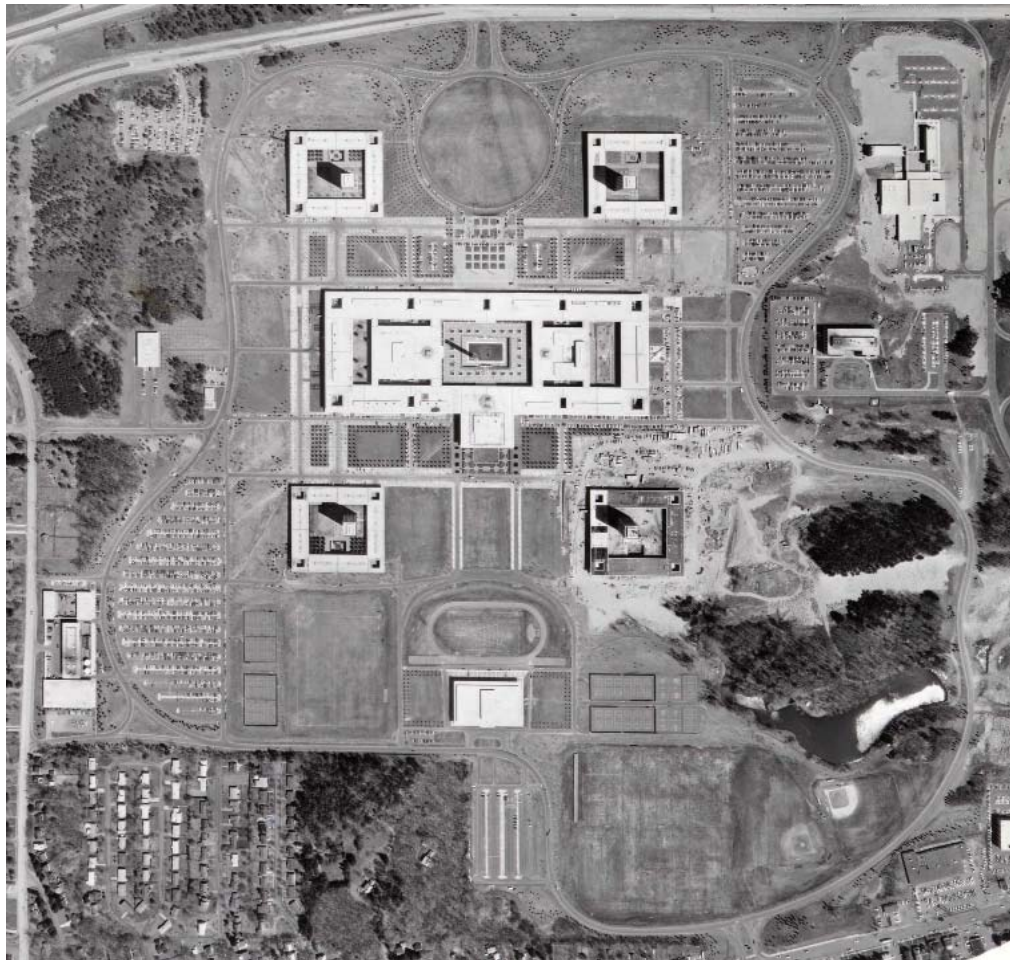
D. Vehicular Circulation and Pedestrian Movement

1. Stone planned a circulation system that utilized a system of concentric circles based on a hierarchy of speed and volume on the outer rings (public roads), interior loop road designed for vehicles (University Drive), wide pedestrian and bicycle paths, with the inner circle being “a pedestrian friendly oasis throughout the campus core area...This system provides the greatest separation of pedestrian and vehicular traffic within the campus.”¹
2. Stone’s system was built as he intended, however, it was seriously compromised from the beginning. By allowing vehicles to park along the wide walkways and in close proximity to the Academic Podium, the design promoted and encouraged pedestrian and vehicular conflicts within the campus core.

¹ Edward Durell Stone and Associates Architect, “1974 Comprehensive Site Plan Updating State University of New York at Albany.” New York, New York, July 1968, p. 92.

E. Vehicular Circulation

1. Vehicles did and continue to enter campus from Washington Avenue, Fuller Road, and Western Avenue. Once on campus, University Drive, a butterfly-shaped perimeter road, circumvents the Core Campus. This drive survives intact except for the northwest section that has been realigned in recent years to improve access and circulation, as well as increase on-site parking within University Drive and the southwest section was modified to accommodate the SEFCU Arena and the R.A.C.C. parking lot.
2. The Core Campus was intended to be pedestrian friendly and free of most vehicular intrusions. However, since before it was completed, vehicles have been permitted to park within the core campus, which continues today. As a result, the pedestrian friendly campus sought by Stone has not been realized.



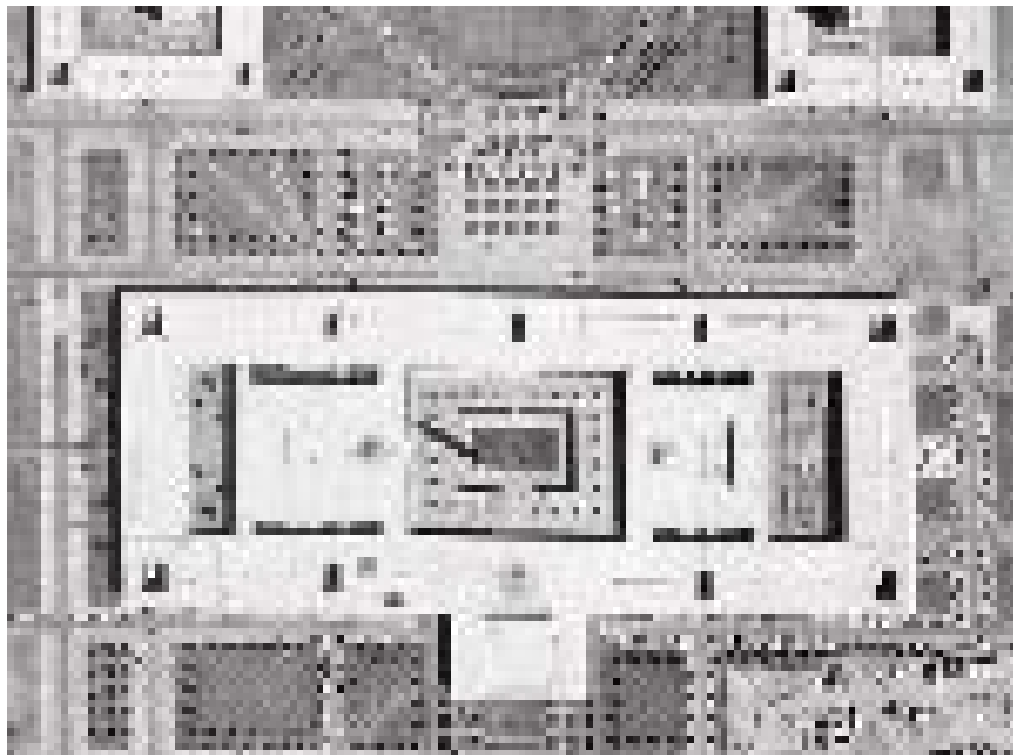
Aerial photograph from the 1970s showing the perimeter road known as University Drive (Photo #10348 from SUNY Albany Special Collections and Archives)

F. Parking

1. Stone's design included surface parking areas within University Drive. His intent was to have vehicles park along the periphery of the Core Campus

in dedicated parking fields, though within the loop road, thus minimizing pedestrian and vehicular conflicts. He also proposed several underground parking structures that were never realized.

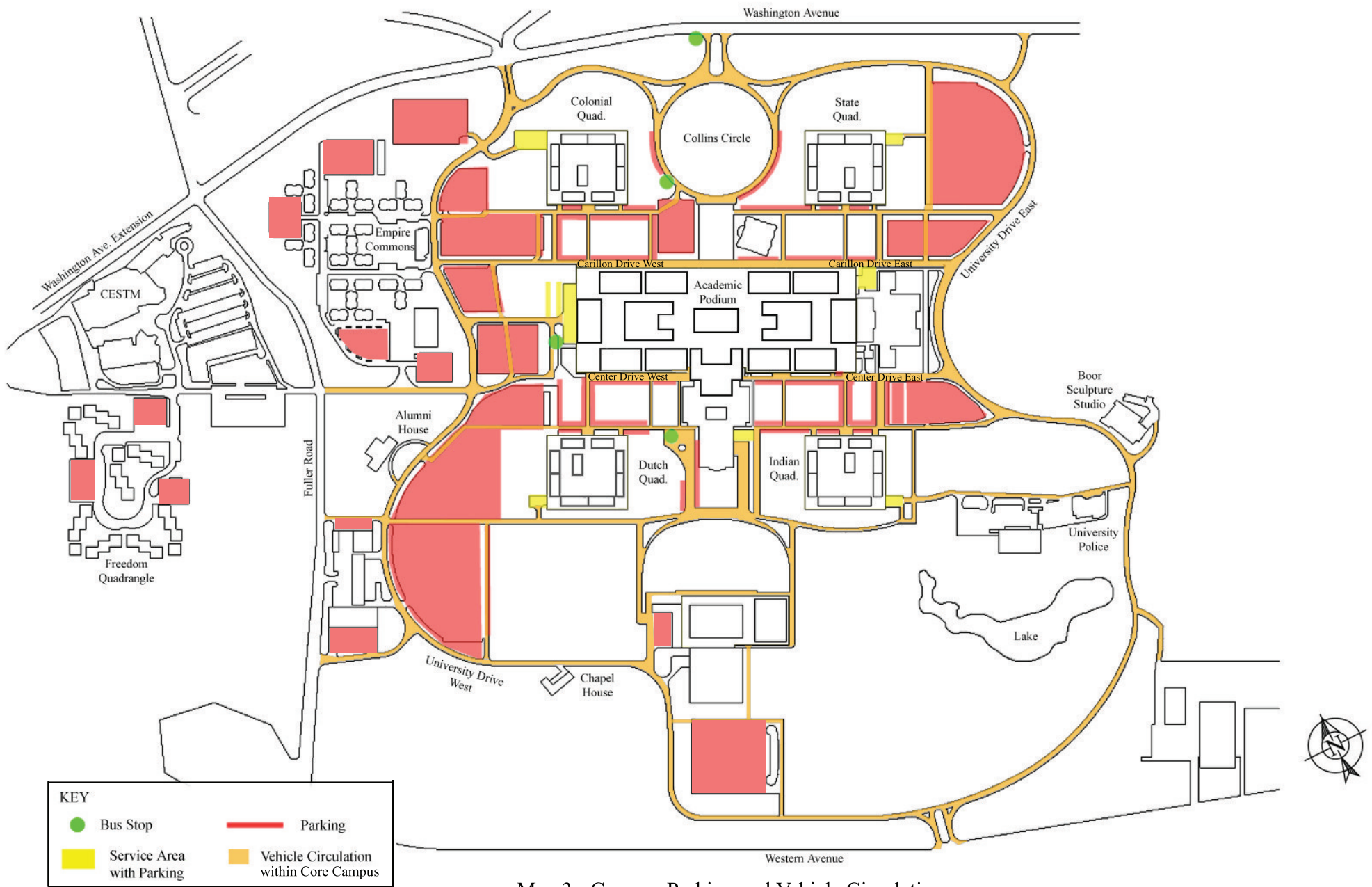
2. Stone's plan for surface parking was implemented as planned. In recent years surface parking was expanded to provide additional on-site parking within the perimeter road. This expansion was done in conjunction with the realignment of University Drive's northwest corner and the addition of the R.A.C.C. parking lot.
3. Stone also planned for parking structures west of Colonial Quad, east of Indian Quad, and beneath the Academic Podium. These structures were never built.
4. However, Stone's desire for a vehicle-free Core Campus was never realized as vehicles have been permitted to park around the Academic Podium and under the trees between the Academic Podium and the residential towers from the beginning. As a result, the campus core is aesthetically and physically impacted.



This close-up of the aerial photograph shows vehicles parked around the podium and in the main entry walkway, as well as wear trails created between the Podium and residential quads.

G. Pedestrian Circulation

1. Stone planned for pedestrian circulation to be formal, with straight lines that followed the rigid geometry of the buildings and roads. However, soon after the campus opened, students created diagonal wear trails across the tree-lined lawns



Map 3 - Campus Parking and Vehicle Circulation

from their residential towers to Podium's various points of entry. Today, many of these wear trails survive and some have been paved with asphalt to provide a dry hard surface upon which to walk.

2. The wide walkways that double as roads between the residential towers and the Podium were built. While these survive they have become double-sided parking areas with vehicles parking beneath the trees. According to an April 1970 aerial photograph (previous page), this change happened almost immediately after the campus was opened. Restrictions and barriers have been installed, removed, and modified over time to limit, restrict, and control parking and vehicular circulation within the pedestrian-friendly campus core that Stone had designed.
3. ADA and universal access issues are part of today's requirements and need to be improved on the Podium and in the residential courtyards.

H. Athletic and Recreational Facilities

1. Stone planned for organized athletic and recreational facilities to be built south of the Podium. His intent survives today, though the facilities have been enlarged and updated over time to meet the changing needs of the University.
2. Stone planned for the students' casual or informal recreation to occur in the lawn between the residential towers and the Podium. These lawns were surrounded with evergreen and deciduous trees. Presumably, the students followed Stone's intent. However, these activities occur today in Collins Circle and in the open lawn areas near each of the residential towers. It does not appear that Stone's intent for casual student recreation took place for long in the areas that he had intended.

I. Plantings and Gardens

1. Stone planted thousands of trees in formal patterns that transitioned to random patterns as distance grew from the Podium.
2. Stone reinforced the architecture, circulation, and spatial pattern with plant design. "Trees are used architecturally in direct relationship to building elements, expressing lines of movement and emphasizing spatial forms created by and within the buildings. The result is a unified architectural and landscape composition, presenting a wide variety of experiences in a highly ordered manner."² "The plant material, generally indigenous to the region, is carefully selected to readily adapt to local ecological conditions."³
3. The plant palette was limited and included evergreen and deciduous trees and shrubs that should have done well in this location. However, most of

² Stone, 1974, p. 127.

³ Stone, 1974, p. 128.

the site was disturbed during construction, thus changing existing soil and ecological conditions. Today, many of the original trees survive though in a deteriorated condition owing to age, stress, deferred maintenance, and decline, possibly due to ecological and soil conditions.

4. Stone used shrubs “only in large masses, in planters, for screening, and pedestrian controls.”⁴ Today, most of the shrubs are gone, which has changed the visual and physical character of the campus core.
5. Stone planned several gardens with trees and shrubs across campus including the gardens and planters in the Podium, in the courtyards and planters within residential towers, and the formal gardens south of the Podium. All of the gardens have changed over time. The formal gardens south of the Podium were removed when the Campus Center Extension was built. The plants within the Podium’s gardens and planters have:
 - 1) Matured to the point where they have outgrown their location
 - 2) Are failing and in poor condition because of harsh conditions and deferred maintenance
 - 3) Have been replaced over time
 - 4) Gone altogether and their location is bare and unattractive.
6. The trees within the residential tower courtyards appear to be original. However, they are stressed because of soil compaction, deferred maintenance, and micro-environmental conditions. Most of the planters are bare or are in poor condition due to deferred maintenance. In general, the gardens and planters survive, except where the Library is located, though they are in poor physical condition and are visually unattractive.

J. Site Furnishings

1. Stone planned formal seating about campus with built in benches made of concrete. He believed that “seating facilities are most effective when produced indirectly as part of other structures, such as planters, walls, wide steps, etc.”⁵ Most of these survive today because they are part of the architecture and because of their solid construction. Several formal gardens within the Podium and south of the Podium were part of the original design. The wood seating in the Podium’s gardens is similar to the seating in the formal gardens that existed where the Science library stands today. It is not known if these wood benches are original to the Podium or if they were salvaged and relocated to the Podium gardens as part of the Library project. Some modern seating has been installed in a couple of locations around the Podium. It contrasts with Stone’s seating because it is new, colorful, and not “built-in.”

⁴ Stone, 1974, p. 128.

⁵ Stone, 1974, p. 106.

2. Numerous styles of lights, trash receptacles, newspaper boxes, recycling bins, and bicycle racks exist. These features are large in quantity and vary in style, color, size, and material across campus, thus creating visual clutter. The site features relating to University Hall and the Podium's new entry plaza, the lights, benches, etc., are very different to the rest of the campus.

K. Summary

1. In general, Stone's plan survives as intended though changes have occurred over time. The arrival sequence survives along with Collins Circle and University Drive. His formal north-south axis remains strong except for the addition of University Hall. Surface parking was planned to be within the loop road and outside of the campus core. While the large parking fields survive, been expanded, and others built over time, the internal parking near the Podium was never intended by Stone. The Podium remains the center of academic activity and the residential towers continue to provide student housing. Pedestrian circulation exists, though not always in the same manner that Stone had intended. Organized athletic and recreational facilities remain south of the Podium, though casual recreation by the students occurs in many highly visibility locations, presumably counter to Stone's intentions. Indian Lake and its surrounding topography and trail system survive as the only "natural" landscape on campus, as Stone had intended. Many of his original trees survive, though they are mature and many are stressed. Most, if not all of Stone's built-in planters survive, though most are poorly maintained and visually unattractive.

2. Issues and Recommendations

A. Vehicle Circulation Issues

1. Too many vehicles within the campus core resulting in the nearly disappearance of Stone's design of a hierarchy of concentric circles.
2. Many campus core roads are closed off to or restrict vehicular traffic with inexpensive, visually intrusive, and crudely designed gates, concrete blocks, removable bollards, and other such barriers that detract from the visual



Metal gate barrier on Carillon Drive East



Concrete blocks and removable bollards on Carillon Drive East.

integrity and aesthetic appeal of the original campus.

3. Collins Circle, the ceremonial entrance, is the first green space and open space on campus that Stone intended people to experience upon their arrival. As such, he sought unimpeded views of the Podium. Today, this circular space provides multiple functions including entry, ceremony, parking, and recreation.
4. University Drive is an important original feature for vehicular movement around campus. It also serves to control the growth and expansion of the core campus. The road survives in tact except for the two segments noted above. The narrow two-lane traffic and undulating layout, combined with many street tree plantings create a pleasing drive, albeit slow in this fast-paced modern world. The configuration of University Drive must be retained and respected because it is an original feature and because its layout slows the movement of vehicles, thus encouraging pedestrian circulation.

B. Vehicle Circulation Recommendations

1. Eliminate vehicular traffic within the campus core except for service vehicles, deliveries, and other specialty purposes, such as handicap parking, special events, etc.
2. Re-establish Stone's plan for a hierarchy of concentric circles.
3. Collins Circle must be retained in some capacity as an important symbol of Stone's original design, a ceremonial entrance, and a significant character-defining landscape feature.
4. Retain University Drive's layout, width, and speed, as Stone wrote, "to retain the character of the pleasant campus drive."

C. Parking Issues

1. Ad-hoc parking within the historic campus core visually and physically detracts from Stone's original intentions and campus experience.
2. Owing to the ad-hoc parking within the campus core, most pedestrians

have to walk through a “parking lot” to go between their dorms and the Podium and to go between the Podium and the surface parking lots, which detracts from their campus experience that Stone had intended and is also potentially unsafe.

3. Parking under trees within the campus core is and has damaged many original plantings to the extent that most of the double-rows of Pin Oaks no longer exist. The surviving Pin Oaks are in poor condition.
4. Parking under the trees is causing much more stress than the trees can



Ad-hoc parking adjacent to Campus Center Extension.



Service vehicles parked at the west end of the podium.

handle, causing them to die.

5. Many of the campus core roads were intended as wide pedestrian and service vehicle corridors, but have evolved into parking lots.
6. Some service vehicle areas are expanding onto grass areas causing a slow expansion of parking spaces, a decrease of green space, and an increase of parked vehicles in close proximity to the Podium.

D. Parking Recommendations

1. Remove all parking from within the campus core, with exceptions.
2. Establish a parking program that will limit the number of vehicles on campus and the location of parking, if any, within the campus core.
 - a. Handicap and visitor parking only within the campus core.
 - b. Offer incentives to drivers to use mass transit and not drive to campus.
 - c. Restrict and/or eliminate sophomores from having cars on campus starting with the 2010 incoming year freshmen. A direct result of increased availability of on-campus parking will be seen and felt within three years.
 - d. Stone wanted to “restrict residential students’ storage of autos on campus.”⁶ To achieve this Stone’s recommendation, SUNY should build new remote and off-site parking fields for students to have access to

⁶ Stone, 1974, p. 29.

their vehicles on weekends via mass transit/commuter bus systems while discouraging their daily use on campus.

3. Build parking structures on campus as Stone had planned – west of Colonial Quad and east of Indian Quad.
4. The President and upper campus authority must support the revised parking policy guidelines with restrictions and expansion and mandate that everyone follow the new guidelines.
5. Service vehicles
 - a. Restrict unnecessary service vehicle parking within campus core.
 - b. Organize service vehicle areas for better efficiency.
 - c. Long-term: eliminate the need for service vehicle parking areas within the campus core by relocating their associated facilities elsewhere and retain these areas for deliveries and staging areas for service and maintenance activities.

E. Shuttle Bus and Commuter Bus Issues

1. Too few bus stops

F. Shuttle Bus and Commuter Bus Recommendations

1. Add more bus stops and upgrade busses
2. Review bus stop locations and designs for compatibility with Stone's original intentions
3. Make locations, design, and frequency of buses convenient for students to encourage use of mass transit

G. Pedestrian Circulation and Access Issues

1. Pedestrian circulation within the campus core is through parking lots because vehicles are permitted to park along Stone's wide pedestrian paths.
 - a. Stone utilized wide walkways/roads within the campus core to provide sufficient space for pedestrian movement across campus and for snow removal.
2. Multiple paving materials used across campus
3. Wear trails or desire lines (diagonal foot paths across lawn areas) have developed because Stone's original design utilized a rigid and formal layout for pedestrian circulation
 - a. Most students will follow a path a least resistance. If a paved or improved walk does not meet their directional needs they will create their own route. As a result, several diagonal walks have become major pedestrian ways over time. Some of these unintended paths have been paved, but not all. These diagonal paths exist within the courtyards of the residential quads, extend between the parking areas and campus core, and across



Wear trail in residential quad.



Asphalt paved wear trail from podium to State quad.

several of the tree-lined open lawn areas.

4. Claustrophobic sense and feeling of the access from Dutch and Indian Quads into stairwells at Podium because of low ceilings, sterile environments, and parked bicycles and motorcycles
 - a. Stone's original circulation pattern between the residential quads and the Podium survive. In most cases, the students use these direct linkages, but not always as noted above with the diagonal paths. Access onto the Podium requires the use of stairs and/or ramps. From the north, pedestrians access the Podium through the grand entrance and smaller stairs with ramps to either side but in direct alignment with the dorms. Access from the south is through a covered walk with a low ceiling at each corner of the Podium, by nondescript doors that enter the Podium at the ground level, or through building entrances from the Science Library and the Campus Center.
5. Pedestrian linkages to off-site locations are weak but improving.
6. ADA and universal access is limited and has been retrofitted in some case



Aluminum ramp in Podium garden.



Double wood ramp at Colonial Quad.



Wood ramp to dormitory tower.



Built-in ramp in dormitory quad.

in on the Podium and in the residential courtyards.

7. Numerous broken, cracked and/or damaged stairs and paved areas exist



Cracked stairs.



Cracked and repaired stairs.

across campus.

H. Pedestrian Circulation and Access Recommendations

1. Eliminate most parked vehicles within the campus core and restore the campus to a pedestrian zone as Stone had intended.
2. Reduce the number and variety of paving materials across campus by developing a standard campus paving detail and/or paving palette.
3. Evaluate student circulation patterns and desire lines to determine if wear trails should be paved or if barriers, such as hedges or fences, should be installed to control circulation.
4. Evaluate and improve access onto the Podium from the south thereby improving the psychological feeling of entering the academic core, possibly by changing the stairs and providing cover at skylight areas.
5. Improve ADA and universal access within the campus core with sensitive, careful, and visually appropriate solutions, including permanent ramps that blend with the character of the buildings.
6. Properly repair the broken, cracked and damaged stairs and paving after identifying and repairing removing the cause of each failure.

I. Planting Issues

1. Stone's original plant palette was small, nearly creating a monoculture.
2. Many historic plantings are in decline, overgrown, missing, dead, replaced and dead, or replaced and miss-shaped because of soil conditions, soil compaction, plant selection, plant location, salt, lack of water, deferred maintenance, maintenance procedures, etc. As a result, the visual appearance of the campus is negatively impacted and not as Stone had envisioned.



Empty concrete planters in dormitory courtyard.



Empty concrete planters near dormitory quad.

3. Precast concrete planters provide a harsh environment for plants and are difficult to maintain because of location and quantity.



Empty concrete planters at northeast corner of Indian Quad.

4. Plantings in the courtyard gardens are difficult to maintain because of size, quantity, and locations.



Weak hedges at Indian Quad.



Sparse garden at Indian Quad.

5. Many of the more recent plantings do not follow Stone's planting patterns and intentions.
 - a. Stone reinforced the architecture, circulation, and spatial pattern with plant design. Trees and shrubs were strategically planted for a purpose.
 - b. Stone planted thousands of trees in formal patterns that transitioned to random patterns as distance grew from the Podium.
6. Most of the planters and gardens on the Podium are not visually pleasing. Many have bare spots, poor quality plantings, and residential scale and style of plantings. Most of the precast concrete planters are bare.
7. Some recent planting designs do not relate to the campus or Stone's plant design criteria.



Perennial garden at west entrance of Campus Center.

8. Many of the modern plantings do not follow Stone's original design patterns and intentions resulting in a change in the appearance, character, and sense of place on campus. In fact, some of the plantings are "residential" in scale, design, and layout.

J. Planting Recommendations

1. The University at Albany should establish criteria for reviewing, evaluating, and assessing the appropriateness, usefulness, maintainability, etc. of all existing and proposed plantings within University Drive as part of a landscaping master plan. For instance:
 - a. Consider replacing all original plant material in-kind, upon its demise and/or removal, based on the findings of an arborist and soil scientist investigation and in accordance with the guidelines and new planting master plan.
 - b. Remove all inappropriate plantings and replace as needed based upon the guidelines and new planting master plan.
 - c. A maintenance plan should accommodate all future plantings so the facilities department will know how to maintain each species.
 - d. All future plantings must follow the master plan, thus preventing the inappropriate introduction of plantings across the campus core landscape.
2. Study Stone's planting design and written descriptions to understand the concept he sought.
3. Evaluate Stone's plant selection and, if needed, consider better varieties and species for each situation.
4. Evaluate Stone's plant selection to insure they meet the present needs of the campus.
5. Hire a certified arborist and soil scientist to take soil samples and study existing conditions for each of Stone's species and its situation, i.e. street tree, parking lot, mass plantings, planter, garden, etc.
 - a. Based on findings, develop test area(s) for implementing species specific treatment options, such as soil cultivation, root invigoration, soil amendment, irrigation, maintenance program, etc. prior to removal or disregard of Stone's plant selection.
6. Retain all of Stone's precast concrete planters in their original location because they are an important architectural feature and landscape amenity.
7. Evaluate the physical design and location of the precast concrete planters and the planters in the courtyards to understanding their existing conditions and to investigate their maintenance issue(s) – drainage, irrigation, soil mix, compaction, wind, solar exposure, insulation, plant selection, etc. Then, modify soil conditions, plant selection, watering practice, and maintenance procedures accordingly.
 - a. Select plant material carefully for aesthetic appeal and maintenance requirements.
9. Upon removing the vehicles within the campus core, improve the plant

beds and restore Stone's original intentions. These wide walks will become shaded avenues with human scale and proportion, and have tunnel-like effect with an overhead vegetative canopy.

10. Develop and incorporate a program for proper plant selection, soil preparation, and long-term maintenance for gardens, plant beds, planters, etc.

K. Furnishing Issues

1. These features include trash and cigarette receptacles, recycling bins and containers, bicycle racks, benches and chairs, signs (parking, directional, and informational), emergency phones with lights, planters, road and vehicle barriers, picnic tables, bus shelters, newspaper boxes, mail boxes, parking meters, ramps (temporary and permanent), lights (pedestrian, vehicular, and task lights, such as on buildings), etc.
2. Too many different kinds, styles, colors, and materials of furnishings exist across the campus core landscape resulting in visual clutter.



Wooden picnic table chained to column.



Purple furnishings at west entrance to the Campus Center.

3. Non-movable benches and seating areas limit and restrict social interaction.



Built-in concrete bench on Podium.



Built-in bench around planter on Podium.

L. Furnishing Recommendations

1. Develop guidelines and a master palette for site furnishings. Replace and update existing site furnishes based upon the new guidelines and palette. All future site furnishing should abide by the guidelines and palette to maintain and improve the campus' visual integrity and continuity.
2. Create color options and variations for different areas on campus for orientation and identification purposes, such as specific colors for furnishings for each residential tower.
3. Allow movable, impermanent seating and table options in outdoor gathering areas for seasonal use. Be prepared to replace stolen pieces, repair vandalized pieces, and remove graffiti immediately.
4. Evaluate the quantity and location of the emergency phones, eliminate their strobe lights, and maintain their colored lights for quick identification and use if needed in an emergency situation.

M. Outdoor Spaces Issues

1. Large-scale and similarity in design and materials create orientation problems.



View of Collins Circle.

2. Collins Circle, the ceremonial entrance onto campus, has become a student gathering and recreational space.

N. Outdoor Spaces Recommendations

1. Develop visual cues to improve on-campus orientation for students and guests
2. Develop ways to break up (visually and/or physically) large spaces to make them more human-scale.
3. Develop identities and purposes for some of the large outdoor open spaces.
4. Remove student activities from Collins Circle by improving open spaces adjacent to the residential towers and making them more desirable for student activities.
5. Re-establish Collins Circle to its original ceremonial and visual intent.

3. Summary

-This is an important historic (modern-style) designed landscape that must be allowed to grow and change in a controlled and thoughtful manner while acknowledging and respecting its designer and its heritage, which can be retained, restored and improved at the same time if done as part of an overall PLAN.

-Most issues within the core campus landscape are directly related to:

1. 40-years of general wear and tear
2. A higher student population and concentration than intended based on existing facilities and infrastructure.
3. Too many vehicles within the pedestrian friendly environment.
4. Deferred maintenance owing to insufficient money, manpower (trained and knowledgeable), and possibly proper maintenance procedures.

Analysis of Building Exteriors and Related Public Spaces

This portion of the report addresses the general features and conditions that are common to the majority of the original buildings at the Uptown Campus. All of Stone's buildings for the campus were constructed with the same materials and methods, varying only slightly in style. Therefore, many of the original conditions, as well as the present conditions apply universally to the Core Campus structures.

The General Conditions of Stone Buildings section includes descriptions of the common exterior features including building facades, roofs, roof overhangs, roof elements, fenestration, and the doors/entrances, light fixtures, and related site features. It also contains information about the interiors, which share common arrangement, finishes and fixtures.

This section also includes a survey of the Academic Podium. The structure is the base for all of the major public and academic buildings and is covered by a continuous flat roof. This survey encompasses the entire Podium, except for the buildings, which each have their own survey forms in the next section of this report.

General Characteristics of Stone Buildings

The buildings comprising SUNY Albany's original Uptown Campus were constructed in a two phased project beginning in 1963 and ending in 1971. The uniformity in design and materials has resulted in a complex of buildings that share many common characteristics, especially those situated on the Academic Podium. In addition, because all the buildings were constructed at the same time, they are all beginning to deteriorate contemporaneously. This section outlines the building features and current conditions that are common to the majority of Edward Durell Stone's original buildings. It is meant as an overall introduction and to be used in conjunction with the Individual Building Surveys.

General Features of Core Campus Buildings:

Stone's primary material for the SUNY Albany campus was concrete, both pre-cast and cast in place. All of the buildings have similar pre-cast exteriors with tilt-up wall panels with smooth white concrete ribs, panels of exposed aggregate, and slender rectangular steel sash casement windows. The pattern and arrangement of windows and aggregate panels varies on the exteriors depending on the function of the interior of the building (Image 1). Typical stairway bays have completely glazed walls, while the rest of the classroom façades have alternating horizontal bands of exposed aggregate panels and windows. Fully glazed bays are also used at the entrances of Library and Performing Arts Center. The precast panels are typically divided into three vertical panels per structural bay. The panels on the short, end walls of the classroom building are, however, divided horizontally into two panels per structural bay.

In addition to the distinctive exterior walls, all of Stone's original buildings have overhanging roofs with perforated edges (Image 2). The buildings on the Academic Podium have deeply overhanging roofs, supported by flared capitals of the slender cast-in-place columns. On the Podium, the exterior overhang is extended far beyond the building



(Image 1)



(Image 2)

footprints, covering most of the area with a protective canopy and creating colonnades (Images 3 and 4). The Podium canopy is punctuated with openings at prominent locations. The openings in front of the Campus Center, University Library, and Performing Arts Center are all covered by Plexiglas domes.

Building Facades:

The facades are generally in good condition due to the high quality of initial construction and the wide protecting roof overhanging. Both the poured in place and precast concrete are in very good condition. After forty years, there is an accumulation of dirt and staining. Some of the buildings, including Fine Arts, the University Library, the Performing Arts Center, Campus Center, Social Science, and Biology, have more significant soiling problems caused by birds nesting (Image 5). A product called Hot Foot was used in the 1980s to deter birds from roosting, however, the product itself is dark and has dripped down and contributed to the staining. Some of the soiling has been removed with high pressure washers, steam, and mild soap. In general, all of the buildings could use a very gentle cleaning using a low pressure wash of water or water and a very mild detergent. This should be done after caulked joints have been repaired to prevent moisture penetration of the façade.

There are minor hairline cracks in the ribs of the precast concrete panels, which do not appear to be a serious issue. A few of these are larger and have darkened with dirt and moisture. These areas may require patching. There is also some hairline cracking in the poured in place columns, but with few exceptions these do not seem to be a problem. The joints at the intersections of horizontal and vertical ribs above the doors and windows have small vertical or horizontal hairline cracks, which may be from contraction rather than a structural problem, or perhaps from insufficient rebar. This



(Image 3)



(Image 4)



(Image 5)

situation should be monitored to see if the cracks are active.

Of greater concern is the apparent movement of some of the upper panels on the short end walls, which has cracked several ribs (Image 6). These panels are anchored to the concrete frame using steel angles and this movement may indicate fatigue in the steel or perhaps the pulling out of an embedded anchor. These connections should be investigated, and if these anchors are failing, the connections for all panels should be examined, although on the typical panel these anchors only need to provide restraint from outward movement. It is possible that this small movement is not related to anchor failure and may not be serious at all.

It appears that the smooth finish concrete may have been painted originally, and some areas have been repainted with cement paint. Paint may be an effective preservative treatment as a protective surface for the smooth concrete elements, however, issues with grade level moisture, roof leaks, and expansion joints must be addressed first.

The caulked joints are numerous and difficult to maintain consistently. Many of the larger vertical caulked joints between columns and precast panels have failed and either one side or the other is not bonded or the caulking is torn (Image 7). The horizontal joint between the precast panels and paving appears to be moving due to settlement in the paving. There are many locations around the façade of all buildings where this joint is open or not bonded on one side (Image 8), and in a few instances the pavement has even settled to below the bottom of the precast panels (see Podium Roof Paving, pg. 100).

The exterior walls are glazed window walls at the courtyards and lights wells. These walls are typically a minimalist glazed walls composed of narrow steel tube and bar



(Image 5)



(Image 7)



(Image 8)

stock. The large glass panes are divided simple by vertical 2"x4" steel tubes. The glass is divided at chair rail height with a horizontal steel bar stock muntin bar, which in some locations, is supported in the middle with a bar stock vertical. The bottom rail is the same bar stock and the base is a thin tube the height of the kick on the doors. The glazing stops are ½" square steel bar stock. There is some rust and deterioration mostly in the base and lower rails and muntin bars of the windows and doors.

These minimalist walls with their large expanse of single pane glazing are very energy inefficient, but aesthetically significant (Images 8 and 9). Rather than replacing the walls with a similar modern equivalent, as has been done at some of the courtyards, an interior storm window system should be considered.

Roofs:

The large flat roofs extend past the footprint of the buildings to the edges of the flared capitals over the covered walkways (Image 10), and roofs terminate in a sheet metal drip edge. There are expansion joints between individual buildings covered in sheet metal or with the roofing membrane. The extension of the roof so far past the building appears to be a major factor in the generally good preservation of the buildings facades. These roofing membranes vary from current TPO (Thermoplastic Polyolefin) membranes, recent EPDM membranes, middle aged EPDM membranes with ballast, to the older built-up roofing with ballast. The TPO and EPDM membranes are applied over tapered insulation, which continues onto the overhangs. The balasted EPDM roofs have the insulation above the footprint of the building and the insulation is laid over the membrane. The whole roof is then covered with stone ballast. The membrane is separated from ballast by filter fabric. Above the walkways, the insulation is eliminated and the ballast goes directly over the membrane, and the outer edge of the insulation is weighed down with concrete pavers. This system depends on drainage below the insulation, and seems to be vulnerable to dirt and debris clogging the drains or drainage path. The built-



(Image 9)



(Image 10)



(Image 11)

up roofs have the insulation and ballasts above over the both building and walkways; although it is of minimal thickness.

The older built-up roofs are at the end of their useful lifetime and there are numerous small leaks and stained concrete. The ballasted EPDM roofs, although newer, seem to have more serious problems with drainage and subsequent leaks (Image 12). Below these roofs, especially over the uninsulated walkways and courtyards, there is significant water staining and numerous areas of spalling in the concrete vaults caused by rusting of the embedded rebar (Image 13).

Roof Overhangs:

The concrete roof slabs extend beyond the edge of the roofs and is exposed to the weather. This extension correspond the portion of the overhangs outside of the flared capitals. This extension of the slabs is perforated with a series of rectangles resolved as squares at the corners, each side equal to the long side of the rectangles. Each perforation has a drip edge cast into the underside to avoid water staining on the underside of the slabs.

The top surface in many areas has had a surface coating applied (Image 14), however, on uncoated areas there is considerable surface deterioration and spalling (Image 15). That this portion of the roof slab is still holding together is a testament to the quality of initial construction as most cast in place concrete exposed to the harsh winter climate in the northeast has deteriorated, especially horizontal wash surfaces.



(Image 12)



(Image 13)



(Image 14)



(Image 15)

There are numerous lights anchored to the top surface with ferrous connectors (Image 16), which should be removed or at least properly mounted using lead anchors, stainless steel screws, and rubber isolation washers.



(Image 16)

The entire top surface of the overhangs need to be systematically patched and repaired, and should then be treated again with a liquid elastomeric membrane, which will help prevent the absorption of water by the concrete deck. A traditional drip edge at the outside edge would be visually unacceptable so continued slow deterioration of the edge and inner surfaces of the perforations is inevitable, and will someday require repair.



(Image 17)

At the center of each structural bay there is an expansion joint between two concrete pours. This joint is filled or covered with the roofing membrane up to the perforated roof overhang. At the perforations, the joints are all open, and water running through these joints follows the ribs of the flared capitals back to the building façade or columns in the walkways (Image 17). Water on these concrete surfaces causes problems of deterioration of the concrete or can rust rebar embedded close to the surface causing the concrete to spall. This situation is most noticeable along the perimeter of the Podium and at the internal corners of the courtyards. This condition is also repeated on the freestanding Health and Counseling Building and the Health and Physical Education Building. The joints need to be sealed with a flexible gasket. Within the colonnade, this joint, although filled, acts as an outlet for any roof leak (Image 18).



(Image 18)

Roof Elements:

All of the Podium buildings have monitors for mechanical systems and ventilation (Image 19). This is typical with a low pitched flat roof with deep overhangs protecting the original vents, which have



(Image 19)

a continuous precast concrete sill. Below the sill, the monitor is faced with brick, ending above the roof at the original cap flashing. The original vent grills survive in many locations although some have been removed, and others are damaged or covered over. Some monitors have skylights along the monitor's roof with Plexiglas bubbles, which appear to be original. Most of the newer roof runs the membrane up the sides of the monitor and ends in a binder bar just under the concrete sill.

Fenestration:

The windows are steel window sash, both fixed and casement. The sills and lower portions of the frames are rusting and the perimeter caulking has not been maintained. These windows appear to have their original factory finish, and desperately need to be repainted. The windows around the perimeter of the Podium, with only a half bay of roof overhang, all show considerably more rust and deterioration than the elevations with greater roof overhang (Image 20). The University has instituted a program of replacing these original single glazed units with an aluminum frame double glazed window unit, which has similar appearance. The replacement glazing greatly increases energy performance with minimal visual impact of the buildings. For the important public buildings with fixed sashes, interior storm windows could be an alternative to window replacement.



(Image 20)



(Image 21)

Doors/Entrances:

The doors are typical steel frame glazed doors used at all building entrances. These original doors have two vertical lights with a wide central steel mullion (Image 21). The hardware is all original brass with a US10B finish, with the exception of where handicap accessible hardware has been installed. It consists of a steel pull bar on the exterior and a Von Duprin series 55 panic bar on the interior along with a floor closer, top pivot hinge and two intermediate full mortise pivots. The three part thresholds are original. These thresholds all need some work, and there is movement and distortion in a few which indicated possible deterioration in the substructure. They should be removed, cleaned, the substructure repaired and reinstalled. The doors show some incipient rust and the lower portions of some frames are rusting. Hydraulic oil from the

door closers has spilled onto and stained the concrete ribs.

Where the doors have been modified for handicap accessibility, the interior panic bar has been replaced with a brass panic bar and a motorized opening device is fitted at the top of the door. The intermediate pivots have not been replaced, nor has the steel bar pull on the exterior.

All of the original doors are heavy and difficult to operate from the pull side in particular. Whether or not this could be improved by rebuilding or replacing the closer and lubrication of the pivots is not clear. A pilot program should be carried out to establish whether these doors are acceptable after renovation or require replacement. There is some rust on the lower rail of many doors and the doors could be repainted. Color selection should be based on study and paint serialization, however it appears that the doors may have been white originally. These doors are all the same 32.5 inch width and, as such, even when modified for automatic operations, still do not comply with current accessibility codes in terms of clear opening. The frames are only 1" wide and cannot easily be modified to provide additional width without removing a concrete rib. Removal of a vertical mullion seems highly undesirable, and although non-complying, the current doors seem to work in actual observed use. Podium level doors on the south can be modified for true compliance.

Exterior Light Fixtures:

Mounted on the exposed aggregate piers of are typical rectangular box wall sconce used throughout the campus (Image 22). These rectangular boxes are now painted an aluminum color on the Podium buildings. Many show evidence of a white finish underneath, which may be the original finish. Elsewhere on campus, these same fixtures are painted white when mounted on a column and gray when mounted on an exposed aggregate panel. Although not dramatic, these geometrically simple, minimalist fixtures are part of the original appearance of the buildings, and where they have been replaced, the new fixtures are conspicuous. These fixtures originally had both and up light and down light component, but now seemed to be fitted with incandescent spot pointed down.



(Image 22)

Each of the corner courtyards was intended to have four of the iconic saucer light fixtures. These have all been removed and replaced with fixtures mounted on top of the roof overhang

(see- Image 15). Restoration of the saucer fixtures should be part of any building project. It should be noted however that unless the proposed skylights are installed above the openings these lights will be subject to rain and snow and the upper side must be designed to accommodate this. Recessed lights in the planters and steps are now mostly inoperative, yet many of these are in logical locations where light is needed for safety. Again, restoration of the much of this system should be studied as part of an overall solution to night lighting.

The whole campus wide system of exterior lights should be studied and redesigned. In addition to restoration of the saucer lights, any remaining lights above the roof overhang should be carefully redesigned to minimize connectors, and properly isolate non ferrous connector from the concrete. The redesign should be part of a comprehensive solution for nighttime illumination of the whole campus.

Related Site Features:

The covered walkways and courtyards are integral to the buildings on the Podium. These elements are truly extensions of the buildings themselves and their structural grid (Images 23 and 24). The integration of the raised planters, fountains, and sunken courtyards into the overall campus is seamless (Image 25). The planting beds have undergone extensive modification to the plant species, in many cases losing the desired character of the plant materials. This is discussed in the Site and Landscape Analysis section of the report.

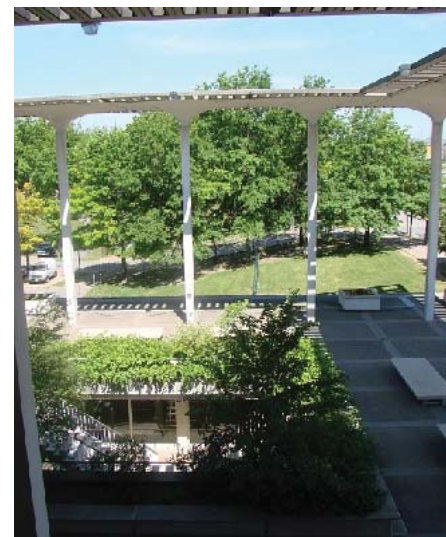
The precast concrete planters, or pots, along the perimeter of the Podium are no longer maintained as landscaped elements (Image 26). These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to create dramatic night lighting,



(Image 23)



(Image 24)



(Image 25)



(Image 26)

as they originally contained lighting elements. They should be restored to their original condition.

Interior – General Information

The interiors of the Podium buildings vary spatially, from grand soaring two and three story spaces in the public buildings, to simple linear corridors in the classroom buildings. Individual buildings differ widely in plan and finishes, varying from perforated anodized aluminum ceiling, to terrazzo flooring. Each building is discussed separately and in more depth on the survey forms. The use of a poured concrete structure, creative detailed, and usually exposed on the interior unites the grand spaces with the typical classroom where the concrete beams of the floor structure are exposed (Images 27 and 28).

The public buildings, Library, Campus Center, and Performing Arts Center, are arranged around grand, multistory public lobbies (Image 29). The classroom buildings are all organized around off-center double loaded corridors (Image 30) with vertical circulation at both ends. Great effort was made to provide all



(Image 27)



(Image 28)



(Image 30)



(Image 29)

occupied rooms with natural light and interior offices on the upper floors are often provided with natural light from skylights in the roof monitors (Image 31). Circulation is carefully studied and the stairways in all buildings, either ceremonial stairs or general exiting and circulation stairs, all have similar detailing with precast treads and steel bar stock balustrades on a concrete structure (Image 32).



(Image 31)

The remarkable thing about these buildings is how little has changed after nearly fifty years of use. Original construction was expensive and used high quality building materials, yet if life cycle cost are used compared to typical construction, these buildings should be considered a sound investment. Almost all doors, door hardware, built-in cabinetry in offices, laboratories, stairs, elevators, windows, and interior partitions are the original. The use of plaster either on concrete masonry or metal studs makes modification a difficult undertaking, but is also the reason why the buildings are still largely original. The division of large rooms is the easier and more common modification. Since the vast majority of ceilings in all but the corridors are the exposed concrete structure they survive often with the original light fixtures. Even original finishes survive, wood baseboard, terrazzo, precast stair treads, and wood flooring public rooms and circulation spaces survives in total across the campus. The common materials, such as vinyl asbestos floor tile, acoustical tile ceiling survive in many spaces. The typical classroom is almost totally original with perhaps an overlay of modern data cables and terminals, but the blackboards, plastic and chrome chairs, strip fluorescent light fixtures, and sheet metal mechanical plenums are almost always original (Images 33). Some of the toilet facilities have been renovated for full compliance and others have had the original toilet rooms modified for accessibility.



(Image 32)



(Image 33)

Preservation Recommendations for Core Campus:

Urgent

- Replacement aging ballasted roofs over building footprint, walkways, monitor, and courtyards.
- Cover open expansion joints in perforated roof overhang.
- Patch and treat top surface of perforated roof overhang.

Necessary

- Replace skylights with energy efficient skylights of identical design.
- Investigate steel support for precast tilt-up panels on east and west elevations.
- Clean facades using low pressure wash of water.
- Replace all caulked joints both horizontal and vertical.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed doors of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Patch damaged areas in vaulted colonnade soffits.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable

- Protect and restore character defining elements of interior rooms and features such as exposed concrete ceilings, saucer lights fixtures, minimalist glazed walls at vestibules, light wells, and courtyards, the stairways and steel balustrades, terrazzo flooring, and integral light fixtures.

Building Name: Academic Podium

Historic Name: Academic Podium

Location: Uptown Campus

Dates of Construction: 1963-1970

Date(s) of Significant modifications/Architect(s): None

Current Use: Exterior platform for buildings

Original Use: Same

Exterior - General Information

The Podium is the functional and literal underpinning of the entire campus. Although the individual buildings house different departments and functions, they are all part of this large structure. It encompasses all exterior walls at the basement level, as well as all the service functions at that level, including the 'U' shaped service drive which connects all the buildings to the loading dock on the west side under the Social Science Building. The service tunnel is large enough for a small utility vehicle to drive in, and all the piping for hot and chilled water is run within it, making repair and alteration to the system easy.

The Podium was constructed in two phases, Phase I from 1963-1967 and Phase II from 1967-1971. The majority of the exterior walls were erected under Phase I, including the south, east, and west walls, and the returns on the north wall up to about the footprint of the buildings along the north. Phase II work finished the walls and interior spaces along the north side, the interior spaces of the lecture halls surrounding the fountain, and the basement and Podium areas of the Performing Arts Center.

The quality of the concrete work at the University is exceptional, and given its use and exposure to severe weather, it has performed as well as, or better than most natural stone used under similar conditions and detailing. However, the current condition of the Podium roof, and lack of controlled runoff at the Podium level and at grade, and a severe lack of maintenance threaten to greatly accelerate the process of deterioration.

A comparison with the newer stairs flanking the Campus Center is illustrative of the quality of the original work. These stairs are about ten years old and use granite treads, replacing precast concrete treads, on a new concrete substructure virtually matching the original, and although the granite treads are performing well the concrete in the substructure is deteriorating due to moisture penetration. There is extensive rust staining and some exfoliation of the surface of these stairs due to rusting rebar. Similar, rather rapid deterioration is occurring in the gutter used at the edge of the extended Podium level at the top of these same stairs.

The original working drawing for Phase I contained an alternate for skylights at the four corner courtyards. This alternate was unfortunately not accepted, and the deterioration of the stairs exposed to the weather in these courtyards is the inevitable result. A skylight in these locations is again being studied and their restoration is highly recommended. If possible, the original more complex layout of glazing bars shown on the original drawings should be used. The skylights allow for the handling of rain and snow at the roof level and not at the Podium paving level. By implication and symmetry, there should also be another skylight at the opening in the main entry courtyard, mirroring the skylight in the courtyard of the Campus Center. This would again help control drainage and provide protection from inclement weather once the students have reached the Podium. The smaller light wells between the classroom buildings have stairs on the north side, but are simply light wells on the south side. It is proposed that the stairs and the original glazed walls be protected with skylights at the Podium level similar to the pyramidal treatment which has occurred in the light well between Arts and Science and Business Buildings. Although this skylight is visually distinct in design from the original elements, its formal geometry is in keeping with the original design intent and it blends in rather well.

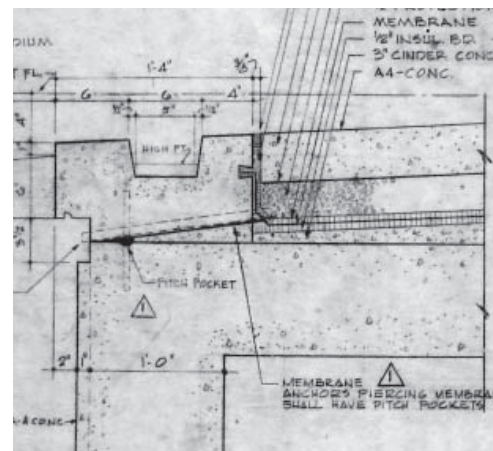
Character Defining Elements:

Concrete wall, vertical window, gutter and scuppers, loading docks and service entrances, exterior stairs, grid of concrete paving, concrete slab benches, planting beds, saucer light fixtures, fountains, light wells, skylights and domes.

Roof:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The roof is not exposed, however, the drawings detail the system used. There is a flat poured roof slab with a 3" cinder concrete (light weight) fill at a 1" pitch above it. On top of this, there is ½" insulation board with built-up felt membrane over it. This was topped with ½" protection board and 3" of gravel fill, and finally the concrete paving was poured into place. The roof experienced drainage problems from the beginning, so shortly after the campus was completed, weeps (¾" in diameter) were installed at ten feet on center to drain any moisture toward the edge of the Podium. The felts are run up the edges of the buildings, planters, and gutter, and are fitted into cast reglets (flashing between the roof and wall, see Image 1). However, this roof is conceived as a secondary roof or fail safe, and the water was supposed to be handled at the paving level by a few internal drains in the paving and by the gutter at the perimeter. Much of the paving is protected by the podium roof above and the paving was designed to shed the surface water that does



(Image 1)

fall onto it either into the perimeter gutter on the south, east and west elevation and over the edge on the north elevation. A few surface drains were also incorporated into the paving to handle the drainage. Now the paving, which is supported on gravel has settled below the inlet level of the gutter which is supported on the wall almost universally around the perimeter (Image 2). In some areas the gutter has been saw cut to allow for drainage, but in most locations, the water will simple work its way down through the paving to the roof below (Image 3 – note level of paving below inlet of gutter).



(Image 2)



(Image 3)

The paving consists of a grid of smooth, trowel finished concrete elements spaced on the structural grid around large pavers of exposed aggregate concrete. The concrete is poured in approximate ten foot squares with a caulked expansion joint at the perimeter. The recessed joints cast into the slab may act as control joints for any contraction cracking as well as a division line for areas receiving different finishes. This assures that actual joints and cast joints are all the same width and appear the same, and any joint which might actually have cracked due to contraction during curing or minor settlement in the gravel could be easily sealed.

Judging from the problems of moisture within the wall and leaks within the rooms below, the roof has outlived its usefulness. The edge detail is particularly vulnerable to the membrane cracking where it is folded to turn up the wall or pulling out of the reglet. In fact, the edge detail is a continuing source of problems and repairs, including the ongoing work around the planters in the central plaza. At the perimeter the larger diameter weeps, although a better size for the volume of water now draining from the roof, were installed presumably by removing the scupper to gain access to the membrane. This disturbs the reglet and membrane immediately adjacent to it, and sealing all this without the removal of the paving above is difficult. In fact this paving has been removed and the reglet repaired in many locations.

Although continued repair and patching will prolong the life of this roof, it is inevitable that the replacement of the roof and paving will have to be addressed. Redoing the paving of the Podium and the built-up roof below is required. Continued patching, although diligently done, is not sufficient to prevent damage. Like the main roof above, this project can be done in large sections starting with the south east corner and proceeding clockwise

around the Podium. This process should address the most critical area along the south Podium wall first. Some design changes could be made to incorporate modern roofing system technology without visual impact. Additional insulation should be added to areas above heated spaces. If the cinder concrete fill was removed, tapered insulation could be applied over the entire concrete deck improving the slope of the roof. Consideration should be given to redesigning the whole drainage system so that all water is handled below the paving. If this system is adopted, or even if the current system is retained, additional roof and surface water drains must be included.

The installation of skylights at the four corner courtyards would significantly improve the drainage at the podium level, moving it to the roof where it is easier dealt with. These were designed by Stone originally, and bid as alternates on the construction documents but never built due to budgetary problems. There is a conservation issue with the exposed stairs in these locations (see “Podium Stairs” pg. 99). The main entry courtyard should also be considered as a location for a skylight, modeled after Stone’s design.

Roof Elements:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The perimeter external roof drains are currently a problem. The roof was not intended to drain water, but only as a fail safe membrane. Small lead coated copper weeps were provided at ten feet on center. The existing drain added below each scupper has been enlarged using plastic pipe (see previous page). The weep type drain midway between the scuppers is original. All have significant problems with the tar used to mop this roof, and perhaps the roofing cement used in the installation of the drains. At the smaller weep type drains used between the scuppers, the tar is clogging the pipe. Many of the larger drains do not have sufficient length and the tar and water are discharged against the building or splashing against the Podium walls. In a few instances, these conditions have lead to serious deterioration of the concrete wall (see “Walls”. pg. 103).

Podium Roof Paving:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The Podium paving is generally in fair to good condition. There are numerous patches around the perimeter, adjacent to the many built-in planter boxes, including the ongoing project around the central plaza, and for numerous new surface water drains at low points. It should be noted that the first two locations are critical areas because of the reglet detail of the membrane roof. There is some exfoliation of the loss of the exposed aggregate surface due to frost at low spots, and scattered locations where uneven settlement has caused the paving to crack. There are a few locations where rebar close to the surface has rusted causing a small area to spall.

The Podium paving, as noted above, is designed to shed water to either the perimeter gutter,

over the cap stone on the north, or to the internal surface drains. However, even minor settlement in the gravel bed, or washing out of the fine aggregate, causes the slab to sink below the inlet height of the gutter or creates a low spot which does not drain. Once this occurs, it is almost universal around the perimeter, and water ponds and sits on the surface of the paving and works its way thorough the caulked joints between the individual cast in place slabs or the slabs and the gutter block. Continued leaking will leach out the fine aggregate in the gravel and the settlement will worsen. Where the paving has been patched, the old joints between patch and remaining original concrete becomes a caulked joint which must be vigilantly maintained. The patches in the paving also illustrate the difficulty in matching the exposed aggregate texture and color when done piecemeal.

Across the Podium, large areas have settled unevenly creating areas that do not drain completely (Image 4). This is most prevalent at all the corner courtyards in particular, but it is really a problem across the entire plaza. Additional drains have been added in some of the corner courtyards and across the plaza, but there is still significant puddling in all courtyards and elsewhere. The most dramatically of all is in the southeast and southwest courtyards (Images 5 and 6). These courtyards contain the entry stairs, which have recently been rebuilt. The original construction documents contained an alternate for skylights above the roof opening at these courtyards, which apparently proved too expensive. However skylights in these locations are again being reconsidered and they would be an excellent idea from the point of view of conservation as well as aesthetics. They control water at the roof level, which is easier to deal with, and they minimize snow, ice and water falling on the stairs, which leads to problems of deterioration in the stairs (see “Podium Stairs” pg. 104). These would also affect the planting material in these courtyards and provisions for automatic irrigation would need to be part of any skylight project. Two drains have been added in front of the wings of the Performing Arts Center, however, the paving



(Image 4)



(Image 5)



(Image 6)

in both locations has continued to settle below the inlet to these drains (Image 7). Many of the caulked expansion joints are open or not completely bonded on one side, most noticeably in the paving south of the Chemistry Building and west of the Social Science Building where considerable plant life is growing out of these joints (Image 8).



(Image 7)

There are a several locations on the podium where roofing cement has been applied as a last resort. There is a large patch on the southeast corner by the last column (Image 9), drainage here is a problem due to the uneven settlement of podium and paving. There are several patches in front of the Library, and others scattered about. With this application, it is unclear what the intended repair was.



(Image 8)

Several large areas of paving have been replaced in total, presumably to correct settlement problems, which illustrate the difficulty in replicating the appearance of the exposed aggregate finish. One area in particular is the northwest corner of the Biology building. Water continues to pond and the subsequent settlement has cracked and distorted the repaired area (Image 10).



(Image 9)

Many of the surface drains are original, however, as noted above, many other drains have been added to drain low spots in the paving. It is unclear whether all or some of these added drains are connected directly to roof drains or simply discharge onto the membrane roof below the paving. There were always an insufficient number of drains to control the water falling on large areas of the podium paving, and the design requirement of locating them on the structural grid made drainage slopes complicated. Now that minor settlement has altered original slopes, the problem is multiplied. There also seems that walkways under the roof canopy would were not expected to receive any water, for



(Image 10)

example, the walkway in front of the Performing Arts center where there are no original drains. However, with local wind conditions and splash from the planters, this walkway often has water or snow on it.

Podium Light Wells:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The recessed light wells flanking the Library and Performing Arts Center are open to the weather. The stairs descend to the lower level, which has either a large planter box or a series of three fountains surrounded by the same concrete paving. The concrete slab is pitched toward a series of drains to handle water runoff. The paving at the performing Arts Center is now on grade, while at the Library, the extensive sub basement includes a fresh air plenum under a small portion of these courtyards. The complicated slopes allow even small amounts of settlement to create areas that do not drain, and the lack of direct sunlight in these sunken courtyards slows the drying, promoting the growth of moss and fungal type vegetation (Image 11). These recessed courtyards are also difficult to maintain, because the corners accumulate leaves and debris.

The recessed light wells between the classroom buildings on the south side of the podium are small shafts with glazed walls around a planter bed. These walls have considerable deterioration in the lower elements from splash (see Individual Building Surveys for additional information).

Maintaining the numerous caulked joints across the vast area of the Podium is a difficult and labor intensive project, and each repair adds additional joints. Originally, the caulked joints were slightly recessed to appear more like the adjacent struck joints; however, as repairs are made the caulking has grown ever higher and more noticeable as a caulked joint. This is also true for the horizontal and vertical caulked joints on the planters. In fact, on the planters many joints originally separating the perceived individual sections of bench, that were either a recess or struck mortar joint, are now caulked proud of the level of the bench (Image 12). This practice of over caulking joints, or caulking joints that were never meant to be, is a visual issue,



(Image 11)



(Image 12)

which distracts from the overall appearance of the Podium.

Podium Stairs:

☐ Excellent ☒ Good ☒ Fair ☒ Poor

There are numerous stairs on the Podium and for discussion purposes similar stairs will be grouped together.

The northwest and northeast courtyards have original stairs from the Podium to basement level. These use a precast concrete treads and pavers over an exposed concrete structure. The stairs have flights descending to a landing from the north and south, and two flights at ninety degrees descending to the basement level. These stairs are exposed to weather and there is significant deterioration in the precast concrete treads and pavers in addition to significant patches and repairs. Repairs were underway, in some cases, during the time of this survey. The landings have been completely resurfaced. Drainage is such that meaningful deterioration in the concrete substructure due to moisture penetration and possibly the use of salt to melt snow and ice. There are cracks in the concrete structure at the top junction with the podium indicating movement as well as significant accumulation of calcium from leaching water. There is significant rust staining on the structure and some spalling of the concrete caused by the expansive forces of the rusting (Image 13). The locations where the railings have been inserted into the tread have proved vulnerable and most have been patched. These stairs require significant repair. It should be noted that subsequent to this survey that a repair program to rebuild these stairs has been started, which includes replacing the treads and repairing the concrete structure. There are similar stairs in front of the Library and Performing Arts Center, which, are outside the building but have been protected by the skylights above. These stairs are in significantly better condition with only minor repairs required.



(Image 13)

The stairs flanking the Campus Center and the entry stairs at the southeast and southwest have all been rebuilt within the last ten years in a phased project. In these locations, the stairs are reproductions of the originals. The substitution of granite for the precast concrete was made on the basis of its greater durability in exposed situations. The railings were designed to code with a higher guardrail and lower handrail bracketed off the guardrail, which also has balusters spaced closer together than the original Stone railings. The guardrails are also clear anodized aluminum rather than the painted aluminum railing originally used by

Stone, making their appearance particularly jarring. Some design changes were made for economic reasons including the use of smaller granite pavers at the landing instead of single piece landings, and the riser of the concrete substructure was simplified to be one vertical plane instead of a having a cast recess to receive the treads. The treads were given a sloped nosing to provide a drip. These stairs show signs of moisture penetration into the concrete with rust stains, and surface exfoliation (Images 14 and 15). There is some build-up of calcium at the treads in a few locations and many deteriorated or failed caulk joint (Image 16). The landings on the four stairs along the south wall all appear to be level or slightly pitched toward the upper flight of tread allowing water to pond and work its way through the caulk joints. The use of pavers contributes to the possibility of failure by increasing the linear feet of joints. The advanced deterioration in the lower run of treads on the east stair flanking the Campus Center seems to be a result of a casting mistake. The treads are set on top of a setting bed instead of directly on the concrete as in the upper run and on the other stairs. The setting bed seems particularly vulnerable to moisture. The change in riser detail means that the vulnerable vertical joint at the back of the treads is not protected by a horizontal joint as originally designed. Several treads have cracked from water getting into the drilled hole for the newel and freezing. Chemical removal of snow and ice on these stairs may be a contributing factor to any deterioration. The workmanship of the railing is not as good as the original and in one instance, on the southeast courtyard stair, the baluster did not align with the pre-drilled recess in the tread requiring at least part of the square baluster to be cut off. The embedded balusters are filled and topped with caulking, which is now loose in many places.



(Image 14)



(Image 15)



(Image 16)

The original stairs in sunken wells in front of the Library and Performing Arts Center illustrate the benefits of protection by a skylight. These stairs are all original, with concrete structure and precast concrete treads, and are in remarkably good condition. There is some minor deterioration in a few of the precast treads, some minor hairline cracking caused by stress at the mortise for the balusters, very few treads have been replaced,

and there is some minor patching. Both of these stairs have developed stress cracking at the landings. The stair at the Performing Arts Center has a large patch which in itself has now become loose due to continued movement. The stairs in front of the Library has cracks near the landing at the top, and one of which has telegraphed through the tread. The cantilevered design and asymmetry of the stairs, places significant stress on the concrete at these various locations. The cracks should be monitored to determine if they are active or simply from fatigue caused by small movements. If the cracks are active, it may be necessary to support the landing with new piers.

The two stairs flanking the Library which descend into the light wells/courtyards are original concrete structure and precast concrete treads (Image 17). The design of the concrete uses the same swelling shallow “v” as used on the stairs flanking the Campus Center. Although these stairs have significant deterioration in the treads, they are generally in better condition than the similar stairs in the northeast and northwest courtyards, probably due to less use of ice and snow melts. There is some rust staining and cracking due to water penetration; probably since the deterioration in the treads has advanced. It may be possible to preserve the concrete structure here if the treads



(Image 17)

are replaced soon. The courtyard stairs in the small courtyard, between the Earth Science and Mathematics Building and the Fine Arts Building, are in similar condition. A number of treads have already been replaced and some of which, including the originals, are deteriorating. The concrete substructure is relatively free of rust stains, except along the outside edges where there is also some cracking. Run off here is disturbed by deterioration in the treads. All of the original stairs have one piece landings, which even when deteriorated, seem to protect the concrete better than multiple piece landings. This could potentially be attributable to the built-in pitch to shed water.

Central Fountain Stairs:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The stairs flanking the central fountain were redone relatively recently, but appear to be a little older than those flanking the Campus Center and at the corner entrances. Like the other stairs, they appear to be a reasonably accurate reproduction of the original Stone designed stairs. The modest design changes include the substitution of granite pavers and landing, for increased durability of the material, and modern code requirement for the railings. They appear to have encountered significant deterioration problems already

(Images 18 and 19). There is a considerable amount of staining from rebar exposed to damp conditions. There is some deterioration on the underside of the structural concrete. There is also a significant built-up of calcium deposits due to water percolating through and running down the concrete. Frost has caused a considerable amount of deterioration and displacement of the mortar setting bed (Image 20). The use of multiple pavers and the lack of positive drainage off the landing seem to be a primary contributor to these conditions, as is the treatment of the return on the tread, which is flush with the concrete on the side. The nosing slope apparently allows the water to drain down the surface of the concrete and setting bed rather than drip free. The top tread at the Podium level appears to channel water down the face of the concrete wall and on to the south side, leading to rusting of the internal rebar and causing the surface to exfoliate. The use of a chemical ice and snow melt may also be a big contributor to the presence of corrosive salts in the runoff water. Many of the pre-drilled recesses for the baluster are not filled in completely flush with the tread or finished with caulk, thus leaving a depression for water to accumulate.

The stairs from the Podium down to the Computer Center are partially covered by the entry plaza roof, however, water and snow can still come in contact with them. Although not as deteriorated as the exposed exterior stairs. There are a significant number of patches on the precast stair treads, areas of exfoliated surfaces, and iron staining from rusting rebar. The underside of the concrete structure cannot be examined here, but presumable is in reasonably good, reusable, condition. Here, it appears that chemical melting of snow and ice has contributed to the deterioration in the treads.

Podium Stairs North Side:

■ Excellent □ Good ■ Fair □ Poor



(Image 18)



(Image 19)



(Image 20)

There are five stairs from the Podium to grade on the north side of the Podium, one at the main entrance and one at each of the courtyards. Of these, only the ones at the northeast and northwest courtyards are the original. The design of these stairs is interesting in that they seamlessly incorporate ramps (Images 21 and 22). These stairs continue the same concrete used for the podium paving with a smooth trowel finished riser block containing broad treads of exposed aggregate concrete paving. The stairs wrap around three sides of a broad landing slightly wider than the ramps which rise up at the edge of the podium. The concrete treads are warped to conform to the slope of the ramp where they meet (Image 23). This works fairly well on the lower treads, but at the upper treads there is very little room to make this transition. These stairs are exposed to the weather, and now show some deterioration, particularly on the smooth finish riser. This seems to be an issue of patching rather than rebuilding and there does not appear to be any differential settlement in the foundations. Rebuilding can wait until the podium paving is dealt with on a comprehensive basis. The lower riser is now almost gone as the paving has been resurfaced, raising the grade. The ramps do not conform to modern code, however, the new stairs at the main entrance and at the small internal courtyards have fully conforming handicapped ramps with railings (Image 24). The stairs at the internal courtyards make a successful effort to follow the design of the original stairs, while still incorporating the ramp.

Walls:

The walls are cast in place concrete panels, however, some have exposed ties, the holes for which are filled, and some have no ties almost like a precast panel. The typical wall panel, which incorporates the tall and narrow windows, has no visible ties. Horizontal restraint was provided using the window openings. The panels, which required



(Image 21)



(Image 22)



(Image 23)



(Image 24)

traditional ties, include: panels at the corners, panels incorporating door openings, building entrances, loading docks, and portals to the stairs, and all solid panels; except the low, solid panel on the north.

Primary Material - Concrete

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The concrete panels are generally in good condition. There is some minor loss of surface finish, which appears a little more advanced on the western exposures, however, in general, this is not a problem. The surface weathering is a bit more advanced at the slopped head and sill of the windows, but again, is not a problem requiring action. There are several localized problems which repeat in numerous locations around the Podium that are of concern:

1. Rebar placed too close to the surface has rusted and caused exfoliation of the surrounding concrete (Images 25 and 26). Local damp conditions have contributed to this rusting problem. At a few of the portal openings, a steel tie was placed too close to the edge of the opening and the subsequent rusting has caused damage to the edge of the opening.
2. There are several panels which have hairline cracks at the window sill, a natural weak spot. This may be from very minimal settlement of the foundation at the corners, although, they could also be from uneven stresses placed on a weak point by contraction of the concrete while curing. This is not a structural concern, however, due to their vulnerable location at the base of the wall, the cracks should be filled to prevent moisture penetration.
3. Water from the roof enlarged drains, which has been added beneath each scupper, discharges against the building in many locations. This runoff contains not only a good deal on mineral and salts, but tar or roofing cement and is staining the walls because there is insufficient horizontal overhang (Image 27). Even where there



(Image 25)



(Image 26)



(Image 27)

is sufficient overhang the water tends to splash back against the bottom of the wall, staining it and causing problems. These drains, which are plastic pipe, are not original and have been added relatively recently to help drain the built-up roof beneath the podium paving. Although these drains were required, due to the increased volume of water drained by the roof as the paving above fails, the installation of these drains required removing the scuppers and disturbing the membrane and reglet. It appears that there are leaks around the pipes where the membrane required repair or adjacent to the repair (Image 28).



(Image 28)

4. There are indications in the form calcite formation or cracked concrete, presumably by rusting rebar within the wall, that the roof is allowing moisture into the top of the wall at or near the scuppers and added roof drains (Images 29 and 30). This is presumably a problem with the membrane which is cracking or pulling away from the flashing where the horizontal roof turns up the vertical wall and is inserted into a reglet.



(Image 29)

5. Between each enlarged drains there is a smaller, original weep hole and a similar one was originally used at each scupper. These appear to be largely plugged by the tar/ roofing cement, and are unable to handle the increased flow of water due to the failure of the paving above. These drains were never intended to handle any volume of water, causing the water to spill against the concrete walls.



(Image 30)

6. The wall is capped with a gutter on three sides, east, south, and west, which drains by scuppers aligned with the junction between panels. Although many of the original precast scuppers survive, they seem to be vulnerable. There are several generations of replacements; however, none are an exact copy of the original.

There are numerous scuppers, mostly replacements, which are deteriorating (Image 31). Some of the replacements require the scupper to be set at an angle to drain properly and because of this the back edge does not meet the paving properly (Image 32). These elements should be factory cast to match the original configurations and dimensions precisely. The use of precast factory scuppers will allow for better quality control, better concrete, and is more likely to match the original color. The flat, underside of the scuppers allows water to flow along side it and fall on or at the base of the wall, causing water to splash back against the wall. This seems to be a problem with both the original and replacement scuppers; although, more damaging to the newer scuppers themselves. A drip edge near the wall was incorporated in the drawing for the original scuppers. Moving this detail forward would be a big help and would not affect the appearance.



(Image 31)



(Image 32)

7. The design and use of the gutter as a cap stone for the wall, and the use of precast scuppers, places a premium on the maintenance of the many joints sealed with caulk. This is almost an impossible task and numerous joints are no longer sealed completely. There are many with one side no longer bonded and numerous ones which have sufficient dirt and moisture to support vegetation (see Image 32). Additionally, the twenty-foot-long pour of the gutter pieces was too long and there is a contraction crack in virtually every piece. Many of the cracks have been sealed with caulk, however, many have not been or are too fine to be caulked.

The use of the scuppers discharges water close to the base of the podium wall and requires positive drainage away for the building and subsurface drainage to prevent rising damp conditions from developing in the concrete walls. The build-up of soil and roads prevents positive drainage along much of the south side of the Podium (Image 33).



(Image 33)

The problem continues for a short distance on the southern portion of the west side. During a rain storm a large puddle forms near the base of the wall; the drainage must be improved and controlled. A subsurface drainage system may be required as part of the landscape work if positive runoff away from the base of the Podium cannot be designed as part of the landscaping improvements.



(Image 34)

The southeast corner of the Podium has settled and has small cracks across both the south and east faces of the panel (Image 34). There is also sufficient water within the walls (presumably caused a low spot at the wall which does not drain or from settlement that has damaged the edge of the roof flashing) and leaching out of the cracks to cause calcium build-up on the surface (Image 35).



(Image 35)

This moisture problem continues around the corner to the service drive entry where moisture migrating in the wall from the roof caused severe rusting and deterioration in the steel frame of the overhead door (Image 36). The roof leaks are severe enough to keep the wall wet at the adjacent drain below the scupper. During a heavy rain both the scupper and the added drain (plastic pipe) discharge water. although, it appears most of the water running down the upper part of the Podium wall is from the added drain.



(Image 36)

The Social Science loading dock on the west side has similar moisture problems (Image 37) within the wall causing the steel frame of the overhead doors



(Image 37)

to rust. In bay 2 of the loading dock, the water is sufficiently calcified to form stalactites on the frame (Image 38).



(Image 38)

Along the north wall, where the water runs over and off the cap piece, there are numerous sections with minor deterioration to the surface and/or lower edge (Image 39). The water to be drained is more noticeable at the courtyard than adjacent to buildings where the roof is provides better protected. There are also significant areas where the cap has been replaced. These areas stand out much greater than the original, weathered sections. These replacements appear to be cast-in-place rather than precast, which would allow for greater quality control, color, and finish.



(Image 39)

An additional door opening has been cut into the wall on the eastern side of south elevation, exposing the aggregate and rebar of the concrete panel. The ends of the rebar are now rusting and need to be protected from any more exposure to weather (Image 40).



(Image 40)

Secondary Material(s) – Caulking

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The caulking is used to seal expansion joints between concrete panels. The wall is design to follow the structural grid with a recessed joint ten feet on center. The joints alternate between an expansion joint, and a vertical recessed fillet or contraction joint. They are designed to appear the same with the caulking held back from the surface of the wall.

It is difficult to maintain the caulking at these joints. Some of the caulking has failed and the bond to one side or the other has failed (Image 41). A few of the



(Image 41)

joints, both types, have been sealed with tar, which is visually unappealing (Image 42).

The entire cast reveal, not just the joint between the wall and gutter, has been caulked, in some cases creating a large unsightly joint at the top of the panels, which is physically too wide for the caulk to span (Image 43).

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Most of the windows are the original steel sash single glazed unit. A few of these windows have been replaced with single glazed aluminum sash windows, designed to appear similar to the original but varying in color. Both generations of window sashes have a fixed upper section with a small square hopper type sash at the bottom.

The condition of the original steel sash varies somewhat from fair to poor. All steel sashes seem as though they have never been repainted. Elements at the bottom of the sash, such as the sill and the bottom rail of the operable sash are rusting. In a few locations along the east wall, the entire sash is in an advanced state of deterioration (Image 44). The windows are caulked around the entire perimeter, and this sealant has not been replaced. Although the University has started a program of replacing the windows with double glazed units for energy conservation purposes, the program will take many years to complete. In the meantime, all steel sashes should be painted and the perimeter caulking redone.

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

All entrance doors on the south wall all seem to have been replaced at some point with two, light glazed stainless steel doors (Image 45). Most



(Image 42)



(Image 43)



(Image 44)



(Image 45)

openings retain their original frame and brass threshold, with a portion removed to access the floor closure, which is no longer used. There are a several steel service doors in the south wall which appear to be replacements for the original doors. Most seem to have new frames and sills. At least one of these doors was added by saw cutting an opening in the concrete wall leaving the rebar exposed, and another covering the opening with a steel angle.

Planting Beds and Benches:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

These elements as a whole seem in good condition. The slab-like benches are precast concrete and are generally in good condition. There are some minor damages, mostly confined to the corners, and overall weathering of the surface. Only one slab in the southeast courtyard appears to be braking up and cleaving in half, presumably at the line of reinforcing. Several other have some minor damage at the bottom edge. The air vent grills below, vary in condition and need to be systematically restored, although, this is not a pressing requirement. A few locations below the slab benches and adjacent to the grills have rusting rebar, which was placed to close to the surface and has caused the exfoliation of concrete (Image 46).

The planting beds are designed to function as seats and barriers as well as containers for vegetation. The horizontal surfaces of these cast-in-place elements have some weathering. There is some minor damage to the edges, at the exposed mitered corners, and edges flanking the expansion joints. In a few locations there is rebar too close to the surface that has rusted and exfoliated the surface of the concrete (Image 47), or where minor differential settlement has caused vertical displacement (Image 48) or a crack in the bench. The sloped drip, used on the inside of the light and stairwells, allows water to run back against the vertical spandrels streaking the surface. In a few instances, this has lead to deterioration in the surface and spalling at the bottom edge (Image 49). The same condition



(Image 46)



(Image 47)



(Image 48)



(Image 49)

has occurred in a few locations where the drip from the joints in the benches has concentrated water on these vertical walls, most noticeably on the northeast and northwest corners of the southern light well flanking the Library (Image 50).

At the light wells/courtyards, similar benches are used as barriers. The openings are surrounded by a low painted aluminum railing let into the top of the concrete bench. The hole drilled at each post has not always been well maintained and numerous cracks and spalled areas surrounding the now filled holes are a result of freezing water. The upper ledges of the cast-in-place planters are designed and intended to be seating. Some of the cast joints in these benches were meant to be open, however, recent maintenance has resulted in the caulking of all the joints indiscriminately. This type of repair is both unsightly and discourages the use of the benches as seating.



(Image 50)



(Image 51)

At the top of the stairs, recessed lights were provided in the end of the wall. Although these are designed to be recessed wall mounted fixtures, this application resulted in the embedded box to be close to the surface and it has rusted causing spalling on the edge of the wall in several locations (Image 51). Most of these lights are covered over, not working, or have been removed, although, they are a big contributor to the safe use of the stairs at night. They should be replaced with fixtures containing nonferrous embedded elements.

Walkway Ceiling:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The underside of the protective walkway roofs is composed of the flared capitals of the freestanding and engaged columns forming the groin vaults, which covers the walkways and courtyards. The rhythm of these regular vaults defines the campus at the Podium level. The exterior edge of the slab is extended beyond the columns below and is perforated by a series of rectangular openings, with square openings at the corners. The twenty foot spacing of the columns was used as the distance between pours for the roof slab so that an expansion joint occurs at the junction of the flared capitals. This joint is expressed as a recessed fillet over the walkways and a joint in the perforated extension of roof slab. This joint was designed to be filled and caulked, and was not designed with a drip edge

as were the perforations. The open joint allows water to run along the ribs of the vaulting. This has caused unsightly dirty staining across the vaults, around the entire Podium perimeter, and around all the courtyards and walkways. In a few cases, most noticeably on the southwest courtyard, there is a sufficient volume of water causing the rusting of the rebar and subsequent spalling of the concrete surface (Image 52).



(Image 52)

At the roof level, there are also expansion joints between buildings which originally received metal caps. The individual expansion joints between pours in the slab are simply filled and roofed over. It appears that when the older felt roof became brittle, the movement at these small joints caused local failure along these lines (Image 53 - Chemistry building). It is also possibly that moisture from a leak elsewhere is finding its way out. In several locations below the replacement roofs, there are dirty, stained areas which follow the fillets from what are now inactive leaks, but others are still active.



(Image 53)

The flared capitals and concrete columns are vulnerable to water penetration but largely protected by the roof above. At the southwest courtyard, where the roof is failing, significant deterioration might be caused by the expansive force of the rusting rebar. The rusty, red stains on the surface are indications of problems in the southwest, southeast and northwest courtyards. There are also a significant number of patches in the concrete at both the northwest, southwest courtyards (Images 54 and 55). It should be noted that the roofs above these courtyards are some of the oldest roofs on the campus, and that the roofs above the courtyards were not draining properly when inspected (see Roof sections on Individual Building Surveys; Education, Humanities, and Chemistry).



(Image 54)



(Image 55)

It appears that these vaults were painted a very

long time ago, possibly during the original construction. Paint is recommended as a preservative treatment all exterior concrete surfaces.

Foundation:

The walls at ground level act as the foundation for the plaza above (covered in the Walls section pg. 103). The foundation below grade was not visible. The only active settlement observed was in the southeast corner of the Podium.

Exterior Fixtures:

The hanging saucer-like light fixtures are all original and a critical element of the Stone's design intent. Originally intended as planters, as well as functional lights, this idea appears to have been quickly abandoned. The fixtures hang low, creating a visual plane at a human scale to the entrance courtyards of the Library, Performing Arts Center, and Campus Center. They are used in the Main Entry Courtyard and were originally in the small interior courtyards between the classroom buildings. A number have been removed, which is a significant loss to the campus, including, four from the Main Entry Courtyard, four each from the corner courtyards, and two from each small courtyard between the classroom buildings. At the Campus Center, four fixtures were removed from above the original sunken courtyards, which were turned into interior space with skylights as part of the Campus Center Extension. Two more fixtures were removed from the top of the stairs flanking the Campus Center, which would provide light at the important point. The removal of these fixtures was a significant loss for the campus, and presents a safety concern because dark areas were created.

The saucers that were removed from the corner courtyards have been replaced with down lights, which are surface wired and mounted to the top of the concrete roof slab. Many of the connections for the down lights appear to be ferrous connectors and they all represent a potential source of damage to the concrete roof overhang. Restoration of the emblematic saucer fixtures should be a high priority after the roof replacement. Removing the fixtures from the corners of the roof openings at the Main Entry Courtyard disrupted the systematic placement pattern of fixtures in every other structural bay. These were again replaced with four down lights mounted on the roof slab as have the two from each of the small courtyards between the classroom buildings. The original saucers in these small courtyards created a lower visual plane, which would provide a more comfortable atmosphere for those seated on the benches. Replacing these lights should be a high priority on the campus.

The restoration of the saucers should be limited to the exterior appearance, and not replication of the incandescent lights within. The design of the lighting devices should take advantage of modern technology. The lights within these restored fixtures should be designed to provide both up and down light to adequately light the courtyards so that

the added roof mounted lights can be removed. These lights should not only provide adequate, energy efficient lighting for security, but also provide the opportunity for dramatic pools of light at the building courtyards.

Each building on the Podium has a series of wall sconces flanking the entrances and lining the walkways. These rectangular boxes are painted an aluminum color, however, many retain bits of their original white finish (Image 56). These geometrically simple, minimalist fixtures are part of the original appearance of the building, and replacement fixtures on the main facades of the Campus Center and the Performing Arts Center are unfortunately conspicuous.



(Image 56)

The up lights in the fountain, which surrounded the water tower/carillon, have been covered over (Image 57), as have the ones on the little islands surrounding it. The numerous fountains in the sunken courtyards were all fitted with lights (Image 58), which no longer function now that these fountains are planter beds. Recessed lights were cast into the stairs and fitted for many of the planters, most of which are now inoperative.



(Image 57)

The University has a lighting consultant analyzing the entire Podium so that individual solutions can be part of a larger plan. This study should start by analyzing the original outdoor lighting scheme since so many of the fixtures have been removed or incapacitated. However, there is now a large variety of fixtures available, which might be substituted. Although restoration of the original scheme is not necessarily the goal of this study, incorporating the missing saucers and the up lighting of the carillon should be a part of any exterior lighting scheme.

Exterior Alterations:

Numerous small alterations have been undertaken/ incorporated over the years, such as; signage, new entry doors at the basement level, some aluminum window sash.



(Image 58)

Miscellaneous:

There are two wood “doghouse” type vestibules on one of the exterior entries of the Education and Physics Buildings (Image 59). The vestibules are anchored to the stainless steel channels above the entry doors, leading to the classrooms and laboratories at the south of the Podium. It would seem that these were originally conceived as seasonal, but these two existing vestibules have clearly been in place for several years. There is some deterioration in the lower frame where the wood is in contact with the paving, however, these structures are truly incompatible with the design aesthetics of the campus. There is an interior vestibule at each entry so the exterior vestibules seem redundant. If an additional wind break is required at these entries, a more appropriate enclosure should be designed using steel and glass, similar to the one at the Arts and Science Building.



(Image 59)



(Image 60)

There is a general clutter of extraneous site furniture at the entrances to the Campus Center and Library (Images 60 and 61). Bright yellow and blue plastic and metal containers are inappropriate at the entrances to the buildings, as are the generic exposed aggregate fiberglass waste baskets. These elements should be appropriately designed for areas where they are required. The colors palette and graphics should be appropriate for the architectural character, and should be consistent throughout the campus. The concrete columns across the campus are now used to support sign boards and information announcements in aluminum framed bulletin boards, and in many locations,



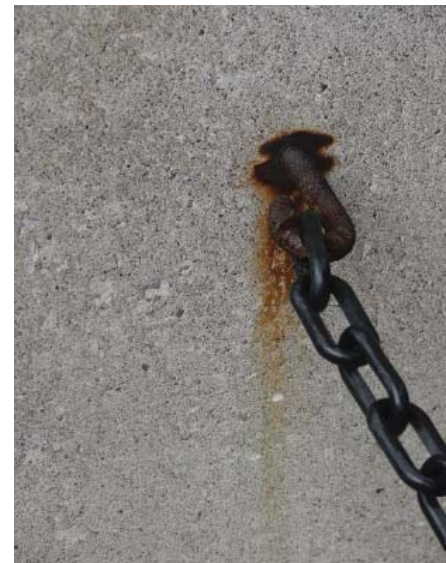
(Image 61)

banners are mounted high on the columns (Image 62). They seem to detract from the design intent of dramatic architectural character. Information kiosks of an appropriate design could be used to display this information. These elements should have a minimalist character in design, using steel and glass for materials.

Chains are hung between the outer, enclosing, row of columns at the courtyards. These provide a visual and physical barrier to prevent people from approaching the edge of the podium. The chains are now made of plastic and various sized links, which are combined and sometimes used in the courtyard together. Although the plastic chains do not need painting, they are easily broken and many have been repaired with wire. The chains are hung from a variety of anchors and a few original bronze hoops, but many steel hook eyes are anchored into the concrete columns. Almost all of these connectors are badly corroded and should be replaced before substantial damage is done to the concrete (Image 63). It appears that the inserts are mostly original and not ferrous, however, this is unclear due to the corrosion of the hook eyes. These connections should be completely removed and new lead inserts used with stainless steel or bronze hook eyes. The chains should be factory painted with an epoxy paint system to prolong its life.



(Image 62)



(Image 63)

The lack of a real physical barrier at the edge of the Podium is a liability and code issue that is difficult to resolve. The railing added with the Campus Center addition is code complying and designed to blend with the original railing. However, the visual consequences of such a railing running around the entire podium would be most unfortunate.

Interior – General Information

1. Public Space: Service tunnels.

The “U” shaped service tunnel serves all the Podium buildings, connecting the loading dock under the Social Science building on the west end with the grade level entrance on

the east end (Image 64)Redacted.

Description - Materials and Finishes:
Concrete and concrete masonry units.

Character Defining Elements:
(Not a public space) Concrete masonry unit walls,
insulated piping for hot and chilled water systems,
concrete roadway for service vehicles.

(Image 64)Redacted

☒ Intact ☐ Substantially Intact ☐ Compromised ☐ Destroyed

Alterations:
No significant modifications.

Comments:
This “U” shaped service corridor serving the entire Podium is the rational for the raised podium design. The loading dock located at the west end, under the Social Science Building, receives goods and services. The two entry points for vehicles are on the east end of the Podium. A small panel truck can driven the length of the campus and back. Additionally, all piping for the mechanical systems is easily accessible for servicing and repairs.

General Conditions:
Good.

Interior Alterations:
No significant modifications.

Miscellaneous

Accessibility:

Yes: Building entrances on the south side of the Podium are on grade. There are new code conforming ramps on the north side of the podium and the two original stairs have ramps incorporated, which are not code compliant but usable.

Critical Concerns:

Podium roof and drainage system.

Related Site Features

Landscaping and planters are integral to the conception of the campus. The internal raised bed and planters are largely intact, although, planting species have been modified over the years for this raised planting bed in particular. The large concrete pots at the perimeter have not fared as well and are now left unattended (Image 65). Each of the large concrete pots had two spot lights recessed in a cement pipe (Image 66). These up lights, which are no longer operative, would have dramatically lit the underside of the flared capitals filtered through the branches of the pine trees originally planted in them



(Image 65)

These pots, which line the edge of the Podium at the courtyards, form both a physical barrier at the raised edge of the Podium and a visual filter for the distant views. These are important elements of the Podium design.



(Image 66)

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

The Podium is without significant modification or alterations, however, the built-up roof membrane is in need of significant repairs in the near future.

Alterations:

Several of the exterior stairs have been rebuilt following the original design, however, granite treads were substituted for the original precast concrete. The Campus Center Extension added a barrier at the edge of the gutter, and moved the edge of the Podium forward about four feet at the courtyards flanking the Campus Center. The Science Library extended the main plaza level of the Podium to the south: although construction is more conventional.

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Replace aging ballasted roofs over building, walkways, and courtyards.
- Fill open expansion joints in perforated roof overhang.
- Investigate settlement in southeast corner.

Necessary:

- Replace Podium roof and under paving drainage system. This requires replacing concrete paving and perimeter gutter system.
- Provide perimeter drainage system at grade.
- Patch deteriorated concrete vaulting of courtyard.
- Patch deteriorated concrete column and mullions.
- Patch podium walls where deteriorated.
- Replace all caulked joints in Podium walls.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.

Desirable:

- Restore saucer light fixtures in all courtyards.
- Replace all temporary exterior lights.
- Patch concrete planters and restore built-in lights.
- Repair air vent grills and slab benches in courtyards.

Building Systems - Mechanical, Electrical, Plumbing, and Fire Protection

A. Campus Wide Systems

1. Central Plant Utility Configuration

The Edward Durell Stone Campus design required that the building perimeters and roofs be uncluttered and devoid of mechanical and electrical components. This imperative resulted in the decision to use a central utility plant concept for the generation and distribution of the heating medium and the generation and distribution of chilled water. The visual and audible distractions of these mechanical systems therefore were chosen to be placed along the periphery of the campus at the Service Buildings and be piped undetected through an extensive system of tunnels, utility vaults, and in some instances, direct buried piping. See Map 4 - Utility Distribution Schematic on the following page.

The campus heating system is based on the generation of High Temperature Hot Water (HTHW) (nominal 400 deg. F; 575 psig) with relatively high temperature drops (up to 200 Fahrenheit degrees) so as to minimize the mass flow rates and therefore minimize the distribution energy costs. There are 18" diameter HTHW supply and return lines feeding the campus.

The original design included (3) HTHW boilers with provisions for a 4th boiler. There were (2) 100,000 gallon fuel oil tanks with provisions for a 3rd tank.

The campus chilled water system was originally designed with a cooling capacity of about 2000 tons and it delivered the chilled water to the campus in main lines sized at 18" diameter. The chilled water systems originally served selected buildings and selected portions of buildings. The chilled water plant has been upgraded over time to provide air-conditioning to more areas resulting in a present plant design having capacity of about 6000 tons and main lines sized at 24" diameter. A project is presently underway to provide some of these upgrades.

There are distinct advantages to central plant systems including:

- a. Central maintenance activities associated with the chillers, cooling towers / heat rejection, boilers, pumps and associated appurtenances.
- b. Improved appearance of the campus since the major pieces of equipment are near the perimeter of the campus and not located

- near the core campus.
- c. Provides a better opportunity for efficiently serving the “winter” cooling requirements since a small central chiller can be operated to handle the small loads across the campus.
- d. There is improved control and monitoring of the mechanical equipment since the major components are located in the power house and under improved supervision.
- e. There is centralized electric power distribution to feed the major mechanical equipment.
- f. System upgrades including the implementation of higher efficiency equipment or alternative energy measures are easier to deploy in a central plant configuration.
- g. The cooling tower noise and vapor plume are limited to the area of the service buildings.
- h. Various chiller equipment options can be considered such as electric centrifugal, steam absorption, chilled water storage, ice storage, or natural gas-engine chillers.
- i. Considerations can be given to selling excess capacity to the Harriman Campus or even privatizing the operation of the central plants.

We recommend that a detailed assessment be performed to evaluate the overall reliability and efficiency of the central plant equipment. The assessment may provide recommendations for repairs, replacements, and improvements to extend equipment life or improve system performance. A utility expansion plan should be prepared based on the Campus expansion plan.

The utility expansion plan should incorporate the criteria contained within this study.

2. Integration with the Campus Architecture

There are repeating elements of the mechanical and electrical system designs that are the result of the careful planning that went into the overall campus plan and are essential for the on-going realization of that plan. These elements include:

- a. The saucer light fixtures that are deployed on the interior and exterior of the buildings at the podium.
- b. The up/down box lights used to emphasize the vertical lines of the pre-cast concrete facades.
- c. Many planters and low site walls incorporate recessed light

fixtures.

- d. The roof monitors and overhangs where exhaust air is discharged.
- e. The perimeters of the inside walls of the stairs at the podium include outside air intake louvers.
- f. Many of the bench seats on the podium provide the means for discharging relief air from the buildings.
- g. The HVAC system ductwork was incorporated into vertical column enclosures along the building perimeters to distribute air along the window walls.

3. Maintenance

The physical plant systems at the SUNY Albany Campus were all installed as part of a building campaign that occurred within a 10 year period and all of these systems have been in service for about 40 years. Unlike campuses that have evolved over many decades, the SUNYA campus facilities are aging in unison and require upgrades and replacements at the same time. This puts an obvious strain on maintenance budgets and has resulted in a degradation of the appearance and operation of the campus. The lack of funding and the diminished maintenance and facilities staff results in the implementation of temporary stop-gap measures that linger and become permanent measures. Examples include:

- a. Installing roof mounted flood lights instead of repairing original light fixtures.
- b. Installing surface mounted raceways for running fire alarm cabling, security cabling, or additional power wiring.

There are also a number of original design flaws that burden the campus with on-going challenges and expense. The most notable of these are the podium deck and utility tunnel roof leaks. Permanent long term solutions should be found for these issues.

In order to preserve the character defining features of the campus and cease the slow deterioration of the important elements, a commitment to the proper funding needs to be secured. Without such a commitment the systems and the buildings will be diminished.

NOTE: ITEMS 4, 5, 6, 7 HAVE BEEN REDACTED

8. Energy and Sustainability

- a. The costs of owning and maintaining facilities on the scale of this campus are enormous and given the recent run-up in energy costs these costs will become an acute budget problem. We suggest that a comprehensive energy audit be performed in conjunction with the New York State Energy Research Authority in an effort to maximize the Campus' efficiency and minimize its impact on the environment. We realize that you have participated in these programs in the past but recommend you aggressively pursue additional measures. The campus does contain features that may offer viable green technologies. For example, there are extensive flat roof areas that could be used for photovoltaic cells or be provided with vegetative roofs to lower summertime peak cooling loads.

A useful tool available through the United States Environmental Protection Agency is an energy bench marking analysis that helps to highlight how your facilities compare with similar facilities around the country and which can help focus activities on those areas where your efficiencies may be lagging particularly behind. We recommend this bench marking analysis be done if it is not already.

B. General Building Systems

1. General Comments

- a. Mechanical and electrical systems have shorter service lives than the building themselves, resulting in the need for major capital projects to perform the necessary mechanical and electrical upgrades, while the general building construction elements remain essentially the same.

The buildings at the University at Albany campus have undergone many mechanical and electrical upgrades necessitated by programmatic, life safety, and technological changes. There is also an on-going list of projects to maintain the buildings in weather-tight conditions owing to flaws in the original construction detailing and the very challenging conditions presented when multiple buildings are inter-connected by subterranean connecting structures. The sheer size of the campus presents the need for proper thermal expansion considerations not only for the buildings but for the mechanical and electrical systems. The weather conditions in the northeastern United States can range from -20 deg. F in the

winter to over 100 deg. F in the summer. This range of conditions affects the design and layout of the systems.

- b. As with most built environments, it is difficult to anticipate the changes necessitated by educational programming changes or technological advancements. There are many areas in which the spaces have been altered by unexpected elements. For example, the photographs below depict laboratory utilities that were not originally anticipated, including liquid nitrogen tanks, and chemical fume hood exhausts at the Chemistry and Earth Science buildings.



Tanks in the basement corridor of the Physics Building



Fume hood exhaust ducts above the Chemistry Building



Fume hood exhaust ducts above the Earth Science Building

- c. Public Spaces: The clean lines of the architectural design are enhanced by the terrazzo floors and minimalist detailing. These vistas should not be cluttered by the addition of mechanical and electrical elements.



Original corridor in the Lecture Center Gallery



Surface mounted wiremold

Surface metal raceway

Surface mounted security box and wiremold

Fire alarm speaker/strobe box

Surface mounted conduit in the Library, 1st floor.

- d. Life Safety Security and Telecommunication Upgrades: The addition of strobe notification devices has created a need for running new wiring which, in a campus built of hard interior surfaces, resulted in the application of surface mounted wiremold. Likewise is true for security and telecommunications cabling that were not anticipated when the campus was designed.



Surface mounted wiring in the Library, basement reading room

2. Plumbing Systems

- a. The domestic and sanitary systems are, in general, original to the buildings. These systems have been repaired and patched over the years. Some toilet rooms have been re-configured and recently, newer sensor operated fixtures have been installed in several toilet rooms.
- b. Domestic hot water is generated by a high temperature hot water to domestic hot water maker located in each basement. Recirculation pumps are also installed to serve this system.
- c. The domestic water system has relatively new RPZ valves serving this system. These do not appear to be original to the buildings.

3. Fire Protection Systems:

- a. Standpipes and hose cabinets with valves were originally installed to serve the buildings. The hoses have been removed but the standpipes still serve the majority of the buildings. Some buildings have partial sprinkler systems installed. A full sprinkler protection system has been provided in the Art and Sciences building. A partial sprinkler system serves the receiving area in the Business Administration Building, and the receiving storage rooms of the Lecture Center. Fire sprinklers have been added in the basement of the Library along the window to create a water curtain barrier from exterior fires. Fire sprinkler have been added in the Performing Arts Center over the main stage and in the storage and work rooms.

4. Mechanical Systems:

- a. Most of the mechanical systems located in each building are original to the buildings and have not been significantly altered.
- b. In general, air handling units located in mechanical rooms in each building provide heated and cooled air along with outdoor air to the spaces. Dual duct boxes located either in the service tunnel, basement, or between floors, provide either heated or cooled air to satisfy the spaces. With this arrangement, total air flow to the spaces is approximately constant. Linear bar grilles, located at the doors and entry ways in many buildings, introduce conditioned air. Linear bar grilles located under the exterior windows in most classrooms, and many other spaces, introduce supply air to the rooms. The grilles located under the windows are situated at the top of a supply air plenum which runs the length of the wall in between columns. This arrangement with dual duct boxes does

not offer good operating efficiencies but, if properly operated, should provide good comfort.

5. Electrical Systems

- a. Main Electrical Gear: Most of the original transformers and switch gear has been replaced. This gear is located in the main electric rooms of each building and is not visible to the public.
- b. Power: The original outlets and conduits are concealed in the walls. Over the years, surface mounted wire mold has been added where new or revised outlets were needed.
- c. Lighting: The majority of the lights serving the classrooms and offices are square suspended fixtures that distribute light in a direct/indirect arrangement. These fixtures are centered in each vault and the majority appear to have T12 lamps. During our visits, many of the fixtures in unoccupied rooms were on. There were very few rooms controlled by occupancy sensors, which appeared to be recently installed. Most of the round saucer lights are still in place, but many are not in service, owing to the previously mentioned deterioration and lack of maintenance. The lighting system serving the art gallery is original. Obtaining track heads and lamps for these art gallery fixtures is reportedly becoming difficult. Consideration should be given to replacing the track lighting system with a new track lighting system that is commonly available and provides the latest selection of heads, lamp sources, and lamp output distribution.
- d. Data: Data conduits are located in surface mounted wire mold and run on the walls where they can not be hidden behind walls. Data conduits are not original to the buildings.
- e. Fire Alarm: Strobes and horn/strobe devices have been installed on wire mold and/or conduits in the majority of cases. It is not apparent if the smoke detectors are original to the buildings.
- f. Exit Signs: Most of the original exit signs have been removed. Many of the sign holders remain on the ceilings and walls. New signs have been installed near the original exit signs. The exit signs should be coordinated with the campus signage master plan.

C. Deficiencies, Issues, and Recommendations

1. The control system serving the buildings, except for the Arts and Sciences Building, is original to the campus. This system could be upgraded with newer DDC (direct digital control) systems that would provide tighter control

for each space. The DDC also provides feedback to improve maintenance and reduce the energy consumption in zoned areas.

2. The original Administration building was recently renovated and is now called the Arts and Sciences building. In place of the original dual duct boxes, shut off VAV (variable air volume) boxes with hot water coils were installed. The original dual duct boxes were not in the occupied spaces, therefore, the migration to the VAV system was completely transparent to the occupied portions of the building. The supply ducts located in the mechanical room and service tunnels, as well as the air-handling units, were also revised. Any future building renovations should revise the mechanical systems similarly in order to improve comfort and potentially save energy.
3. The saucer lights are a defining element to this campus. In order to maintain this unique aspect of the buildings, these fixtures should be restored.
4. The lights serving the majority of the offices and classrooms are original but not very efficient. These pendant fixtures should be replaced with new direct/indirect fixtures with T8 lamps, similar to what was done on the 1st floor of the Humanities Building. These new fixtures will continue the original vision of the rooms. The majority of the lights should be turned off when the rooms are not in use. Occupancy sensors should be installed, especially in the lecture center rooms. On the day of the inspection, many of these rooms were fully lit even though most were vacant.
5. When new power, data, fire alarm or detection devices are needed, they are generally installed using wire mold. This is not in keeping with the original design. Since the walls are either plaster or concrete, it is difficult to locate these devices in the walls. Every effort should be taken to locate the conduit serving these devices in the existing supply air chases lining each classroom or create small chases or false column enclosures so that the original vision will be retained to the maximum extent possible.
6. The feasibility of revising the location of the outdoor air intakes should be investigated. These intakes are, in general, at ground level. In some cases these locations are where people gather to smoke. Cigarette smells are then introduced to the entire building. In as much as it is difficult to reconfigure the mechanical systems to deal with these conditions, management policies should be developed to restrict the areas in which smoking and idling vehicles are allowed.

Individual Building Surveys

The forms included in this portion of the Heritage Plan contain information about the original and present-day conditions of Edward Durell Stone's buildings. The exteriors of all buildings were surveyed, as well as significant interior spaces in most of the buildings, with the exception of the three service buildings. At the heading of each form there is a number listed after Location, those numbers correspond to each building's location on Map 1 (pg. 16/17). Each form is structured with the following format:

Building Name/Basic Information

Exterior - General Information

- Character Defining Elements
- Building Facades
- Roof
- Roof Overhang
- Walls
- Fenestration
- Doors/Entrances
- Foundation
- Exterior Alterations
- Miscellaneous

Interior - General Information

- Public Space #
 - Description - Materials and Finishes
 - Character Defining Elements
 - Alterations
 - Comments

Miscellaneous

Building Systems (Note: "Building Systems" redacted from individual building surveys)

- Plumbing
- Fire Protection
- HVAC
- Lighting
- Electrical Power
- Telecommunications

Fire Alarm System

Related Site Features

Overall Assessment

Integrity

Comments

Preservation Priority

Preservation Recommendations

Building Name: Business Building

Historic Name: Business Administration Building

Location: (1) Podium, northwest corner

Dates of Construction: 1966-1968

Date(s) of Significant Modifications/Architect(s): None

Current Use: Classrooms, and offices

Original Use: Classrooms, and offices

Exterior - General Information

The Business Building is located on the north side of the Podium near the northwest corner. Along with the adjacent Social Science Building, it frames the south and east sides of the open courtyard at the corner. Its narrow footprint (260 ft. by 80 ft.) is oriented in the east-west direction.

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of ribs, saucer light fixtures, and exterior building columns with flared capitals forming overhanging vaulted roof.

Building Façade:

The Business Building has a typical façade of precast panels between exposed columns (Image 1). The entry doors have a grid of smooth white concrete ribs that is flush, while the grid of ribs at the stairwell bays are slightly recessed.

The four-bay east and west facades are similar to the outer two bays, being windowless walls of vertical ribs and panels of exposed aggregate concrete. The middle two bays of the east façade are similar to each other with one bay having four entry doors and the other four, paired vertical windows (Image 2). Both panels have four paired windows above at the second and third floor level. The west façade uses the same elements except they are arranged symmetrically about the central column. Each panel has two doors and two windows (Image 3).



(Image 1)



(Image 2)



(Image 3)

The precast panels on these short walls are divided in half horizontally with a caulk joint at the door height.

The broad thirteen-bay north and south façades run the direction of the Podium from corner courtyard to interior courtyard shared with the Arts and Science Building. The precast panels on the north and south façades are divided vertically into three pieces with a caulked joint, and there is also a vertical caulked joint at each column. The bays on the south façade (Image 4) are all identical, continuous vertical ribs with alternating vertical panels either of exposed aggregate concrete or with three tiers of paired casement windows (single leaf casement sash with a typical concrete rib in the middle). Mounted on the central solid panel of each bay is a typical rectangular box wall sconce. The north façade is similar to the south, except the east and west end bays are fully glazed bays for the stairwells (Image 5). These bays are completely glazed within the grid of horizontal ribs (aligned with the top and bottom of the window) and vertical ribs with fixed glazing in the same steel sash as the windows.

There is one upper rib on the north side of the west façade damaged from what may be movement of the panel, and the support system for this upper panel should be investigated (Image 6). The columns of the courtyard are more exposed than the engaged columns of the building, and all show greater deterioration of the surface especially on the north, west and east elevation. The corner column shows deterioration on all faces as it is in the most exposed situation. On the east façade, the ribs have been damaged by the installation of a sign and now require repair. There are also



(Image 4)



(Image 5)



(Image 6)

several spots of spilled oil on the sill members on both the south and west facades (Image 7). The ribs adjacent to the recessed door closer are often stained with lubricant.



(Image 7)

The horizontal joint between precast panel and paving appears to be moving due to settlement in the paving and instead of cutting out the old failed caulk recent repairs appear simply to be layering another bead of caulk over the old. There are many locations around the façade where this joint is open or not bonded on one side; particularly on the north side (Image 8). The image also shows that the paving has continued to settle and that the top backer is now above the paving.



(Image 8)

The northwest courtyard columns are open to the weather on four sides and all show surface deterioration a little more advanced than columns at the building line. Deterioration, although still modest, is clearly more advanced on the north and west surfaces. There is also some impact damage from motorized carts used for construction projects. There is some damage and staining in the vaults above this courtyard (see roof section below).

Roof:

☐ Excellent ☐ Good ☒ Fair ☒ Poor

The membrane on this roof is not visible, but it appears to be of the same vintage as the traditional built-up roof on the adjacent Social Science building. The roof has stone ballast and insulation only over the occupied building. The membrane and insulation is separated from the ballast by a layer of filter fabric. At the edge of the insulation there is a line of concrete pavers used for walking and to help hold the insulation down.

There was several inches of standing water covering the entire area of the podium walkways (Images 9) on the roof outside the insulation on the day inspection (it had rain that morning). This is a significant amount of water as the walkway here



(Image 9)

covers the northwest courtyard (Image 10). Any standing water will eventually find its way through the membrane, and indeed there is staining from rusting rebar, and some deterioration and spalling of the concrete vaults in the northwest courtyard.



(Image 10)

The insulation and filter fabric has split along line of expansion joints and the ballast has washed into and filled the void (Image 11). There is some visible deterioration of the filter fabric where it is exposed to the sun. The roofing membrane is carried up above the height of the insulation at the roof monitors and concealed by the copper cap flashing.



(Image 11)

Roof Overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The concrete roof slab extends beyond the drip edge of the roof and is exposed to the weather. This extension corresponds to the portion of the overhang outside of the flared capital, and the slab itself is perforated with a series of rectangles resolved as squares at the corners. Each perforation has a drip edge cast into the underside to avoid water staining on the underside of the slab. There is some erosion of the top surface of the slab on this building which has exposed the aggregate, and the top surface has been coated around the full perimeter of the building. This brush applied liquid sealant is used to seal top surface of concrete. There are lights cantilevered off the edge of the roof slab on the three interior courtyards wired with exposed conduit. The system requires numerous anchors into the concrete and exposed conduit over the roof from the monitor. Any lights above the roof overhang should be carefully detailed to minimize connections, and properly isolate non ferrous connectors from the concrete.

The entire top surface of the overhangs should be treated again with a liquid elastomeric membrane, which will help prevent the absorption of water by the concrete deck. A traditional drip edge at the outside edge would be visually unacceptable so continued slow deterioration of the edge and inner surfaces of the perforations is inevitable, and will someday require repair.

The expansion joints are all open and water running through them follows the ribs of the flared capitals back to the building façade or column in the walkways. Water on these concrete surfaces causes problems of deterioration of the surface of the concrete or can

rust rebar embedded close to the surface causing spalling of the concrete. These joints should be covered with a flexible gasket of some kind.

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Below the sill, the monitor is faced with brick ending above the roof at the original copper cap flashing. The plumbing vents on the roof all seem to be original.

Walls:

Primary Material - Precast concrete tilt-up panels.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulk

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The windows are all single glazed steel sash with two operable pairs of casement sash flanked by inoperable sash. All operable sashes have flashing at the head, but otherwise are identical to the inoperable sash. The windows on the north elevation show considerably more rust and deterioration than the elevations with greater roof overhang (Image 12).



(Image 12)

Doors/Entrances:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The doors are the typical steel frame glazed doors which are used at all building entrance doors. The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed (Image 13).

Where the doors have been modified for handicap accessibility, the interior panic bar has been replaced with a brass panic bar and a motorized opening device is fitted at the top of the door. At the west entry, the automated door uses a continuous aluminum hinge surface mounted to door and frame.



(Image 13)

At the east entry, the automated door retains the intermediate and upper pivots. On both handicapped doors, the closer is removed, however, the steel bar pull on the exterior is retained.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

There is a typical rectangular box wall sconce mounted on the central exposed aggregate pier of each bay. These rectangular boxes are now painted an aluminum color, but shows bits of their original white finish.

Exterior Alterations:

No significant modifications.

Interior – General Information

General Conditions:

Structurally sound and well built. Issues are more related to aesthetics and/or maintenance.

Interior Alterations:

Fire and smoke detection/alarm system, numerous surface mounted outlets and data cables, minor functional changes, new vinyl tile floors, and acoustic tile ceilings, etc. No major architectural renovations.

1. Public Space: First floor lobby (Rm. 0134)

Description - Materials and Finishes:

The typical original vestibule serves as an entry into the lobby (Images 14 and 15). The lobby has a single, one story height column that sits within. The floor in the lobby space is modern vinyl tiles. The walls are original painted plaster on concrete masonry units or metal studs. The ceiling is a modern drop –in acoustic tile ceiling with fluorescent strip lighting. There is a 3" painted wood baseboard that runs around the space. The lobby gives access to vertical circulation through the building and the



(Image 14)



(Image 15)

main corridor. The ceiling height in the lobby is about one foot higher than the ceiling in the corridor. An original display case has been removed from the east wall to allow for a larger seating area.

The enclosed vestibule is typical of all classroom buildings. The floor is white terrazzo now covered with a removable carpet. The inner glazed wall is composed of alternating fixed glass panels and glazed doors. The whole has a minimalist aesthetic with narrow steel tubes used as mullions and muntins of steel bar stock. The fixed panels are divided at the level of the push bars on the doors. The doors are glazed panels in a steel frame, the lower rail is the height of the steel tube base on the fixed panels. End walls and the ceiling are painted plaster.

Character Defining Elements:

Column, drop ceiling, glazed wall of the vestibule and terrazzo floor in vestibule.

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Alterations:

There has been the addition of a drop ceiling and new lighting, plastic signs and a wall mounted metal and glass message board. There are exposed conduits for light fixtures and fire strobes. The original display case has been taken out and seating has been put in its place.

Comments:

The space seems to remain original with the exception of the ceiling and removal of the display case.

2. Public Space: Third Floor Corridor/Office Suites

Description - Materials and Finishes:

The western four structural bays are laid out as seminar and class room spaces around a slightly off center corridor. There are stairs in both the northwest and northeast bays. The eastern eight structural bays of this floor are laid out with parallel double loaded east-west corridors (Image 16) connected with shorter north west corridors. This rectangular doughnut connects to the central corridor on the west and to a small vestibule on the east, which gives access to the stairs. There are four skylights off the southern corridor toward the center of the building. And around these skylights,



(Image 16)

the walls are indented to form a suite of four offices arranged around a small lobby area (Image 17). The lobby spaces are now used as seated study areas although some are filled with filing cabinets. The glass wall enclosing the offices uses the same minimalist design used for the vestibule wall. Narrow steel tube mullion and base contain a single large pane of glass and a typical flush wood door. Door hardware is all the original brass with US10B finish.

There is a modern drop ceiling with acoustical tiles and surface mounted fluorescent fixtures, which are similar to the original. The skylight wells are plaster, pyramidal in form, which rise to a square opening with translucent plastic skylights. Each face of the well is fitted with two incandescent spots for light at night. The floor is modern vinyl tile with the original wood base in the corridor.



(Image 17)

The walls are original plaster on concrete masonry units or metal studs, except in the office suites where the walls are glass with a steel bar stock and tube frame. The curtains that were originally hung in these windows are now replaced with vertical blinds. The two outer suites are four offices grouped around the lobby, while the middle suite comprises two offices and a large conference room.

The doors in these suites are the typical solid core wood door the full height of the lobby, while the doors to the corridor and vestibules are rated steel. All doors are the full height of the corridors with only the metal door frame between the door opening and ceiling. The original brass hardware is all still in tact and consists of a recessed door closer, two pair of 5-part butt hinges, mortise lock with face plate, rose and spherical knobs.

The stained wood framed bulletin boards in the north-south corridors are original. The painted sheet metal clocks are original (Image 18), although the face on one side of each is a replacement.



(Image 18)

Character Defining Elements:

- ☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Skylights, office suites, doors, clocks, glazed walls, and drop ceiling.

Alterations:

The drop ceiling and lighting are new. Plastic signs, wall mounted oak and gold anodized aluminum framed glass message/display boards have been added (Image 19), contributing to a good deal of visual clutter. There are exposed conduits for fire strobes, exit signs are new, and new surface mounted fire extinguishers.

Comments:

The space seems to remain largely original, with the exception of the ceiling. The space retains the character intended by the architect. The skylights provide pools of natural light within this interior corridor.

3. Public space: Stairwell (northwest)

Description - Materials and Finishes:

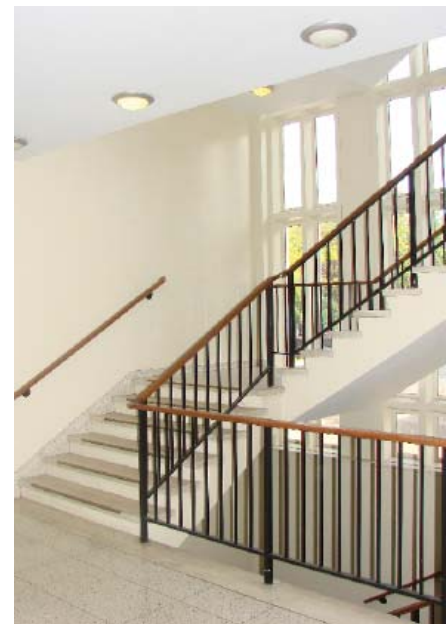
Typical of the public exiting stairs in all the classroom buildings this stair is virtually identical with those used throughout the campus, and is largely original (Image 20).

The north wall is the typical exterior wall of steel sash window set within a grid of pre-cast concrete ribs. The spandrel panels corresponding to the floor levels are glazed at the stairs to form a full height wall of windows. The east and west walls are original plaster. The south wall is an original plaster wall with flush steel doors in steel door frames. The doors have a small vision panel and are full height of the vestibule ceiling. The rubbed brass hardware appears original.

The floor is white terrazzo within a grid of bronze bars laid out on a division of the structural grid. The same white terrazzo is used for the landings. At the edge of the open well is a pre-cast concrete paver matching the pre-cast stair treads. The white terrazzo is also used at the landings. The low base is terrazzo which is carried up the stairs as the wall stringer.



(Image 19)



(Image 20)

The stairs have a concrete substructure with pre-cast concrete treads. The balustrade is composed of iron bar stock, with rectangular varnished wood handrail. The balustrade, which is the inside handrail, is continuous across the landing at each floor. The balustrade is painted a dark brown, which is typical of all original balustrades. There is an original wall hung handrail of the same rectangular shape and clear varnished finish of the balustrade on the outer walls.

Light is provided by semi-recessed down lights at the floor and stair landings, which are old but not original. The barrel vaulted ceiling has the original pendant strip fluorescent fixtures down the center of the vault. The original plastic egg crate diffusers are mostly in place. The recessed down lights in the soffit at the top of the north window wall appear to be original.

There are a number of treads that have either been patched or need to be (Image 21). There is significant hairline cracking and loss of surface.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Stairs, stair balustrade, terrazzo floor, and exterior window wall.



(Image 21)

Alterations:

First floor hardware has been changed

Comments:

Stairwell is largely intact. Precast stair treads show considerable deterioration of surface and there are several where surface is spalling. These may have been cleaned with an inappropriate cleaning compound at some point, however, all precast treads on Phase II buildings generally seem to be inferior to Phase I treads.

4. Public Space: Basement Courtyard/Light Well

Description - Materials and Finishes:

The courtyard light well at the northwest corner of the Podium punctuates the end of the east-west basement corridor which originally ran from corner courtyard to corner courtyard. It also serves as the change in direction from the corridor in the Business Building to the north-south corridor in the Social Science Building, although the corridor in Social Science is abbreviated because of the loading dock. The light well contains a

stair (see Academic Podium Survey pg. 104), but primarily functions to introduce natural light into an otherwise long windowless basement level corridors (Image 22).



(Image 22)

The perimeter walls are all original plaster on concrete block or metal studs with a low white terrazzo base. The interior walls are the typical detailed minimalist glazed walls. These walls use steel tube as mullions and steel bar stock as muntin bars and stops for the large panes of glass. The glass is arranged with a single horizontal muntin dividing the bays into a large square pane and a lower horizontal pane. The walls in this case rest on a low steel tube used as a base.

The floor is the original white terrazzo laid out on a grid, which is a division of the structural bays. The ceiling is a recent drop-in acoustic tile ceiling.

Interior doors are the original flush doors the full height of the room (+/- 8'-0") with only the narrow door frame separating the ceiling and door opening. The corridor doors have small vision panels while doors to service or mechanical room are solid. The hardware is the original Stanley brass. Doors in the glazed wall are the typical steel frame glazed doors, with the same original hardware as in the corridor.

The west side of this courtyard is the original faculty post office (Images 23 and 24) still in use, although the original teller windows on the south wall (marble counter and wood surround still in place) are no longer used. The terrazzo floor continues into this room as does the recent ceiling. The post office boxes appear original as does the bulletin board with plastic laminate shelf and dark brown wood trim.



(Image 23)

Alterations:

No significant alterations.

Comments:

The lower portion of the minimalist glazed walls is exposed to snow and ice accumulating against them and the use of corrosive ice melt. The north and south walls also appears to receive the drip from



(Image 24)

the planter box above splashing off the concrete of the planter bed. Deterioration is more advanced on these walls. Exposure to moisture and salt on the steel elements has developed substantial rust and deterioration in the steel tube base and lower bar stock glazing stops (Image 26).



(Image 26)

Preservation of these walls is certainly desirable and after basic repairs, the walls could be fitted with interior or exterior storm sash rather than being replaced.

The current program of replacement of the stairs treads on the exterior stairs may include painting of the steel elements of the glazed walls.

Miscellaneous

Accessibility:

Generally accessible with automatic doors and elevator, and although toilet rooms have been modified there remains some code issues with toilet facilities and entry doors.

Critical Concerns:

Maintaining architectural character of interior when building is eventually renovated.

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these elements are extensions of the buildings themselves and their structural grids.

The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible

- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Roof replacement over building footprint, walkways, monitor, and courtyards.

Necessary:

- Replace skylights with energy efficient skylights of identical design.
- Patch concrete vaulting of northwest courtyard.
- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore character defining elements of interior, such as the first floor vestibules at north and south entrances, third floor office suites, the two stairwells, and the glazed walls of the sunken northwest courtyard.

Building Name: Arts and Sciences

Historic Name: Administration

Location: (2) Podium, north edge

Dates of Construction: 1966- 1968

Date(s) of Significant Modifications/Architect(s): 2002, Envision Architects

Current Use: Offices, conference rooms

Original Use: Classrooms, conference rooms, offices.

Exterior - General Information

The Arts and Science Building, originally the Administration Building, was part of the Phase II construction at the Academic Podium. It is located on the northern edge of the Podium, west of the central north-south axis, flanking the ceremonial entry courtyard (Images 1 and 2). Along with the Fine Arts Building, it frames the west and east sides of the entry courtyard. Its long narrow footprint (220 ft. by 80 ft.) is oriented in the east-west direction.



(Image 1)

This building is the only Podium building to have been completely renovated as a single construction project. The 2002 renovation not only extensively redesigned the interior plan, but the new plan dictated important exterior modifications. A glass vestibule was added onto the east entry and the west entry was moved to the south side. The glass vestibule is not inappropriate for the setting, and the minimalist transparent design plays well with the original concrete façade (Image 3). However, it is only necessary because the new plan was not arranged to maintain the original interior vestibule. The basic design motifs used on the interior renovations all seem appropriate, and although this building was extensively modified, the character defining elements were largely retained.



(Image 2)



(Image 3)

Although the program guiding the spatial requirements is unknown, abandoning the west entry seems unfortunate as it creates a unique entry

point, as architecturally anonymous as to original, which for the casual user could create some confusion.

Character Defining Elements:

Precast tilt-up wall panels with grid of ribs, saucer light fixtures, exterior and building columns with flared capitals forming the overhanging vaulted roof.

Building Façade:

Like other Podium buildings, the Arts and Science Building has a façade of precast panels between the exposed cast-in place concrete columns. Each typical structural bay is composed of three precast panels with a repetitive design that varies due to function on the interior.

Here, the panel design varies more dramatically than the typical classroom building, which is an expression of the unique function as administrative offices. As this building flanks the entry courtyard, it mirrors the façade of the Fine Art Building for symmetry. The north elevation is arranged to be nearly identical and thus preserving the symmetry of the approach to the Podium.

The panels on the east façade, the stairwells, and at the suite of executive offices on the east, are the same and alternate between vertical glazed panels and a continuous panel of exposed aggregate concrete (Image 4). The glazed elements are arranged as paired vertical strips in a similar spacing and rhythm to the typical classroom bay (Image 5). As noted above, the butt glazed exterior vestibule was constructed as part of the 2002 renovation. Its transparent design with sharply raked concrete roof plane, is not offensive, and the original facade is undisturbed behind and could be easily be restored if the vestibule were no longer needed. The number of outside doors was reduced to two and the original opening filled in to almost match the original glazed panels.

The eleven bay north facade is almost a mirror image of the Fine Arts Building. The three eastern



(Image 4)



(Image 5)

bays repeat the panels from the east elevation. The middle six bays match the typical classroom bays on the Fine Arts Building, but here there are offices behind. The two western bays are completely glazed within the grid of concrete ribs, which is a slight deviation from the Fine Arts Building. The rhythm of the typical bay has been broken for the new doors on this elevation. Five ribs have been headed off and a pair glazed doors with a clear anodized aluminum frame installed (Image 6). The design of these doors reflects the vertical elements of panel and rib above, much as original doors, however, the width of the opening and use of aluminum is a little distracting.



(Image 6)

The west façade was identical to the original east façade being fully glazed, and also the west façade of the Fine Arts building. The four doors have been removed and the grid of horizontal mullion extended to these panels. Modern aluminum sash similar to the original steel sash was used to fill in the openings. The four glazed doors were typical of the steel frame entry door with a wide vertical muntin visually continuing the line of the concrete rib above.

There is considerable rusting in the sills of the steel sash windows especially on the north side, which has stained the horizontal ribs (Image 7). The sill is generally dirtier than other elements and there are a few spots of tar on some panels. Both types of staining could be remedied with general cleaning, however, will return unless the windows are replaced or painted, and some bird proofing or control is instituted.



(Image 7)

The horizontal joint between precast panel and paving appears to be moving due to settlement in the paving. On the north side in particular there seems to be movement in the paving and this joint is open (Images 8). There are many locations around the façade where this joint is open or not bonded on one side.



(Image 8)

The courtyard columns are open to the weather on four sides and all show surface deterioration a little more advanced than columns at the building line. Deterioration, although still modest, is clearly more advanced on the north and west surfaces (Image 9). There is also some impact damage from motorized carts used for construction project.

Roof:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The roof has recent EPDM roofing over tapered insulation (Image 10). It appears to be sound and better than acceptable by industry standards. There is minor ponding across the surface of the roof (it had rained on day the of inspection). Vertical flashing at monitor, vents and skylights appears to be acceptable. At the monitor roofing membrane is carried up about 24" inches to a binder bar under the projecting sill.



(Image 9)



(Image 10)

Roof Overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the slab on this building which is exposing the aggregate, and the top surface has been coated around the full perimeter of the building. There are lights cantilevered off the edge of the roof slab on the three interior courtyards wired with exposed conduit.

At the center of each structure bay is an expansion joint between two concrete pours. This joint is filled and covered with the roofing membrane until the perforated roof overhang. These joints are all open, and water running through these joints follows the ribs of the flared capitals back to the building façade or column in the walkways (Image 11). Water on these concrete surfaces causes problems of deterioration of the surface of the concrete or can rust rebar embedded close to the surface causing spalling of the concrete. This condition is most noticeable at the north elevation along the edge of the Podium.



(Image 11)

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Below the sill, these monitors were faced with brick, however, the roofing membrane is carried over the brick and ends on the underside of the sill. The vent grilles have been covered over. The roof vents all seem to be original. There is some additional venting mounted on the roof for the laboratories, as well as a cooling tower.

Walls:

Primary Material – Precast concrete

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Steel window sash, both fixed and casement sash. The sill and lower portions of frame are rusting and the perimeter caulking has not been maintained. These windows appear to have their original factory finish, and desperately need to be repainted. The windows on the west elevation show considerably more rust and deterioration than the elevations with greater roof overhang (Image 12).



(Image 12)

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The two surviving original doors are typical. These original doors have two vertical lights with a wide central steel mullion. They are working easily and retain their original hardware except were modified for automatic operation.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

Mounted on the central exposed aggregate pier of each bay is a typical rectangular box wall sconce. These rectangular boxes are now painted an aluminum color, however, many bits of their original white finish can be seen (Image 13).



(Image 13)

Exterior Alterations:

New glass vestibule on east elevation, new aluminum doors on south elevation, and removal of original doors on west elevation in 2002.

Interior – General Information

General Conditions:

The interior of the Arts and Science building was atypical in plan when originally constructed, reflecting its primary function as administrative offices and associated conference rooms. Instead of typical central corridor running the long direction of the building, with entrances on both the short sides, this building used the two double loaded corridors plan. This plan, which was used occasionally in the upper floors of other buildings, gives considerable freedom in the layout of suites of offices and allows for greater variety of room sizes. Other out of the ordinary elements included raised areas at west and east ends of the building which distinguished suites of offices for the University President, deans and directors. These suites on the first second and third floors used free standing and engaged columns with flared capitals, which form the vault like areas generally reserved for public spaces. The corresponding areas on the first floor are also taller than typical floor to floor height, hence the short flight of stairs, and were lit with the hanging saucer lights on short rods. The third floor offices in these locations also used the same motifs of column and flared capital vaulting with saucer lights. A third stair, now removed, connected the large first floor Secretarial Office with the Registrar Record Space in the basement.

Interior Alterations:

The general renovation in 2002 radically rearranged the floor plans, although the basic concrete structure and vertical circulation stairs were mostly unaltered. The present interior is largely a result of the 2002 program. This work successfully maintains the feeling of the original building, leaving the groin vaults and barrel vaulted floor beams exposed in many areas, and retaining the two exit stairs. Almost all of the walls and finishes are new gypsum wallboard and paint. A spray on acoustical material has been applied in areas where the groin vaulting is exposed in the offices or conference rooms. In major circulation and lobby areas, a white terrazzo very similar to the original has been used, seamlessly extending this finish into areas of high traffic in the new floor plans. The saucer lights have been retained in the first floor lobby, but seem to have been removed from all but one meeting room on the first floor.

As previously noted, an external glass vestibule was added to the main entrance in a minimalist aesthetics with an angled roof, and the lobby was modified to a single bay in width from its original two bays. The main entry on the west relocated to the south elevation and a suite of offices was arranged along the west wall. On the first floor the two parallel corridors were modified to a single corridor well off center to the north

side of the building, with suites on the short north-south corridors. Although the second and third floor retain a looped corridor, none of the wall or doors are original (Image 14), and it appears that the building was gutted down to the concrete structure to allow for the rearranged floor plans, which reflect its changed use.

1. Public Space: Main first floor lobby

Description - Materials and Finishes:

As noted, the original vestibule was not the typical shallow glazed vestibule but instead was a full structural bay deep by two wide, much like the surviving vestibule at the Fine Arts Building. The room was originally fitted with two saucer light fixtures on short rods, and through two set of double doors one then entered the lobby, which was slightly narrower. The lobby had a carpeted floor and a single saucer light in the middle of its one bay depth. This fixture survives in its original location.

All this, with the exception of concrete structure and single saucer light fixture, has been swept away as part of the 2002 renovation, which converted this to a classroom building. The vestibule has been removed and entry through the new exterior glass vestibule leads to the original exterior wall of the building and then into the stem of the 'T' shaped lobby (Images 15 and 16). This lobby is one bay wide as opposed to the original two bays. The space has two columns, the flared capitals of which form the vaulted ceiling with two hanging saucer light fixtures. At the back of the main lobby there is another space that runs perpendicular to it, which consists of a seating area, vending machines, and access to vertical circulation through the building. This space also has a drop ceiling lower than main entry space. The drop ceiling has recessed and exposed can light fixtures.

The entire space has a white terrazzo floor with aluminum dividers and sheetrock walls, which although similar to the original, dates from the 2002 renovation when the interior



(Image 14)



(Image 15)



(Image 16)

floor plan was extensively rearranged.

Character Defining Elements:

☐ Intact ☐ Substantially Intact ☐ Compromised ☒ Destroyed

Columns, vaulted ceiling, saucer lights, vault like ceiling, glass vestibule.

Alterations:

The lobby space is not original as it used to be much wider and not as deep. Within the Vestibule and Lobby spaces originally hung three hanging saucer light fixtures, and there were four more in the flanking offices. Drop ceiling, new light fixtures and new terrazzo flooring was installed. Additionally, drinking fountains, a fire extinguisher box, mobile/temporary recycling bins and a wall mounted message board were added to the lobby. Wall to stairs is now angled to transition to new corridor.

Comments:

This space has been drastically renovated like the rest of the building only the strong vault like structure remain, which surprising gives a strong feeling of the original building.

2. Public Space: Stairs (northeast)

Description - Materials and Finishes:

The space is largely original, although the building was completely renovated and the plan extensively altered in 2002 (Image 17). The north wall is the typical exterior wall of steel sash windows set within a grid of precast concrete mullions. The spandrel panels, corresponding to the floor levels, are glazed at the stairs to form a full height wall of windows. The east and west walls are original plaster on concrete masonry units. The south wall was part of the recent renovation and is a grid of small windows in a gypsum wallboard partition (Image 18). The rated steel fire doors are not unlike the originals with a small vision panel, although they are part of the renovation. Door frames and window frames are painted hollow metal shapes. The floor is white terrazzo with a grid of bronze bars laid out on a division of the structural grid. At the east side, a patch indicates the approximate position of the



(Image 17)



(Image 18)

original south wall which is now skewed. The stairs have a concrete substructure with precast concrete treads. The balustrade is composed of iron bar stock, with a rectangular varnished wood handrail. The balustrade is continuous across the landing at each floor, except at the first floor as the basement stair is separate by a partition. The stair is kept free of the north wall and an identical balustrade runs in front of the wall. At the outside, east and west, the same handrail is bracketed off the wall.

Light is provided by new recessed down lights at the floor and stair landings. The barrel vaulted ceiling has pendant strip fluorescent fixtures, which are recent, and hang from the beams rather than down the center of the vault. The recessed down lights appear to have been replaced at the time of the major renovation in 2002.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☒ Compromised ☐ Destroyed

North window wall, concrete stairs and typical steel bar stock balustrade with wood handrail.

Alterations:

South wall to the corridor is part of the renovation. The balustrade was painted white.

Comments:

Additional glass allowed by modern code and installation of an alarm system and sprinklers in south wall is welcome in the lobby area. The skewed angle of the wall is unnecessary. The balustrade is not high enough to qualify as a guardrail as is required by current codes.

3. Public Space: Second Floor Office Suite

Description - Materials and Finishes:

When this building was still the Administration Building, the generous suite of offices was originally shared by the President and the Dean of Admissions. It included a large reception room, open to the elevator lobby, a conference room, secretary's office, and small office for the Associate Dean of Admissions. The President's office, which occupied the two structural bays on the south wall, included a small vestibule with closet and toilet room. The President's office also had private communication with his/her Secretary and a small Study, both of which were to the west on the lower second floor level. The whole was raised slightly above the second floor level and was reached by a short flight of stairs the full width of the reception room. These stairs continued past the corridor wall allowing for the direct communication for the Secretary and Study with the President's offices.

As part of the complete renovations, the plan was extensively altered, and all the partitions in this suite seem to be new, even where they are in the original locations. Soffits and drop

ceilings have been used for distribution of the air conditioning ducts and mechanical systems. The terrazzo stairs treads were removed but the landing was retained, and a low wall was built at its edge (Image 19). New terrazzo stairs were poured at the north end of the landing, a handicapped lift added at the south end of the landing, and a new terrazzo floor was poured in the elevator lobby. A wall with recessed vestibule was used at the entry to close this suite off from the elevator lobby. Within the office suite almost all finishes are new. The floor is carpet, the walls are gypsum board, the soffits and dropped ceilings are gypsum wallboard, however, the exposed concrete vaults are original (Images 20 and 21). The exposed concrete vaults have been treated with a spray applied acoustic coating. The lights are all modern, high intensity discharge wall mounted lights. Despite the changes, the office suite is still defined by the poured concrete structure of square columns with flared capitals which form a groin vault. The suites here, and on the floor above, were originally lighted by the iconic saucer lights on short rods. Six such fixtures lighted this suites reinforcing the structural and architectural grid. It is not known when these fixtures were removed, although it seems probable, from the remaining reused ones on the first floor, that they survived until 2002.



(Image 19)



(Image 20)



(Image 21)

Similar architectural treatment of the first floor meeting rooms (Image 22), and the suite of offices on the west end were used in the 2002 renovation.

Character Defining Elements:

Flared capitals (vaults).

☐ Intact ☐ Substantially Intact ☒ Compromised
☐ Destroyed

Alterations:

Extensive renovation in 2002 altered everything but concrete structure.



(Image 22)

Comments:

Character of rooms is still defined by concrete vaulted ceiling.

Miscellaneous

Accessibility:

New south entrance has an automatic opening code conforming door. There is an elevator, and the toilet rooms have been renovated for handicapped accessibility.

Critical Concerns:

Maintaining exterior integrity, and restoration of administrative offices.

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these elements are extensions of the buildings themselves and their structural grids.

The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible (exterior)
- ☒ Compromised - Altered, essential character still discernible (interior)
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Cover expansion joint in roof overhang.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Paint exterior concrete elements except exposed aggregate panels.

Building Name: Fine Arts Building

Historic Name: Fine Arts Building

Location: (3) Podium, north edge, east of center

Dates of Construction: 1966-1968

Date(s) of Significant Modifications/Architect(s): None

Current Use: Classrooms, offices and exhibit space

Original Use: Classrooms, offices and exhibit space

Exterior - General Information

The Fine Arts Building was part of the Phase II construction at the Academic Podium and sits on the northern edge to the east side of the large entrance courtyard. It is approximately 220 ft. by 80 ft. in footprint and is oriented with the long axis running east-west. The Fine Arts Building is unique among the classroom buildings in that the plan incorporates a large suite of galleries designed as public spaces. These gallery spaces, comprising the five western bays of the building, are expressed on the exterior in bays of alternating solid panels with paired glazing running from the floor to the underside of roof. This motif is generally used only on the public buildings such as the Library and Campus Center. It is also reflected symmetrically across the entry courtyard on the Arts and Science Building which was originally the (public) Administration Building.

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of mullions, saucer light fixtures, building columns with flared capitals forming an overhanging vaulted roof.



(Image 1)

Building Façade:

Like other Podium buildings, the façade is precast panels between exposed columns (Image 1). Each structural bay is composed of two precast panels, the design of which varies due to function on the interior (Image 2). The panel design varies more dramatically than the typical classroom building, which is an expression of the hybrid interior functions with both gallery space and classroom space. The eastern seven bays of the north and south facades and the four bays east facade are almost typical of



(Image 2)

all the classroom buildings. The east façade is identical to all classroom buildings with the outer two bays being windowless precast concrete walls of vertical ribs with smooth white concrete, and panels of exposed aggregate concrete. The middle two bays are similar to each other with one bay having four entry doors and the other with four paired vertical windows. These windows, which mirror the doors, are taller than the typical window with a fixed transom above so that the sill aligns with the top of the bottom rail of the doors. Both panels have four paired windows at the second and third floor level.

The broad, eleven bay north and south façades run the long direction of the Podium from the entry courtyard to the interior courtyard between the Fine Arts and Earth Science buildings. The seven bays to the east are typical of the classroom buildings, with the exception of the stairwell bays on the north side, which match the panels used in the gallery section of the building rather than the typical fully glazed bay. The typical classroom panel alternates between vertical section of paired window and a continuous vertical panel of exposed aggregate concrete. The vertical window panels of three stacked windows use the same precast aggregate for spandrel panels at the floor levels. The windows are all single glazed steel sash with two pairs of operable casement sashes flanked with inoperable sashes in a typical bay. All operable sashes have flashing at the head, but otherwise are identical to the inoperable sashes.

The west façade, the main façade facing the entry courtyard, is composed of the typical gallery panels. However, the central two bays are modified at the first floor level for the entry doors. There is a single glazed door flanking the central panel of the exposed aggregate concrete, filling the space between two vertical ribs. The large central muntin of the two light steel frame doors continues the line of the interrupted rib. Each door opening has a horizontal rib flush with the face of the vertical ribs. This provides a symmetrical façade with the two central bays being identical, rather than the typical asymmetrical façade of short elevations of the classroom buildings.

The north façade is similar to the south; however the east and west end bays of the classroom portion of the façade are fully glazed bays for the stairwells (identical to glazed gallery bays). These bays are completely glazed within the grid of horizontal mullions (aligned with the top and bottom of the window sash) and vertical mullions with fixed glazing in the same steel sash as the windows.

There are minor hairline cracks in the ribs of the precast concrete panel, which do not appear to be an issue (Image 3). A few of these cracks on the



(Image 3)

west façade slightly larger and dirty, but if protected from moisture (leaks in expansion joints at edge of roof overhang above – Image 4), they should not be a problem. A limited number of ribs are cracked as if the upper panels are settling slightly, which may indicate fatigue in the steel supports and should be investigated. There is also some minor cracking in the cast in place columns, which again does not appear to be an issue. There is also some impact damage to the lower portion of the northwest column. There is minor surface deterioration to the exterior column on the north where the overhang is smaller and to the north and west faces of the courtyard columns (Image 5). A few joints at the intersection of horizontal and vertical mullions above the doors and windows have small vertical hairline cracks, which may be a contraction crack rather than structural problem, but should be monitored. There is considerable rusting in the sills of the steel sash windows, which has stained the horizontal mullions (Image 6), as well as staining and dirt from birds roosting under the overhanging roof on the south elevation and southern bay of the west elevation (Image 7). Both types of staining will be addressed in a general cleaning, however, will return unless the windows are replaced or painted and some of bird proofing or control is instituted.

There are several spots of overspray of paint on the exposed aggregate panel, which need to be removed. Paint may be an effective preservative treatment for the smooth concrete elements, however, issues with grade level moisture must be addressed first.

The horizontal joint between precast panel and paving appears to be moving due to settlement in the paving. On the north side in particular, the



(Image 4)



(Image 5)



(Image 6)



(Image 7)

settlement is noticeable and repairs appear simply to be layering new caulk over the old (Image 8). There are signs of movement and failure of the bond even in these recent horizontal joints.

Roof:

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Although this roofing membrane itself was not visible it appears to be a mopped felt, traditional, built-up roof of the same period as the roofs on Social Science and Humanities. The rigid insulation is laid over the top with stone ballast above. The insulation or membrane is separated from ballast by filter fabric). This system depends on drainage below the insulation, and seems to be vulnerable to dirt and debris clogging the drains or drainage path. The insulation here is only over the building footprint and there are concrete pavers to hold down the edge of the insulation. There were several inches of standing water covering the entire area of the walkways and courtyards, the eastern half of entry courtyard, on the roof outside the insulation (Image 9). This is significant ponding because the walkway here covers half the entrance courtyard. Any standing water will eventually find its way through the membrane, and indeed there appear to be active leaks working through the slab at the expansion joints between the vaults (Image 10).

There is some visible deterioration of the filter fabric where it is exposed to the sun. The roofing membrane is carried up above the height of the insulation at the roof monitors and concealed by the copper cap flashing (Image 11).

Roof Overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the slab on this building exposing the aggregate, and the top surface has been coated around the full perimeter



(Image 8)



(Image 9)



(Image 10)



(Image 11)

of the building. This brush-applied liquid sealant is used to seal the top surface of concrete and to protect ferrous anchors for exterior spotlights and anchors for the surface mounted conduit to these lights.

Water draining off the edge of the slab and at the perimeter of the perforation has stained the concrete and minor surface erosion has exposed the fine aggregate. This is a physical concern, but has also created an unintended visual emphasis by outlining each perforation in dark gray.

The entire top surface of the overhangs should be treated again with a liquid elastomeric membrane, which will help prevent the absorption of water by the concrete deck. A traditional drip edge at the outside edge would be visually unacceptable so continued slow deterioration of the edge and inner surfaces of the perforations is inevitable, and will someday require repair.

The joint between the structural bays is now open in the area corresponding to the perforations. Water running through these open joints travels down the ribs of the vaulting and either against the building or a free standing column and stains the concrete. This can also lead to deterioration in the vaulting and precast panels when the rebar is close to the surface. These joints should be sealed using a flexible gasket of some kind.

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The skylights along the top of the monitor all appear to be original with Lexan glazing. Roof plumbing vents all seem to be original. There are extensive ventilation stacks for the studios, which all appear to be relatively recent, and are in good condition.

Walls:

Primary Material - Precast concrete tilt-up panels.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulk

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The windows are all in much worse condition on the north side where the overhang is smaller, with many windows having significant rusting on the sill and lower portion of the jamb (Image 12).



(Image 12)

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

These original doors have two vertical lights with a wide central steel muntin. The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. The two part thresholds are original, some are missing the attachment screws, and many are smeared with lubricant from the recessed floor closure. All should be removed, cleaned and reset. At the door on the east elevation that has been modified for handicapped access, the brass threshold has been removed and replaced with a sloped concrete ramp (Image 13) Doors modified for handicap accessibility have had the interior panic bar replaced with a brass panic bar and a motorized opening device has been fitted at the top of the door. The intermediate pivots have not been replaced, nor has the steel bar pull on the exterior.



(Image 13)

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

There is a typical rectangular box wall sconce mounted on the central exposed aggregate pier of each bay. These rectangular boxes are now raw aluminum; however, many retain bits of their original white finish. These geometrically simple minimalist fixtures are part of the original appearance of the building, and where they have been replaced the new fixtures are unfortunately conspicuous.

Exterior Alterations:

No significant alterations.

Interior – General Information

The Fine Arts Building is unique among the classroom buildings in that almost a third of the volume and total square footage is given to a grand suite of exhibit rooms and gallery space. The soaring three story gallery was clearly one of the most important public spaces on the Campus. This suite of rooms is accessed directly off the main entry courtyard giving it prominence of location.

The original suite of galleries has classic architectural sequence of low enclosing ceiling (Lobby, and underside of balcony) proceeding the soaring three story well of the Gallery

making this space seem even more grand. This suite of galleries originally encompassed the small rooms flanking the lobby, and the two story rooms all of which have become private offices. These more intimate rooms allowed for a greater flexibility of exhibits than exists now, and the restoration of these rooms to public space should be part of any master planning for the building.

The eastern portion of the building is laid out more typically with a central double corridor with stairs at each end. Classroom, studio and office spaces are arranged on both sides of the hall. The third floor studios were arranged along the north side and provided with skylights.

Like most of the classroom buildings on the podium, much has changed over the years, most noticeably the dividing up of original classrooms and studios into offices. A totally new building has been built for the sculpture program removing that studio altogether. There seems to be a greater need for space planning and general renovations here than elsewhere on campus.

Interior Alterations:

Numerous minor alterations including the partitioning of some larger spaces, but no major renovations.

1. Public Space: Lobby

Description - Materials and Finishes:

This space remains largely original (Images 14 and 15). A series of attached columns frame the space as one bay deep and two bays wide. The column capitals flare outward above a simply necking of three grooves, which gives the overall effect of groin vaulting. There is track lighting which follows the intersection of the vaults and a single original incandescent can light fixture in the middle of each vault. The floor is terrazzo, the north and south walls are now carpeted, and the east wall is painted plaster with two sets of flush double doors that lead into the main Museum space. The west wall is a glazed window wall with the sash and entry doors contained within a grid of pre-cast concrete mullions. The windows are one bay wide and the doors are two. The doors are the original steel frame doors with two glass panels, which are divided vertically to continue the vertical line of the concrete grid.



(Image 14)



(Image 15)

Character Defining Elements:

Vaulted ceiling, white terrazzo floors, and original window wall.

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Alterations:

There are exposed conduits for fire detection and strobes. There is also the addition of tack boards above the entry doors for hangings and exhibits.

Comments:

This space serves as an entry vestibule to the soaring vestibule.

2. Public Space: Museum (Exhibition Gallery)

Description - Materials and Finishes:

This is the main public area in the Fine Arts Building. It is a grand space with a colonnade balcony around the central three story open well (Images 16). The six, triple-height columns rise to flared capitals, which give the appearance of a the vaulted ceiling, with a balcony on four sides at the second floor level around them. The typical groin vaulted ceiling has can down-light fixtures (Image 17) at its intersection, from which track lights radiate in four directions following the intersections of the vaults. All light fixtures are original and use incandescent bulbs. The flaring capitals on the underside of the balcony spring from the exterior columns only and thus allow the inner columns to rise the full height uninterrupted (Image 18). The same track lighting and can down light fixtures are on the underside of the balcony. Two storage spaces underneath the balcony have been created on either side of the double doors entering from the east side. The walls for these storage rooms are gypsum drywall on studs. The stair from the first floor balcony level is within a bay of columns and has a concrete substructure with pre-cast terrazzo treads, steel balusters and newels, and a varnished wood hand rail. The balustrade continues around as the railing for the balcony. Under the stair there is a return air grill embedded in a raised terrazzo frame much like a reflecting pool. The balcony railing sits on



(Image 16)



(Image 17)



(Image 18)

a one foot boarder of terrazzo with the remainder of the floor carpeted, as is the first floor level. All carpet appears to be recent. The balcony area is a double height space. The north and south walls are triple height window walls, with the typical steel frame windows contained within a grid of pre-cast mullions. The north side windows are tinted with an applied film while the windows on the south wall have been painted over. All the windows were originally hung with curtains. The tracks conforming to the curvature of the arched opening are still in place on both the two story balcony windows and the first floor windows. The east and west walls are painted plaster with gypsum drywall panels or modern sheetrock walls. There are semi-permanent solid panel walls a couple of feet in front of the first floor windows on both the north and south walls and the lower tier of windows on the south wall of the balcony. The doors are all flush with the wall.

Air conditioning diffusers are integrated into the ceiling vault at the intersection of the central can light at the intersection of the vault quadrants. The cover for the heating units is bronze, which is typical for exhibit spaces, with a continuous strip grill (Image 19). These units are a low continuous enclosures on the window walls and are recessed in the floor of the display walls. The grills encased within the storage rooms have sheet metal ducts that lead to the wall mounted aluminum grills.



(Image 19)

Character Defining Elements:

- ☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Columns, vaulted ceiling, stairs, balcony and railing, exterior window walls, and most important, the three story architectural space itself.

Alterations:

The windows have either been covered up or tinted to create a more light-controlled space. Temporary exhibit walls have been added in front of the windows. There are exposed conduits for fire detection. A hole has been cut in the floor at the first level for the installation of a lift, allowing access to the basement level and easy delivery for larger pieces of art that wouldn't otherwise fit through the main entry ways.

Comments:

This space, originally the Exhibition Gallery, is now the Museum and still functions as its original intent. This was clearly one of the most important public spaces on Campus. The tufted leather and chrome benches may well be original.

The great, full-height window wall on the north and south, although architecturally grand, make this room less flexible than modern museum space and the lack of control over the light levels have lead to their being painted out. These windows were originally fitted with curtains, the tracks for which are still in place (Image 20), and restoration with a light obscuring backing could be a form of light control.



(Image 20)

3. Public Space: Offices (Exhibit Room) – First Floor

Description - Materials and Finishes:

There is an office on either side of the entrance lobby. These spaces used to be exhibit rooms, but have been renovated as small individual offices. These offices are square with partial columns at each corner. These columns form a vaulted ceiling with a single can down light at the center and track lighting flanking off of it in four directions. There are window walls on the North and West side. The remaining walls are painted plaster. Access into these offices is through the main gallery space. The carpet from the gallery space is carried into these spaces.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Vaulted ceiling with lights, window walls.

Alterations:

These spaces have been converted from an exhibit room to an office. There are exposed conduits for fire detection.

Comments:

This space remains unaltered with the exception of the change of use.

4. Public Space: Exhibit Room (Second Floor)

Description - Materials and Finishes:

The architectural armature of this soaring two story space remains largely original (Image 21). A series of attached columns frame the space as one bay deep and two bays wide. This space corresponds to the lobby below (see above). The groin vaults



(Image 21)

of the ceiling spring from vestigial capitals, which have been reduced to three grooves. There is track lighting which follows the intersection of the vaults and a single original incandescent can light fixture in the middle of each vault. The floor is carpet (recent), which replaces the original carpet. The room originally had two sets of double doors leading to the Gallery space, but now has one opening without doors. The other set of original doors has been walled over; the frame be seen at the edge of the new gypsum drywall. The metal door frames are original as is the surrounding wood trim used to extend the opening to be slightly proud of the walls (Image 22).

This has been painted over with a light gray. The steel doors to the south office still exist as does the typical brass hardware, however, the doors to the north office have been removed and the opening was filled in with wood studs and gypsum drywall and a single wood door with a wood molding. The doors to the south office have a steel bar astragal, typical bronze mortise lock knobs and roses and the inactive leaf has two Baldwin bronze flush bolts.



(Image 22)

The north and south walls are original gypsum drywall panels over plaster with low semi-permanent panel walls forming corridors in front of the doors to the flanking offices which were originally exhibit rooms. The west wall is a glazed window wall with the sash contained within a grid of pre-cast concrete mullions. All the windows were originally hung with curtains. The tracks conforming to the curvature of the arched opening are still in place on these two story windows (Image 23). A one story high panel wall has been built in front of the window wall and over the heating register grill (Image 24). The window panes have been painted in a desire to control the light level in the room to allow for projected visual exhibits. The cover for the heating units is bronze, typical for exhibit spaces, with a continuous strip grill.



(Image 23)



(Image 24)

Character Defining Elements:

- ☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Groin vaulted ceiling, and window wall.

Alterations:

Additions to the space include semi-permanent panel walls, plastic signs, exposed conduits for fire detection and strobes.

Comments:

The overall space has minor changes and could be easily restored back to its original appearance.

5. Public Space: North and South Offices (Exhibit Room) – Second Floor

Description - Materials and Finishes:

Like the offices on the first floor, these spaces used to be exhibit rooms. These offices are soaring two story spaces which remain largely original. Attached columns in the corners of these rooms frame the space as one bay which, correspond to the offices below. The groin vault of the ceiling springs from the vestigial capitals of the columns, which have been reduced to three grooves. There is track lighting which follows the intersection of the vaults and a single original incandescent can light fixture in the middle of each vault. The floor is carpeted (recent), which replaces the original carpet. The interior walls are plaster, and the exterior walls are glazed window walls with steel framed sash contained within a grid of pre-cast concrete ribs. All the windows were originally hung with curtains. The tracks conforming to the curvature of the arched opening are still in place at the arched top of these two story windows walls. The south office retains its original curtains, which is an open weave linen type material in a straw color (Image 25). The east and north walls of the south office have Celotex panels that span to the top of the door frame (9 ft.). The cover for the heating units is bronze, which is typical for the exhibit spaces, with a continuous strip grill.



(Image 25)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Two story space, window walls, ceiling vaults, and flush doors.

Alterations:

New doors have been installed in the north office, and the original opening has been filled in. Celotex tack boards have been added in the south office.

Comments:

These rooms make poor offices; ideally they would be restored back to exhibit spaces when the building is renovated. The curtains on the South office remain original. These curtains used to shield all the window walls in the exhibit spaces. The curtains have become soiled from hanging directly over the heating units. They should be examined by a fabric conservator and efforts should be made to preserve and document them. Restoration of this suite of exhibit rooms will not be complete without returning the curtains to the window walls.

6. Public Space: Stairwell (northeast – original stair)

Description - Materials and Finishes:

Typical of the public exiting stairs in all the classroom buildings this stair is virtually identical with those used throughout the campus, and is largely original (Image 26).

The north wall is the typical exterior wall of steel sash windows set within a grid of pre-cast concrete mullions. The spandrel panels corresponding to the floor levels are glazed at the stairs to form a full height wall of windows. The east and west walls are original plaster. The south wall is an original plaster wall with flush steel doors in steel door frames. The doors have a small vision panel and are full height of the vestibule ceiling.



(Image 26)

The floor is white terrazzo within a grid of bronze bars. At the edge of the open well there is a pre-cast concrete paver matching the pre-cast stair treads. The treads show considerable surface deterioration, which may be from the use of an inappropriate cleaning solution. There is also some cracking in the treads and a few spots of exfoliation.

The stairs have a concrete substructure with pre-cast concrete treads. The balustrade is composed of iron bar stock, with rectangular varnished wood handrail. The balustrade, which is the inside handrail, is continuous across the landing at each floor. The balustrade is painted a dark brown, which is typical of all original balustrades. There is an original wall hung handrail of the same rectangular shape and clear varnished finish of the balustrade on the outer walls.

Light is provided by recessed down lights at the floor and stair landings, and at the soffit at the top of the north window wall. The barrel vaulted ceiling has the original pendant

strip fluorescent fixtures down the center of the vault (Image 27). The original plastic egg crate diffusers are mostly in place. The recessed down lights appear to have been replaced at some point.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Stairs, stair balustrade, terrazzo floor, and exterior window wall.

Alterations:

Down lights.

Comments:

Stairwell is largely in tact.



(Image 27)



(Image 28)

7. Public Space: Periodical Room

Description - Materials and Finishes:

The Periodical Room is an open, one story space with the original barrel vault ceiling and pendent mounted strip light fixtures hung within (Images 28 and 29). The strip light fixtures here still have the plastic egg crate diffusers which are in good condition. The floor is carpeted with a modern replacement, and the walls are painted plaster. Half of the east and the entire south wall are window walls with the typical steel sash windows within a grid of pre-cast ribs. The original windows form a pattern based on the structural grid. The windows



(Image 29)

flanking the column are fixed and the windows in the middle are operable with a solid panel between the two. The southern half of the south wall is original plaster expressed externally as solid exposed aggregate panels between the vertical concrete mullions which are the full height of the façade.

The original air conditioning system remains by the entrance but is not operable. The heating is in a continuous metal cabinet below the window sill.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Barrel vault concrete ceiling, window wall, pendant strip light fixtures.

Alterations:

Temporary book shelves, plastic waste baskets, copy machines and file cabinets have been added to the space. There are also exposed conduits for fire detection.

Comments:

This room retains its original function, and with its rows of card catalog cabinets and mostly original finishes, is a kind of time capsule representing the architect's original design intent.

8. Public Space: Painting Studio (Third Floor – typical studio/ classroom)

Description - Materials and Finishes:

Original steel double doors lead into the studio space (Images 30 and 31). Entry is through a small open vestibule with storage areas on either side. The studio is split into two spaces which are divided by two concrete columns. A quarter of the space is 1-1/2 stories with four large translucent skylights that span the whole area. The larger of the spaces, which is the main painting studio, is one story in height with the original barrel vault, concrete ceiling and strip light fixtures. In three of the vaults there are sheet metal ducks for a new HVAC system to give additional ventilation. There are typical vertical operable windows on the north wall with pull down shades. There is an 18" sill with enclosure under the windows with vents in it for the original heating units. The floor is concrete and the walls are painted plaster with an occasional full height Celotex tack board. The original coat rack survives with many of its original bronze hooks (Image 32).

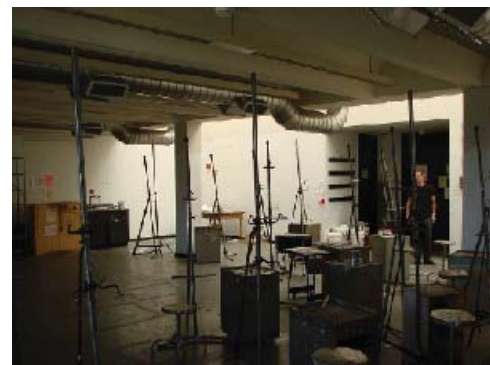
Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

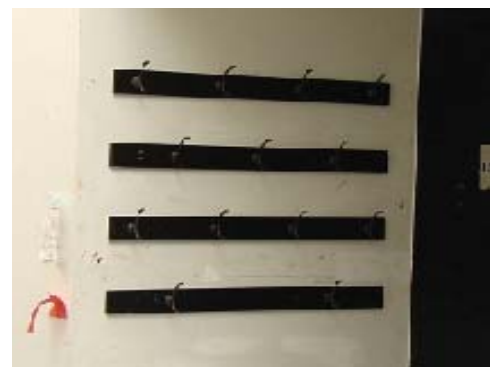
Skylights, varied ceiling heights, barrel vaults, and strip fluorescent fixtures.



(Image 30)



(Image 31)



(Image 32)

Alterations:

A new HVAC system has been added within the studio to help better ventilate the space, as mentioned above. Full height Celotex tack boards have been installed on some of the walls. There is a temporary podium for the use of 'posing' models. There are also mobile painting stations, exposed conduits for fire detection and wall mounted track lighting (Image 33).

Comments:

The space remains mostly original, although the main painting space does not seem to get much of the natural light from the skylights, which is confined to the southern bays. Most of the plastic grid lenses for the original strip fluorescent fixtures are broken or missing.

9. Public Space: Second Floor Corridor

Description - Materials and Finishes:

Typical of the public corridors in all the classroom buildings, this corridor was virtually identical with those used throughout the campus, and is largely original (Image 34). The south wall is articulated with the classroom doors set into recesses, which provide a rhythm of movement within the space, and give some relief to the long corridor space.

The floors are replacement vinyl tiles, with an original wood base. The walls are original plaster.

The east wall of the integral vestibule at the east end of the corridor is a window wall composed of an exposed pre-cast concrete grid and steel frame window sash. Below the windows are sheet metal enclosures for the heating units.

The ceiling is a suspended drop ceiling with acoustical tiles in a metal grid, which appears to be any early replacement (c. 1970's). There are square panels along the wall and rectangular panels down the middle. There is integral track lighting in the ceiling grid; they are the same incandescent track light fixtures used in the Exhibit and Gallery rooms. A few of these survive in the north vestibule space on the third floor; however, none survive in the corridors. The track lighting was presumably installed to illuminate student art work hung on the south wall, and its use is unique to the Fine Arts Building. General illumination



(Image 33)



(Image 34)

is provided by surface mounted strip fluorescent fixtures that have plastic lenses, which replaced the original recessed down lights originally used in the corridors. The plastic end panels are mostly broken or removed. The integral east vestibule has the same acoustic tile ceiling, although slightly higher.

All the doors are solid core flush doors that extend the full height of the corridor (Image 35). The metal door frame is tucked up tight to the ceiling. The doors in the end vestibules, which have a higher ceiling, are correspondingly taller to maintain the desired look. The doors to the classrooms, offices, and stairs each have a small vision panel, and are stained or painted a dark brown as are the door frames. The hardware is all typical rubbed brass and consists of three 5 part butt hinges, mortise lock with face plate, circular rose and spherical knob, and a closer. The west end, to the vestibule, has a pair of doors with a center mullion; while the vestibule at the west is open with doors opening directly into the stair and offices. The doors to the stairwells are fitted with the typical Von Dupren brass panic bars. The elevator doors are painted sheet metal doors, matching the flush doors used throughout.



(Image 35)



(Image 36)

Other original items include a painted steel wall mounted clock (Image 36), and a stainless steel water cooler/ drinking fountain (Image 37) near each end of the corridor. These recessed brushed stainless steel drinking fountains, which were made by "Filtrine – Warwick, N.J.", have been fitted with new spigot and handle. The top lit plastic exit signs appear to be original.

There is a newer wall-mounted sheet metal and glass fire extinguisher cabinet, and an original recessed sheet metal fire hose cabinet.



(Image 37)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Full height doors, rhythm of door recesses, line of dropped ceiling, and vinyl tile floors.

Alterations:

Added plastic signs and fire extinguisher cabinets, existing vinyl floor, existing acoustical tile ceiling, and surface mounted electrical conduit for a fire alarm system.

Comments:

Typical corridor for classroom building – functional and sturdy.

10. Public Space: Etching and Printmaking Workshop (originally General Craft Studio)

Description - Materials and Finishes:

The room survives largely intact because most of the original finishes are difficult to modify (Images 38 and 39). The floor is painted concrete and the ceiling is the typical concrete barrel vaults. The north, east and west walls are plaster and the south wall is the original exposed grid of pre-cast mullions with vertical steel sash windows. The windows are original and form a pattern based on the structural grid, with those flanking the column being fixed, and the middle ones being operable. There is a solid panel between the two. The Celotex panels over plywood on the west wall appear to be a modification. The doors are solid core flush wood doors with a small vision panel painted or stained a dark brown. The hardware is typical brass with US10B finish.

The typical pendant strip fluorescent fixtures are hung down the middle of the barrel vault; however the plastic egg crate diffusers have been removed. The heating is in a continuous metal cabinet below the window sill.

The metal stanchions support laminate countertops. Composite sinks appear to be old, but not original, and may well incorporate original elements. The drench flush and shower are somewhat new additions. There is a recent surface mounted



(Image 38)



(Image 39)

conduit for data.

Alterations:

Added plastic signs, surface mounted conduit for fire alarm and electrical systems, wash sinks modified, drench flush eye wash, and tack board on west wall.

Comments:

Typical of classrooms, this was built of high quality materials, which despite the hard use have survived fairly well.

Miscellaneous

Accessibility:

A door at each entrance has been modified to allow for automatic opening, there is an elevator that serves all floors, and the first floor toilet rooms have been modified for handicapped accessibility.

Critical Concerns:

The whole building is in need of renovation. The division of some rooms has created very cramped, over used spaces.

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these elements are extensions of the buildings themselves and their structural grids.

The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority

- ☒ Essential to University history and present character

- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent

- Replacement roof over building footprint, walkways, monitor, and courtyards.
- Fill open expansion joints in perforated roof overhang.
- Treat top surface of perforated roof overhang with liquid membrane.

Necessary

- Replace skylights with energy efficient skylights of identical design.
- Investigate steel support for precast tilt-up panels on east and west elevations.
- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete mullions.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable

- Study current uses of building to determine which functions can most logically and conveniently be relocated to another facility to allow the building to be renovated and the gallery spaces to be returned to their original functions.
- Protect and restore character defining elements of interior.

Building Name: Earth Science & Mathematics Building

Historic Name: Earth and Atmospheric Science Building

Location: (4) Podium, northeast corner

Dates of Construction: 1966 -1968

Date(s) of Significant Modifications/Architect(s): None

Current Use: Classrooms, laboratories, and offices

Original Use: Classrooms, laboratories, and offices

Exterior - General Information

The Earth Science Building (Image 1) was part of the Phase II construction at the Academic Podium, and is located on the northern edge near the east corner. Along with the adjacent Biology Building, it frames the south and west sides of the open courtyard at the northeast corner of the Podium. Its long, narrow footprint (260 ft. by 80 ft.) is oriented in the east-west direction. Characteristic of the classroom buildings, it has a central corridor with entrances on both narrow ends. The typical organization on all three floors has offices on the north side of this corridor with classrooms and laboratories on the south side.



(Image 1)

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of ribs, saucer light fixtures, and exterior and building columns with flared capitals forming the overhanging vaulted roof.

Building Façade:

As a classroom building, the Earth Science Building has a typical façade of precast panels between exposed columns. Each structural bay is composed of two precast panels with a repeating pattern that varies with the function on the interior. The entry doors have flush horizontal ribs of smooth white concrete flush with the vertical ribs. The grid of ribs at the stairwell bays, which conform to the top and bottom of the adjacent windows, are slightly recessed. The panels at the stairwells are glazed from grade to the underside of the ceiling within the horizontal and vertical grid of ribs.

The four bay east and west facades are similar but not identical. The outer two bays of both facades are windowless, precast concrete walls with vertical ribs of smooth white concrete and panels of exposed aggregate concrete. The middle two bays on the west facade are similar to each other with one bay having four entry doors and the other four

paired vertical windows. Both panels have four paired windows above at the second and third floor level.

The middle two bays of the east facade are mirror images of each other (Image 2). Each has two pairs of doors and windows treated exactly like the west façade (Image 3).

The precast panels on the east and west facades are divided in half horizontally at the first floor level. The precast panels on the north and south façades are divided vertically into three pieces with vertical caulked joints, and there is a vertical caulked joint at every column.

The broad thirteen bay north and south façades run the long direction of the Podium from corner courtyard to interior courtyard shared with the Fine Arts Building. The bays on the south façade are all identical continuous vertical ribs with alternating vertical panel either of exposed aggregate concrete or with three tiers of paired casement windows, single leaf casement sash with a typical concrete rib in the middle.

The north façade is similar to the south; except the east and west end bays are fully glazed bays for the stairwells (Image 4). These bays are completely glazed within the grid of horizontal mullions (aligned with the top and bottom of the window sash) and vertical mullions with fixed glazing in the same steel sash as the windows.

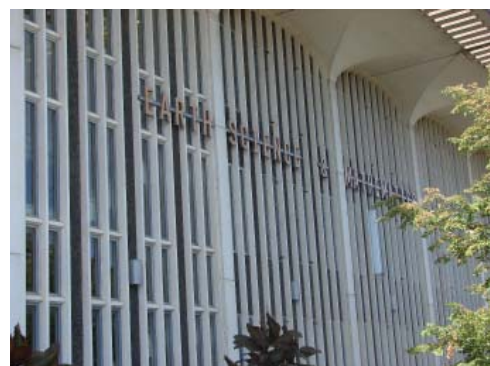
The lower edge of one of the ribs on the upper panel on the south side of the east façade is damaged from what appears to be movement of the panel (Image 5), and the support system for this upper panel should be investigated. The ribs flanking the doors are badly stained from lubricant used in the floor closers. Additionally, there is another grease



(Image 2)



(Image 3)



(Image 4)



(Image 5)

spot on the exposed aggregate and precast panel south of the doors (Image 6). There are several spots of overspray of paint on the exposed aggregate panel, which need to be removed.

The horizontal joint between the precast panel and paving appears to be moving due to settlement in the paving and instead of cutting out the old failed caulk recent repairs appear simply to be layering another bead of caulk over the old. There are many locations around the façade where this joint is open or not bonded on one side (Image 7). There are signs of movement and failure of the bond even in these recent horizontal joints.

The courtyard columns are open to the weather on four sides and all show surface deterioration a little more advanced than columns at the building line. The deterioration, although still modest, is clearly more advanced on the north and west surfaces (Image 8).

Roof:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The roof is a recent EPDM rubber roofing membrane (Image 9), and encompasses the roof over the northeast courtyard. There was very little standing water visible on the roof and what was there was shallow and mostly near the edges. The roofing membrane is carried up about 24 inches to the underside of the concrete sill on the monitor and secured with a binder bar. This roof appears sound and well installed.

Roof overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the slab exposing the aggregate, and the top surface has been coated around the full perimeter of the building. There is a series of suspended lights at



(Image 6)



(Image 7)



(Image 8)



(Image 9)

the north east courtyard supported by galvanized channels and anchored with galvanized bolts set in expansion shields (Image 10). These lights are wired with surfaced mounted conduit from a box on roof monitor (Image 11). Water draining off the edge of the slab and at the perimeter of the perforation has stained the concrete and minor surface erosion has exposed the fine aggregate. This is a physical concern, but has also created an unintended visual emphasis by outlining each perforation in dark gray.



(Image 10)

At the center of each structural bay there is an expansion joint between two concrete pours. This joint is filled and covered with the roofing membrane to the perforated roof overhang. Water running through these joints follows the ribs of the flared capitals back to the building façade or column in the walkways (Image 12). Water on these concrete surfaces causes problems of deterioration of the surface of the concrete or can rust rebar embedded close to the surface causing spalling of the concrete. These joints should be covered with a flexible gasket of some kind.



(Image 11)

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The roof is a recent EPDM rubber membrane. Here the roofing membrane is carried over the brick and ends on the underside of the sill. The vent grills



(Image 12)

have been covered over. The observatory is an original element of the campus and has recently been intensively repaired and made operable again after years of neglect. Generally it seems in good condition. The pressure treated wood walk with railings leading from the monitor access is recent and in good condition. Roof plumbing vents all seem to be original.

Around the perimeter are a series of tie downs for worker safety when near the edge. These are all part of the recent roofing project and are all flashed with EPDM flashing, detailed according to industry standards with a binder ring at the top edge. The observatory

and wood walkway appear to be in good condition (Image 13).

Walls:

Primary Material – Precast concrete

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Steel window sash, both fixed and casement sash. The sill and lower portions of frame are rusting and the perimeter caulking has not been maintained. These windows appear to have their original factory finish, and desperately need to be repainted. They are all in much worst condition on the north side where the overhang is less with significant rusting in the sills and lower portion of the jambs on many windows (Image 14).



(Image 13)



(Image 14)

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The hardware is all original brass with US10B, with the exception of where handicap accessible hardware has been installed. There is a two part brass threshold, which has been removed at the doors modified for handicapped access. Where the doors have been modified for handicap accessibility, the interior panic bar has been replaced with a brass panic bar and a motorized opening device is fitted at the top of the door. The intermediate pivots have not been replaced, nor has the steel bar pull on the exterior.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

Mounted on the central exposed aggregate pier of each bay is a typical rectangular box wall sconce. These rectangular boxes are now painted an aluminum color, however, shows bits of their original white finish.

Exterior Alterations:

No significant modifications.

Interior – General Information

Although the upper floors appear to be some of the most intact spaces on the campus the first floor has been renovated, which modified the plan somewhat as well as the uses for some rooms. The original brass knobs on the doors were replaced with levers. The building suffers from a general lack of adequate maintenance, like most public buildings.

General Conditions:

Original building elements are remarkably sound, but a little faded. The whole interior could use a good cleaning and gentle renovation.

Interior Alterations:

There are numerous small alterations to the plan and installation of smoke detection and alarm system.

1. Public Space: 3rd Floor Corridor

Description - Materials and Finishes:

The third floor corridor is divided into three parts. The center widens up with a stair on the north wall ascending the roof monitor and observatory. There are two sets of double doors that lead into this space. The stair has the typical concrete structure with pre-cast concrete treads. The balustrade is typical with square steel bar stock baluster and newels and a varnished hardwood handrail (Image 15). The third floor corridor has three transverse corridors that branch off to the south. They provide access to many of the interior rooms, as well as the laboratories and classrooms aligned along the southern side of the building (Image 16).

The floor in the entire corridor is a greenish 8" x 8" vinyl asbestos tile, which appears to be mostly original with many mismatched replacements. The walls are painted plaster over concrete masonry units. The doors off the corridor are all flush and the full height of the corridor and are painted dark



(Image 15)



(Image 16)

brown. Most are solid core wood doors; however, stairway doors are hollow metal doors.

The ceiling is the original 12" x 12" acoustical tile drop-in hidden spline ceiling, with concealed frame. There is a single row of recessed down lights at the center (Image 17). The flanking north-south corridors are distinguished by two rows of the same recessed down lights. In the central space, the single row of recessed down lights is off center toward the south in this space because of the opening for the stair.

All access panels and electrical box covers, etc., are flush and painted brown to match the doors and intended to contrast with the wall color (Image 18). The top lighted plastic exit signs are original.

Many of the offices are fitted with built-in laboratory cabinets with stone counter tops (Image 19).

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Stairs, ceiling, doors, division of the corridor space, and

Alterations:

Aluminum framed message boards, smoke detectors and surface mounted alarms have been added to the space. There are also plastic emergency lights, and a wood cabinet in the center, transverse corridor.

Comments:

The corridor is mostly original with the addition of minor elements and is representative of the original corridors in the Phase II classroom buildings. The importance of the incandescent down lights as a design element is readily apparent here. Replacing them with recessed incandescent down light would be energy efficient and less intrusive than surface mounted strip fluorescent or recessed high intensity discharge fixtures. Preservation of the built-in laboratory cabinetry in offices and other original features



(Image 17)



(Image 18)



(Image 19)

should be a priority in any renovation.

2. Public Space: 1st Floor East Lobby, Rm. 151

Description - Materials and Finishes:

The room has been made smaller by the addition of gypsum wallboard partition on the west side of the room. The original cantilevered display cabinet has been relocated to the new wall, however, it now has legs to support it. The original dimensions of the room can be reconstructed by using the white terrazzo floor and base as a guide.

The original north and south walls are painted plaster on concrete masonry units. The south wall forming the interior vestibule is the typical minimalist glass wall. This wall is composed of steel tube vertical ribs, with steel bar horizontals. The base is again a steel tube 2" thick instead of the 4" used for the vertical mullions. Stops for the single glazed glass panes are simple ½" bar stock. There are numerous plastic signs and surface mounted conduits for the fire detection and alarm system.

The ceiling is a modern drop-in acoustic tile ceiling dating from the recent renovation. All the architectural brass knobs have been changed to brass levers, also a part of the recent renovation. Doors themselves are original as are the full height frames.

Character Defining Elements:

☐ Intact ☐ Substantially Intact ☒ Compromised ☐ Destroyed

Glass wall with vestibule, white terrazzo floor.

Alterations:

Recently renovated (see above).

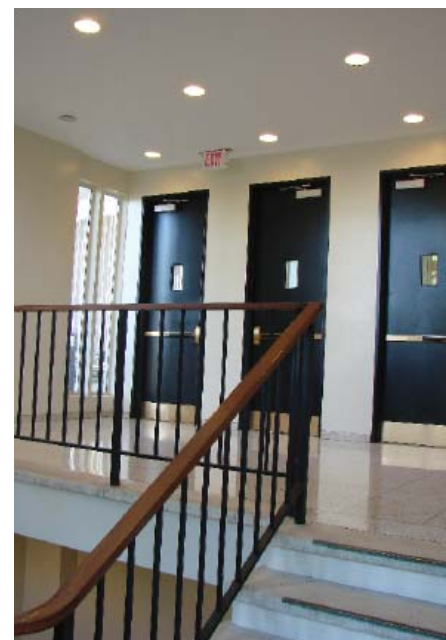
Comments:

The room is now very modest in scale and is a little cramped when classes let out and there is a rush for the exits. The room is readily restorable with almost all original elements surviving.

3. Public Space: Exit Stairs (east – typical of both)

Description - Materials and Finishes:

These stairs are typical of the fire stairs in all the Phase II Podium buildings, and are the main public circulation stairs off the lobbies and central corridor (Image 20). These stairs were not affected by the recent first corridor floor was renovated.



(Image 20)

The original floor is white terrazzo set in a pattern that follows a division of the structural grid. The low base, which continues up the wall as the stringer trim, is the same white terrazzo. The landings are also white terrazzo. At the edge of the open well the same precast tread used on the stairs is inserted.

The walls are original plaster directly over concrete masonry units. The south walls are glazed with steel sash windows and set within a vertical and horizontal grid of pre-cast concrete ribs. The window walls rise from the first floor to the ceiling without interruption and the stairs are freestanding. The ceiling is the exposed concrete structure of deep beams the sides of which flare so the whole resemble a series of barrel vaults.

The stairs have a concrete structure with precast white concrete treads. The treads have a textured bronze nosing strip. As with all Phase II building these treads are generally not in as good condition as the Phase I stair treads. There is some loss of the surface and fairly extensive hairline cracking. The stair treads used in Phase II seem be inferior to those used in Phase I.

The balustrade is composed of steel bar stock elements with a rectangular varnished hardwood handrail. The stair is kept free of the north wall and there is an identical balustrade across the window wall. There is an identical handrail bracketed off the east and west walls. The handrails retain there original brown painted finish.

The doors are all flush steel doors with steel door frames and small vision panels. The first floor panic bars on the first floor doors are part of the recent renovation to the lobby. Only the doors on the third floor have their original hardware.

The ceiling is the exposed concrete structure of one-way concrete beams and slab. The sides of the beams flare forming the appearance of a barrel vault. Lights are the original recessed down lights in the ceiling and the underside of the stair at the landing. The grid of these lights at the landing is an integral element of the overall design theme. The third floor lights are the original strip fluorescent fixture with plastic egg crate grills hung down the middle of the "barrel vaulted" ceiling.

Alterations:

No significant alterations.

Comments:

The stairways remain mostly original.

4. Public Space: Basement Courtyard/ light well

Description - Materials and Finishes:

The courtyard light well at the northeast corner of the Podium punctuates the end of the east –west basement corridor which originally ran from corner courtyard to corner courtyard. It also serves as the change in direction from the corridor in the Earth Science Building to the north-south corridor in the Biology Building, although the service tunnel must be crossed at this point. The light well contains a stair (see Podium Survey pg. 99), but primarily functions to introduce natural light into an otherwise long, windowless, basement level corridors (Image 21).



(Image 21)

The perimeter walls are all original plaster on concrete block or metal studs with a low white terrazzo base. Three interior walls are the typically detailed minimalist glazed walls, with the east wall stucco. These walls use steel tube as mullions and steel bar stock as muntin bars and stops for the large panes of glass. The glass is arranged with a single horizontal muntin dividing the bays into a large square pane and a lower horizontal pane. The walls in this case rest on a low steel tube used as a base.

The floor is the original white terrazzo laid out on a grid, which is a division of the structural bays. The ceiling is a recent drop in acoustic tile ceiling.

Interior doors are the original flush doors the full height of the room (+/- 8'-0") with only the narrow door frames separating the ceiling from the door openings. The corridor doors have small vision panels, while doors to service or mechanical rooms are solid. The hardware is the original Stanley dull brass. The doors in the glazed wall are the typical steel frame glazed door with the same brass hardware.

Alterations:

Other than the ceiling, there have been no significant alterations.

Comments:

The lower portion of minimalist glazed walls is exposed to snow and ice accumulating against them and the use of corrosive ice melt. It also appears to receive the drip from the planter box above splashing off the concrete of the planter bed. Exposure to moisture and

salt on the steel elements has developed substantial rust and deterioration in the steel tube base and lower bar stock glazing stops (Image 22).

Preservation of these walls is certainly desirable and after basic repairs, the walls could be fitted with interior or exterior storm sash rather than being replaced.

The current program of replacement of the stairs treads includes painting of the steel elements of the glazed walls.



(Image 22)

Miscellaneous

Accessibility:

One door at each entrance has been modified for automatic operation. There is an elevator, and the first floor toilet rooms have been renovated for accessibility.

Critical Concerns:

Maintaining character of interior and exterior during any renovation.

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these elements are extensions of the buildings themselves and their structural grids.

The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernable
- ☐ Compromised - Altered, essential character still discernable
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

- Replace roof over building footprint, walkways, monitor, and courtyards.
- Investigate support of precast concrete panels.
- Replace skylights with energy efficient skylights of identical design.
- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete mullions.
- Paint exterior concrete elements except exposed aggregate panels.
- Protect and restore character defining elements of interior.

Building Name: Social Science Building

Historic Name: Social Science Building

Location: (5) Podium, west end

Dates of Construction: 1964-1966

Date(s) of Significant modifications/ Architect(s): None

Current Use: Classrooms and offices

Original Use: Classrooms and offices

Exterior - General Information

The Social Science Building was part of the Phase I construction at the academic podium and sits on the western edge, ending the central east-west axis (Image 1). Its approximately 380 ft. by 80 ft. footprint is oriented with the long axis running north-south. The building has a central entrance corresponding to the east-west axis of the Podium (Image 2).



(Image 1)

Character Defining Elements:

Precast tilt-up wall panels with smooth white concrete vertical mullions and panels of exposed aggregate, horizontal grid of smooth ribs used at stairwells and entrances, and exterior courtyard columns, columns with flared capitals form the overhanging vaulted roof.

Building Façade:

The Social Science Building has the typical façade of precast panels between exposed columns. Each structural bay is composed of two precast panels with the design varying depending on the interior function. The entry doors have horizontal ribs of the same smooth white concrete that are flush with the vertical ribs. The grid of ribs at the stairwell bays, which conform to the top and bottom of the windows, are slightly recessed. These panels at the stairwells are glazed from grade to the underside of the ceiling within the horizontal and vertical grid of ribs.



(Image 2)

The four bay south and north facades are identical with the outer two bays being windowless precast concrete walls with vertical ribs of smooth white concrete and continuous panels of exposed aggregate concrete. The middle two bays are similar to each other with one bay

having four entry doors and the other four vertical windows (Image 3). Both panels have four paired windows above at the second and third floor level. There are horizontal mullions above the door and head of first floor window openings, which are at the same height. The four glazed doors are typical steel frame entry doors with central vertical muntins visually continuing the line of the mullions above. The doors are treated as distinct elements with solid panels between (Image 4). There is a typical aluminum wall sconce mounted on the central panel above the doors (fragments of the original white painted finish survive on many of these sconces).



(Image 3)

The precast panels on the north and south façades are divided vertically into thirds by a caulked joint, and there are vertical caulked joints at each column. The broad fifteen bay east and west façades span the length of the Podium from one corner courtyard to the other and ends of the main east-west axis of the campus. The central bay on the east repeats the arrangement of elements of the bay, with doors on the north and south facades. The flanking bays on the east façade are identical continuous vertical ribs with alternating vertical panels which are either solid or have three tiers of paired windows. The west façade is similar to the east; except that the north and south ends and middle bays are fully glazed because of the stairwells. The grid of horizontal and vertical ribs with fixed glazing is in the same steel sash as the windows (Image 5).



(Image 4)

There is also some hairline cracking on the cast in place columns, as well as spider web pattern cracking. This may simply be in the thick painted



(Image 5)

coating applied to this building years ago (Image 6). There is a bird's nest above the east entry, behind the second generation sign, causing a considerable mess below.

There are many locations around the façade where the horizontal joint between the precast panel and paving is open or not bonded on one side. This same joint was repaired on the west facade using a very viscous caulk, which was poured over the top of the paving (Image 7) as well as into the joint. There are signs of movement and failure of the bond even in these recent horizontal joints. Several of the joints have been caulked using a black caulk on top of the top the original white, which is unsightly (Image 8).

Roof:

☐ Excellent ☐ Good ☒ Fair ☒ Poor

This roofing membrane is visible in a small area where ballast and insulation was removed, and appears to be a mopped felt, traditional built-up roof (Image 9). The rigid insulation is laid over the top with stone ballast above. The membrane and insulation is separated from ballast by filter fabric. In this instance, the insulation and the ballast is carried over the walkways and terminates at the end with a sheet metal drip edge. This system depends on drainage below the insulation, and seems to be vulnerable to dirt and debris clogging the drains or drainage path. Although there was no standing water visible on the day of inspection, there were a few areas where the insulation was floating above a pond of water. Any standing water will eventually find it way through the membrane. The insulation and filter fabric has split along line



(Image 6)



(Image 7)



(Image 8)



(Image 9)

of expansion joints and the ballast has washed into and filled the void (Image 10). Although there was no standing water on the day of inspection, it is the same roofing system as the adjacent Business and Humanities Buildings where there was significant standing water. There are a few visible leaks on the interior. This roof is basically at the end of its useful lifetime.



(Image 10)

There is some visible deterioration of the filter fabric where it is exposed to the sun. The roofing membrane is carried up above the height of the insulation at the roof monitors and concealed by copper cap flashing. There are sheet metal covered expansion joints separating this building from the adjacent courtyards as well at the center of the long dimension of this building. The roofs of the northeast and northwest courtyards are part of the roofs for the Business and Humanities Buildings.

Roof Overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the slab on this building which exposes the aggregate. The top surface has been coated around the full perimeter of the building. Water draining off the edge of the slab and at the perimeter of the perforation has stained the concrete and minor surface erosion has exposed the fine aggregate. This is a physical concern, but has also created an unintended visual emphasis by outlining each perforation in dark gray.

The joint between sections of roof slab is open in the area corresponding to the perforations, water coming through these joints runs down the ribs of the vaulting to a column and can cause deterioration due to rusting rebar in the columns and precast ribs. This open joint should be sealed in a manor that allows for movement, perhaps with a compressible rubber gasket.

Walls:

Primary Material - Precast concrete tilt-up panels.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulk

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The windows on the west elevation show considerably more rust and deterioration than the elevations with larger overhang.

Doors/Entrances:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. The three part thresholds are original. Where the doors have been modified for handicap accessibility, the interior panic bar has been replaced with a brass panic bar and a motorized opening device is fitted at the top of the door. At the north, entry the automated door uses a continuous aluminum hinge surface mounted to door and frame. At the south entry, the automated door retains the intermediate and upper pivots. On both handicapped doors the closer is removed, however, the steel bar pull on the exterior is retained. There is an exterior and interior aluminum railing at all handicapped modified doors (Image 11).



(Image 11)

There is some rust on the lower rail of some doors and overall the doors could be repainted.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

There is a typical rectangular box wall sconce mounted on the central exposed aggregate pier of each bay. These rectangular boxes are now raw aluminum; however many retain bits of their original white finish. Although not dramatic, these geometrically simple minimalist fixtures are part of the original appearance of the building, and where they have been replaced the new fixtures are as unfortunately conspicuous as these are anonymous.

Exterior Alterations:

No significant exterior alterations.

Interior – General Information

The Social Science Building is typical of the classroom buildings, with a double loaded central corridor running the long direction of the building with entrances on both the short sides. However, its axial location is emphasized with a central entry and lobby on the east

elevation and ceremonial stairs on the west wall. The central lobby and stair essentially divide the building in half. The third floor, which is mostly offices, has the two double loaded corridors that form a loop. This plan, which was used occasionally in the upper floors of other buildings, gives considerable freedom in the layout of office suites around small lobbies, and allows for greater variety of room sizes. The small lobbies in the office suites have skylights. The basement is largely given over to the shops and offices for the Physical Plant and also includes the main service entrance and loading dock. These service functions have direct access to the service loop tunnel inside the Podium.

1. Public Space: First Floor Lobby (north)

Description - Materials and Finishes:

The space is an enclosed square vestibule with access to stairs and the first floor corridor. This vestibule and the mirror image on the south are in the typical locations of entrance vestibules and lobbies for the classroom buildings. However, they are considerably smaller and the main entry to the building is at the center of the east elevation. The doors leading to the stairs are original flush metal with small rectangle vision panels and original dull brass hardware (Image 12). The door frames are full height, floor to ceiling, and where the ceiling of the adjoining room is dropped (hall) there is a small solid panel. The double doors accessing the corridor are the same original metal doors. An aluminum rail with a handicap push button has been added between the double doors. The four entry doors are the typical steel doors with vertical muntins (Image 13). New hardware has been installed on one door to incorporate automatic handicap access (Image 14).

There is a modern aluminum drinking fountain in the left corner of space. The floor is white terrazzo, as is the low base, and the walls are original plaster on metal lath or concrete masonry units. There is a modern drop ceiling with strip fluorescent lights and recessed speakers.



(Image 12)



(Image 13)



(Image 14)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Glazed entry doors, full height flush interior doors, terrazzo floor and base.

Alterations:

A new brushed brass push bar has been installed on one of the original entry doors. An aluminum rail has been installed between the access doors to the corridor along with handicap hardware. Handicapped accessible stainless steel drinking fountain, plastic signage and aluminum message board, and exposed conduits for fire strobes, security system and thermostat have been added.

Comments:

The space seems to remain original with the exception for the modification to allow for handicap accessibility.

2. Public Space: Central Stair Hall

Description - Materials and Finishes:

This circulation space is similar in detail to the typical stair hall (Image 15). It is atypical in plan as it is located on a central cross axis to the typical circulation hall of the building. The central lobby on the first floor interrupts the circulation hall, as do the upper stair hall landings on the second and third floor (Image 16). The stair itself rises from the first to the third floors only, and does access the basement.

The north, south and east walls are plaster on concrete masonry units. The west wall is the typical exposed backside of the exterior precast concrete panels and concrete columns (Image 17). The grid of precast ribs is the exterior fenestration pattern of paired windows with a solid panel between; however, the solid spandrel panels are



(Image 15)



(Image 16)



(Image 17)

now glazed. The steel window sash is fixed and is completely original.

The flooring at the first floor level is the original white terrazzo divided into squares by bronze bars with a pattern which follows the structural grid of the building. The flooring on the second and third floor landings and circulation corridor is white terrazzo. In this stair hall, the terrazzo extends to the edge of the open well.

The stair itself repeats elements of the typical stairs throughout the campus. The treads are precast concrete with an integral bronze nosing. The balustrade is composed of square steel bar stock and the handrail is the typical rectangular varnished hardwood railing. The steel elements were painted white at some point, although the original dark brown is visible at every chip in the painted finish.

There are strip fluorescent fixtures with plastic egg-crate diffusers down the middle of each vault which are original; although many of the diffusers are broken. Under the landing there are semi-recessed down lights with convex diffusers and exposed frame, which are neither new nor original. These are in the locations of the original, typical, recessed down lights. The original down lights survive at the soffit along the west wall.

Doors are the typical flush doors, the full 9'-0" height of the corridors (Image 18). Hardware appears to be the original brass. There are surface mounted closers here, which appear to be original.

The recessed fire hose cabinets with flush doors are original; although the hoses have been removed. The stainless steel water cooler is original, with grill to ventilate the chiller (Image 19). Heat is supplied by sheet metal covered plenum, and it appears from surviving examples elsewhere on campus that the sheet metal elements were originally painted dark brown to match the railing.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Stair and balustrade, white terrazzo floors, ceiling



(Image 18)



(Image 19)

vaults, strip fluorescent fixtures, flush doors, and exterior window wall.

Alterations:

There is a surface mounted conduit for the smoke detection and alarm system. There are also exposed data cables secured to the ceiling. As noted above the semi-recessed down lights are replacements, as are the aluminum exit signs.

Comments:

The room retains almost all its original elements, and its character is still very much intact.

3. Public Space: Central Lobby Vestibule.

Description - Materials and Finishes:

This circulation space is similar in detail to the typical vestibules and lobbies on the short elevations of the classroom buildings. It is atypical in plan as it is located at the center of the long elevation of the building and on the central east-west axis of the Podium. The vestibule, which is largely original, is the full width of the structural bay and encompasses the four typical glazed entry doors. The floor is terrazzo as is the low base. The short north and south walls are plaster on metal studs or concrete masonry units. The west wall is the typical minimalist glazed vestibule wall composed of a steel tube and steel bar stock frame for the large sheets of glass. Here, the glass is a single sheet from base to ceiling and there is an additional bar at the height of the door pulls (Image 20). This wall has been modified to accommodate the floor plan changes in the accompanying Lobby. The glass panes from between the middle two doors and the outer two doors have been removed and painted, solid plywood panels have been inserted to receive the added walls. These panels simply replace the glass leaving the original stops and base. Because of these changes, the outer two doors are no longer in use as they open into the offices. The office doors are now in the lobby.



(Image 20)

The ceiling is the typical exposed structural system of flared concrete beams, which appear as barrel vaulting, used in the classroom spaces of the building. There are strip original fluorescent fixtures with plastic egg crate diffusers mounted down the middle of every other bay. At the corridor there was deep beam separating the lobby from the dropped acoustical tile ceiling. This element is now concealed above the existing acoustic tile drop-in ceiling (c.2000).

The lobby was originally a continuation of the width of the vestibule and stair hall adjoining it, creating a rather grand suite of rooms. However, two offices have been carved out of it on the north and south. The offices get some natural light from glazed wall of vestibule. The added walls are fairly obvious in that they are gypsum wallboard on studs with a vinyl base and typical 6'-8" doors (Image 21), rather than the original low wood base and full height doors (Image 22). The gypsum wallboard has been damaged. The floor is modern vinyl tile, a replacement of the original vinyl asbestos tiles. The ceiling from vestibule to central corridor is a continuation of the exposed concrete structure with original pendant fixtures. The ceiling in the area corresponding to the central corridor is drop-in acoustic tile with strip fluorescent fixtures (modern but not recent). The paired doors to the corridors and stair hall are the original flush doors with small vision panels.



(Image 21)

Character Defining Elements:

- ☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

White terrazzo floors, glazed interior wall, ceiling vaults, strip fluorescent fixtures, flush doors, and glazed exit doors.

Alterations:

Additional walls in lobby for new offices. There is a surface mounted conduit for the smoke detection and alarm system. There are also exposed data cables secured to the ceiling. The semi-recessed down lights are replacements, as are the aluminum exit signs.



(Image 22)

Comments:

The room retains most all its original elements and character, but the lobby area is now compromised by new office suites. The lobby could easily be restored because the original finishes, doors and walls were simply encapsulated, and not destroyed. The gypsum drywall is already damaged on the south side.

4. Public Space: Room 131 – Classroom

Description - Materials and Finishes:

This is a typical classroom, which is largely original. The floor is modern carpet. There is

a low three inch original wood base. The ceiling is the original exposed concrete structure of flared beams, which form barrel vaults. The lights are the original pendant hung strip fluorescent fixtures with a plastic egg crate diffuser.

The west and north walls are the original plaster on concrete masonry units. The south and east walls are exterior walls and are the inner surface of the precast concrete panels and structural columns, with two pairs of windows flanking a solid panel. Every third panel is a concrete column. All the windows are original steel sash windows and half the window sashes are operable casements. Two piers on the east wall are furred out for mechanical chases. The continuous, painted sheet metal cover for the heating unit is interrupted only at the furred piers, and has aluminum bar grill registers.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Barrel vaulted concrete ceiling, strip fluorescent lights, blackboards, and exterior window walls.

Alterations:

No significant character altering changes. Smoke alarm and detection system, other surface mounted data and electrical conduit, and carpet.

Comments:

A basically original classroom.

5. Public Space: Third Floor Corridor/ Office Suites

Description - Materials and Finishes:

The central stair divides this building in half and there are typical fire stairs in both the northwest and southwest bays. The north and south halves of the building are arranged similarly. The end bays are a double loaded corridor with toilet rooms, offices and service rooms. The middle bays have a circular corridor with offices on both sides. The windowless interior rooms are provided light from two large skylights. The skylights cause an indentation in the wall of the west corridor forming a small lobby area around which four offices are grouped. The offices use the typical interior glazed wall of steel tube and bar stock with large glass panes. There are two such suites on each half. The skylight walls are plaster and pyramidal in form, which rise to a square opening with translucent plastic skylights. Each face of the well is fitted with two incandescent spot lights. There is a row of small rooms behind the offices accessed from the east corridor.

The floor is modern vinyl tile with the original low wood base. There is a recent drop ceiling with acoustical tiles and surface mounted fluorescent fixtures, which replaced original

recessed down lights. The walls are original plaster on concrete masonry units or metal studs, except in the office suites where the walls are glass with a steel bar stock and tube frame. The curtains that were originally hung in these windows have been replaced with vertical blinds. The stained, wood-framed bulletin boards in the north-south corridors are original. The painted sheet metal clocks are original, although the faces have been replaced.

The doors in these suites are the typical solid core wood doors that extend the full height of the lobby. The dark stained/painted doors are all flush. The office doors are solid core wood doors, while the doors to the corridor and vestibules are rated steel. The original brass hardware is all still in tact and consists of a recessed door closer, two pair of 5-part butt hinges, mortise lock with face plate, rose and spherical knobs.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Skylights, office suites, doors, and drop ceiling.

Alterations:

The drop ceiling and lighting are new. Plastic signs, wall mounted oak and gold anodized aluminum framed glass message/ display boards have been added. There are exposed conduits for fire strobes, exit signs are new, and new surface mounted fire extinguishers.

Comments:

The space seems to remain largely original, with the exception of the ceiling. The space retains the character intended by the architect. The skylights provide pools of natural light within this interior corridor.

6. Public Space: Exit Stair (south – typical for north stair)

Description - Materials and Finishes:

These stairs are typical of the fire stairs in all the original podium buildings, and are the main public circulation stairs off the lobbies and central corridor. These have been gently renovated when the corridors were renovated (c.2000). The only obvious visual element for this work is the semi-recessed down lights which replaced the original fully recessed down lights (Image 23). These lights



(Image 23)

represent a significant improvement in energy efficiency and represent a reasonable compromise which maintains the grid of many individual spots of light that was an important component of the original design.

The original floor is white terrazzo set in a pattern that follows the structural grid. The low base, which continues up the wall as the stringer trim, is the same white terrazzo.

The walls are original plaster directly over concrete masonry units. The exterior south walls are glazed with steel sash windows and set within a vertical and horizontal grid of pre-cast concrete mullions. The window walls rise from the first floor to the ceiling without interruption and the stairs are freestanding. The ceiling is the exposed concrete structure of deep beams, which flare so they resemble a series of barrel vaults.

The stairs have a concrete structure with precast white concrete treads. They rise from basement to third floor without interruption (Image 24). The treads have a textured bronze nosing strip. As with all Phase I building these treads are in good condition with only minor surface loss and some hairline cracking (Phase II stair treads seem to have been inferior).



(Image 24)

The balustrade is composed of the typical steel bar stock elements with a rectangular varnished hardwood handrail. The stair is kept free of the south wall and there is an identical balustrade across the window wall. There is an identical handrail bracketed off the east and west walls. The railing is still painted dark.

The doors are all flush steel door with steel door frames and small vision panels. All of the hardware is the original brass.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Stair and balustrade, terrazzo floor, glazed window wall, and doors.

Alterations:

Minor non-character changing alterations such as new semi-recessed down lights.

General Conditions:

Structurally sound and well built. Issues are more related to aesthetics and/or maintenance.

Interior Alterations:

Fire and smoke detection and alarm system, numerous small additions of surface mounted outlets and data cables, and other minor functional changes, new vinyl tile floors and acoustic tile ceilings etc. No major architectural renovations.

Miscellaneous

Accessibility:

Generally accessible with automatic doors and elevator; however, some code issues with modified toilet facilities and entry doors.

Critical Concerns:

Maintaining architectural character of interior when building is eventually renovated.

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these elements are extensions of the buildings themselves and their structural grids.

The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus (Image 25).



(Image 25)

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Roof replacement over building footprint, walkways, monitor, and courtyards.
- Fill all open expansion joints in roof overhang.

Necessary:

- Replace skylights with energy efficient skylights of identical design.
- Patch concrete vaulting of northwest and southwest courtyards.
- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Space planning study to analysis current and future uses to better utilize existing space and allow for restoration of public spaces.
- Protect and restore character defining elements of interior: first floor vestibules at north and south entrances, third floor office suites, the three stairwells, and the glazed walls of the sunken northwest courtyard.
- Restore, first floor vestibule and lobby at east entrance, including lights and vaulting, to original dimensions and finishes.

Building Name: University Library

Historic Name: Library

Location: (6) Podium, west of center

Dates of Construction: 1964-1966

Date(s) of Significant Modifications/Architect(s): None

Current Use: Library

Original Use: Library

Exterior - General Information

The Library (Image 1) is one of the three public buildings on the Podium, and along with the symmetrically sited Performing Arts Center, it frames the pool and plaza on the central east-west axis. These two public buildings are at the symbolic center of the campus. The double width, north-south covered walkway that runs in front of these buildings knit them into the major circulation routes of the Podium. The Library was part of Phase I of the Podium construction, and is a stubby “U” plan with the entrance, which faces the plaza and fountain, enclosed by the projecting arms. It is approximately 260 ft. by 200 ft. in plan, the longer east-west dimension of which encompassing the wings.



(Image 1)

The middle bays of the east façade of the building are set back from the line of the pavilions at the edge of the walkway, creating an interior courtyard in front of the building. This courtyard has a large opening in the roof to provide light to what would otherwise have been a shadowy area. This opening is covered with one of the three original domed skylights. There is a sunken courtyard below the skylight with a great stair descending to the basement level and adjacent Lecture Hall complex. There are sunken courtyards to the north and south providing light to the basement level room as well as additional means of egress.

The Library was conceived as a public building with almost the entire building finished as such. With the exception of a few offices, backroom areas, and the subbasement rooms the entire building was for public use. Before additional alterations are made there should be an historic structure report, which identifies all original building elements and spaces.

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of mullions, saucer light fixtures, exterior and building columns with flared capitals forming the overhanging vaulted roof,

skylight, and glazed wall of the interior courtyards.

Building Façade:

Although the more complicated footprint of this building might be enough to distinguish it from the simple rectangular classroom buildings, many other design differences have been used. Instead of the panels being at the centerline of the columns, they are placed at the midpoint of the column bays, which means the top of the façade is at the continuous horizontal junction of the flaring capitals rather than following the curvature of those capitals. Technically, because the pre-cast panel is deeper than the horizontal fillet between capitals, there is a small arched opening above the precast panel which is filled. The walkways, which are one full bay wide around three sides of the building, now have a row of columns down the middle.

The north and south facades are mirror images of each other, each having thirteen identical bays (Image 2). Because of the half-bay offset this actually corresponds to twelve structural bays of columns and a half bay at each end. The rhythm of each bay is typical, alternating between windows paired around a rib and a continuous exposed aggregate panel (Image 3).

The ten bay west façade typically uses the same panel, however, there are two half-bays which incorporate doors at the first floor level (Image 4). The paired doors are separated by a vertical panel of exposed aggregate concrete.

The east façade is symmetrical about the central axis, but is complicated because of the stepped plan and the different functions going on behind. The east walls of the projecting pavilions and the interior walls of the courtyard use the same panels used on the north, south and west façade (Image 5). The four central bays of the east façade in the



(Image 2)



(Image 3)



(Image 4)



(Image 5)

courtyard (Image 6) are fully glazed bays with a grid of vertical and horizontal ribs, slightly recessed from the vertical ribs.

There is a bird problem on the horizontal ribs of the entrance bays (Image 7), although much less so than on the Performing Arts Center, perhaps due to more continuous use.

The columns of the walkways are exposed and have some surface deterioration, which is less advanced than on the face protected by the building. The columns with a western or northern exposure show slightly greater surface deterioration. The sill members of the precast panels are generally dirty and there are several spots of oil or grease, and bird droppings under the large signs. Overspray from a project has discolored several panels on the west elevation of the north pavilion (Image 8).

Within the light court the joint between building and paving shows signs of significant settlement in the paving and is open over much of the perimeter.

Roof:

■ Excellent ■ Good □ Fair □ Poor

Recent EPDM roofing (.060 EPDM Carlisle) over tapered insulation (Image 9). This roof appears to be sound and better than accepted industry standards with only minor ponding mostly around the edges. Vertical flashing at monitor, vents and skylights appears to be acceptable. At the monitor roofing membrane is carried up about 24" inches to a binder bar under the projecting sill.

Roof Overhang:

□ Excellent ■ Good ■ Fair □ Poor

There is some erosion of the top surface of the slab on this building exposing the aggregate, and the top surface has been coated around the full perimeter of the building. Water draining off the edge of the



(Image 6)



(Image 7)



(Image 8)



(Image 9)

slab and at the perimeter of the perforation has stained the concrete and minor surface erosion has exposed the fine aggregate. This is a physical concern, but has also created an unintended visual emphasis by outlining each perforation in dark gray. The large exterior spot lights are mounted to the top of the overhang using ferrous connectors (Image 10). Rusting of the connectors and framing member is not simply a visual issue but a conservation issue as rusting connectors will crack the concrete. These lights are an issue on all podium buildings.



(Image 10)

At the center of each structure bay there is an expansion joint between two concrete pours. This joint is filled and covered with the roofing membrane ending at the perforated roof overhang. Here the joints are all open, water running through these joints follows the ribs of the flared capitals back to the columns in the walkways (Image 11). Water on these concrete surfaces causes problems of deterioration of the surface of the concrete or can rust rebar embedded close to the surface causing spalling of the concrete. The joint needs to be sealed, perhaps, with a flexible rubber gasket.



(Image 11)

Roof Elements:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

This is typical with a low pitched flat roof with deep overhangs protecting the original grills, which have a continuous precast concrete sill. Vents all seem to be original. Most roof vents retain their original aluminum cone hoods. There are epdm covered expansion joints between the adjacent buildings.

The skylight needs considerable work, a major program to remove Plexiglas glazing, repaint steel frame and caps and re-glaze. Proper access panels should replace the current one cut into Plexiglas. The internal system of incandescent lights has not worked in years, however, reintroducing light here would be highly desirable and is being studied.

Walls:

Primary Material – Precast concrete

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☒ Good ☒ Fair ☐ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

These windows are generally in better condition than elsewhere on campus as they are more protected with wide overhangs on all elevations. These windows appear to have their original factory finish, and need to be repainted.

Doors/Entrances:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The doors are the typical steel frame glazed doors which are used at all building entrance doors. The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. The entrance doors have been modified for automatic opening and has three surface mounted strap hinges the knuckle for which required cutting the mullion. The interior panic bar has been replaced with a brass panic bar and a motorized opening device is fitted at the top of the door. The threshold is a new aluminum threshold.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

There is a typical rectangular box wall sconce mounted on the central exposed aggregate pier of each bay. These rectangular boxes are now painted silver, however, on many there are bits of their original white finish are showing through.

Exterior Alterations:

There have been no significant exterior alterations.

Interior – General Information

Rather than being separate, the stacks are integrated into the reading rooms and are arranged vertically on the three floors. These reading rooms are arranged about a central entrance lobby and interconnected atrium above. The deep second floor balcony connecting the second floor reading rooms forms the ceiling above the circulation desk. There are a series of openings flanked by flush doors overlook the atrium. These doors appear to be fitted with automatic closers operated by the fire alarm system, however, the operation of some of these doors at the balcony level is blocked by an original planter box.

Upon entering the building, there is a soaring atrium and the guardrail of the ceremonial stairs, which stretches the whole width of the room. This grand stair rises in two flights with one quarter turn at each landing. The two separate stairs merge at a central landing at the second floor level. Under this central landing is the main entry to the library and the circulation desk, all of which is on the central east-west axis of the building and Podium.

The building uses the flared column capitals encompassing recessed fluorescent lights in a tree like configuration throughout the public spaces of the building, which in this case is the vast majority of the floor plan. Many of the basement rooms receive natural light from the glazed window walls overlooking the sunken courtyard to the north and south of the building. These courtyards originally had three square fountains, which have been converted to planting beds.

1. Public Space: Reading Rooms

Description - Materials and Finishes:

These low, one story spaces flanking the central lobby and service spine are defined by the square columns of the structural grid and their flaring capitals with branch-like recessed fluorescent lights (Image 12). These capitals do not meet like vaulting but are divided by a flat band of acoustical tiles in a drop-in metal grid. These appear to be original acoustical tiles. The air conditioning ducts are above the acoustic tile and the sheet metal supply grills used at the diffusers, which occur on the structural grid, and are rotated 45 degree to the structural grid.

There is carpet over a concrete floor slab. The existing bluish carpet is new, however, the original looped pile buff colored carpet was found under some recently removed bookcases (Image 13).



(Image 12)



(Image 13)

The ceiling defines the structural grid of the building. The recessed fluorescent fixtures in the flaring capitals appear like the ribs of an umbrella or tree branches. Each of the sixteen light fixtures has a 6 foot fluorescent bulb and a plastic snap in lens. There are surface mounted conduits for the ceiling mounted smoke detectors.

There are three types of interior plaster walls, plaster on concrete, concrete masonry units, and metal studs. There is a recessed steel picture rail at the top of the doors aligned with the transom bar of the doors, which establishes a horizontal line along the

walls. Above the door is either a metal panel or grille within the door frames, which rise the full height to the underside of the ceiling.

There are glass walled offices and sound rooms flanking the exit stairs (Image 14). The glazed walls are the typical minimalist wall of glass and steel. These walls use narrow steel tubes for mullions and steel bar stock for muntin bars and stops. Most of these rooms have sound absorbing, open wood-slatted walls used in the Lecture Center.

In the first floor reading room in the north wing, several bays in the northwest corner have been portioned off with a drywall partition. This type of work is particularly unfortunate and visually obtrusive.



(Image 14)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Columns, ceiling, recessed lighting, flush doors, and minimalist glazed walls.

Alterations:

No significant alterations.

Comments:

Rooms are essentially intact, however, many on the original, brown painted, steel book cases have been removed as the Library becomes more digitally advanced.

2. Public Space: First floor main entry lobby:

Description - Materials and Finishes:

This lobby (Image 15) is a three-story linear space flowing into the second floor atrium above and beyond. There is a single row of three story columns down the center. The columns rise to large individual capitals with recessed strip lights forming tree branch formations around the tops. This ceiling is a continuation of the second story atrium ceiling, and like the reading room, these capitals



(Image 15)

do not meet like vaulting but are divided by a flat band of acoustical tiles in a drop-in metal grid. The east wall is the exposed backside of the three story exterior window wall. These precast panels have vertical ribs with horizontal bands of thin concrete ribs the grid of which is filled with fixed glass in thin steel frames (Image 16). Entry into the building is through this wall by means of four original metal doors. The east and west walls are plaster with three sets of vertically aligned doors. The doors on the first level are not for access to the library and they are now fixed shut although they are fitted with a railing to prevent access. The remaining doors are at second and third floor levels align with the doors opening onto the atrium. These doors are operable, and have a railing within the opening to ensure safety. The west wall is a metal framed glass wall under the balcony floor with a series of doors that give access to the library.



(Image 16)

Entry into the building is through the glazed east wall by means of four original glazed steel frame doors. The two flights of stairs rise to a common landing at the second floor mezzanine lobby (atrium) with the glazed entry doors into the Library space are under the landing (Image 17). There are original recessed down lights on the underside of the landing, as well as a security camera. This stair cannot be accessed directly from the main entrance lobby. The stair passes through the glass wall from the library side and makes a quarter turn then continues parallel to the east window wall. The floor is white terrazzo with strip grilles along the east window wall. There is a removable carpet running from the exterior entrance doors to the Library entrance.



(Image 17)

Once through the glazed interior doors the ceiling seems low and enclosing (Image 18). The structural grid of columns defines the space, and the flared capitals of the columns supports balcony floor of the atrium/lobby above. These capitals do not meet like vaulting but are divided by a flat band of acoustical tiles in a drop-in metal grid. These appear to be original acoustical tiles. The air conditioning ducts are above the acoustic tile and the sheet metal supply grilles used at the diffusers, which occur on the structural grid and are rotated 45 degree to the structural grid.



(Image 18)

The walls are all original painted plaster on either concrete masonry units or metal studs. There is carpet over a concrete floor slab. The existing bluish carpet is new, however, the original looped pile buff colored carpet was found under some recently removed bookcases in the reading rooms. The circulation desk is at the front of the space and has been modified, but the lower portion of clear finished wood is original.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Three story space, columns, ceiling, stair, window wall

Alterations:

Exposed conduits for a security camera, security camera, and fire strobes. The original book drops through the east window wall have been removed and the holes in the glass have been covered with a sheet of metal. Plastic waste baskets and signage have also been added.

Comments:

This soaring space remains mostly original and is an impressive entrance to the building.

3. Public Space: Second floor mezzanine lobby (atrium):

Description - Materials and Finishes:

This is a two story lobby space (Image 19) feels balcony-like and overlooks the main entrance lobby. The structural grid of columns provides order and definition to the room. Each column rises two stories to form their own individual capitals. These capitals have recessed strip lights that form a tree branch formation around the top of the column. Between these large square capitals is a strip of drop-in acoustical tiles in a metal grid that unites the entire ceiling. The air conditioning ducts are above the acoustic tile and the sheet metal supply grilles used at the diffusers, which occur on the structural grid and are rotated 45 degrees to the structural grid. The ceiling appears to be completely original.



(Image 19)

The lobby area has a purple carpet with a gold border, which is old but certainly not original. The north, west and south walls are plaster over concrete masonry unit. On the north and south walls there are eight openings with full height doors, four of them are double doors and the rest are single doors. Of the four openings at the second level, two give entry to spaces filled with book stacks. The four openings at the third floor level have

railings within the opening and the operable doors are intended as smoke doors to be closed in case of fire only. These doors appear always to have been fitted with automatic closers, however, the current system is recent.

The east side of the lobby remains open with a stair that leads down into the first floor of the Library. There are planter boxes in place of a rail at the edge of the mezzanine. The stairway has two sets of descending stairs with a common landing at this level. The landing and the edge of the mezzanine is white terrazzo. The stairs have a concrete stringer with pre-cast terrazzo treads and the typical square steel bar stock baluster and newels with a varnished wood handrail. The planter boxes sit on the terrazzo boarder and are wood with a natural finish (Image 20). Although this planter blocks the door operation of one door, it appears to be an original and functions as a barrier at the edge of the opening.



(Image 20)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Colonnade, ceiling, stair, flush door, planter boxes, doors.

Alterations:

The carpet is not original. A new automatic closing door system has been added, as well as a wall mounted clock and speakers.

Comments:

This two story space serves an elegant lobby/lounge space for meeting friends or just sitting. It is mostly original with minor insignificant alterations. The planter is not a code complying guardrail at the edge of the stair opening.

4. Public Space: Basement Study Area:

Description - Materials and Finishes:

The north and south stairs lead directly onto this square mid-size space. The four, single story columns, each with the typical large individual capitals, provide order to the room (Image 21). The capitals have strip fluorescent lighting that radiates around the top of the column to form a tree branch like formation. The acoustic tiles strips between the four capitals are original and lay level with the top of



(Image 21)

the capitals, uniting the entire ceiling. This arrangement of a grid of acoustic tiles between the square capitals is typical throughout the building. There are air conditioning vents along with a single square ceiling mounted fluorescent light at the center of the ceiling. The floor is carpeted, which is not original, and the walls are the original plaster, that have been painted purple. On the east side of the space, there are two original flush solid core wood doors with vision panels that lead into a Media Center/Periodical Room. The north and south sides give access to vertical circulation. The west side has a large wood framed opening that leads to a small vestibule for the restrooms and drinking fountains.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Columns, flush door, ceiling and lights.

Alterations:

Modern tables and chairs, plastic waste baskets, and signs have been added. There are exposed conduits for fire detection, outlets, and exit signs. The carpet is also a recent addition.

Comments:

This space has been renovated, but this work was primarily to finishes. The architectural character of the room is intact.

5. Public Space: Study Carrels – Room 216

Description (materials and finish):

This interior room is a linear space with eight columns forming a colonnade (Images 22 and 23). The typical flaring capitals form vault like ceiling giving this space an almost grotto like feeling. Between each column, running the length of the room, is a three quarters height metal framed wall, used to partition the individual study spaces on the outside of the columns. These walls have a series of painted brown, solid wood doors with vision panels and a veneered panel. Each carrel is divided by painted gypsum board walls. There are two rows of private plastic laminate study desks down the center of the space, within the colonnade.

The columns are single height with a simple necking of three “v” shaped grooves above which the flaring



(Image 22)



(Image 23)

capitals incorporate branch like recessed fluorescent lights. These capitals do not meet like vaulting, but are divided by a flat band of acoustical tiles in a drop-in metal grid. These appear to be original acoustical tiles. The air conditioning ducts are above the acoustic tile and the sheet metal supply grilles used at the diffusers, which occur on the structural grid and are rotated 45 degrees to the structural grid.

The floor is modern carpet squares and the walls that enclose the entire room are original painted plaster on either concrete masonry units or metal studs. There is an original, low wood baseboard that runs around the space.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Columns, ceiling and lights, wood veneered partition and flush doors.

Alterations:

There is a metal conduit that drops from the ceiling at the east end, and makes a 90 degree turn to connect all the electrical outlets that are on the bottom of each study desk. There is other surface mounted conduit and fixtures for the alarm and fire detection system.

Comments:

This space remains largely original. The same laminate study desks are used throughout the building and appear original.

6. Public Space: Stair wells:

Description - Materials and Finishes:

The two existing and circulation stairs are located at the northwest and southwest corners of the Lobby. These stairs are typical of the stairs in the classroom buildings (Image 24 and 25). The floors are white terrazzo laid out as a rectangular grid. Walls are all painted plaster over concrete masonry units. Light is provided by recessed down lights in the ceiling and under the landings. The stair structure is concrete with precast concrete treads. The landings are white terrazzo. The base is white terrazzo, which is carried up the wall as a wall stringer. Doors are



(Image 24)



(Image 25)

all flush metal doors with a small vision panel. Here they are double with a fixed mullion between. The frame of these doors is carried to the underside of the landing and a solid panel fills in above the door.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Columns, ceiling and lights, wood veneered partition.

Alterations:

No significant alteration.

Comments:

These are the public stairs and finished as such. The additional stairs are simply treads between two parallel walls.

7. Public Space: Basement rooms adjacent to the light wells

Description - Materials and Finishes:

These rooms serve a variety of purpose and scale. There are several elements they have in common, including the typical columns with flaring capitals, which incorporate strip fluorescent fixtures, and the glazed window wall facing the light wells (Image 26).



(Image 26)

The vertical ribs are narrow steel tube, and the muntin bars and stops are steel bar stock. The base is a narrow steel tube turned on its edge. The large sheets of glass are divided horizontally at the level of the push bar on the doors. The height of the bottom rail of the door aligns with the steel base of the walls. The walls are elevated above the courtyard paving on a low concrete base (floor slab).



(Image 27)

The raised planting beds in the courtyards were originally fountains equipped with lights to illuminate them at night (Image 27).

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Columns, ceiling and lights, glazed window wall..

Alterations:

No significant alterations.

Comments:

The lower portion of minimalist glazed walls is exposed to snow and ice accumulating against them and the use of corrosive ice melt. It also appears to receive the drip from the planter box above splashing off the concrete of the planter bed. Exposure to moisture and salt on the steel elements has developed substantial rust and deterioration in the steel tube base and lower bar stock glazing stops (Image 28).



(Image 28)

Given the aesthetic reasons these glazed walls should be preserved and repaired. To provide greater energy efficiency a second layer of glazing could be provided in the form of exterior or interior storm windows.

Miscellaneous

Accessibility:

A door at the entrance has been modified for automatic opening. There is an elevator, and the basement toilet rooms have been modified for handicapped accessibility.

Critical Concerns:

Maintain the building character while making the modifications necessary to keep the Library vital and up to date.

(Image 29)

(Image 30)

Related Site Features

The sunken courtyards were an integral part of the design, bringing light to the basement rooms. The little touch of green vegetation helps to soften the building, and the original fountains would have enlivened these spaces. The glazed window walls to these courtyards are design elements deliberately minimalist to contrast with the solid concrete walls, much like the glazed entry bays.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Prepare historic structure report and master plan to analyze and plan for future renovation and restoration of Library.
- Protect and restore character defining elements of interior: recessed lights in flared column capitals, first floor vestibule and entrance, including down lights, second floor lounge/ atrium, main entry stair and exit stairs, reading rooms/stacks areas, glazed offices and room partitions, and glazed window walls of courtyards.

Building Name: Performing Arts Center

Historic Name: Theatre – Music Building

Location: (7) Podium, east of center

Dates of Construction: 1967 - 1970

Date(s) of Significant Modifications/Architect(s): None

Current Use/ Original Use: Theatre, music and recital/Same

Exterior - General Information

The Performing Arts Center (Image 1) was part of the Phase II Podium construction. It sits on the central east-west axis of the Podium at the symbolic heart of the campus. Its main entrance faces the central plaza and fountain, and is reflected by the Library on the west side. The building like the symmetrical Library is a stubby “U” with the entrance enclosed by the projecting pavilions. It is approximately 260 ft. by 200 ft. in plan; the longer east-west dimension encompasses the wings.



(Image 1)

The Performing Arts Center is one of the three public buildings of the campus and along with the symmetrically sited Library frames the pool and plaza on the central east-west axis. The double width north-south covered walkway runs in front of these building knitting them into the major circulation routes of the Podium campus.

The west façade of the building is set back from the line of the pavilions at the edge of the walkway creating an interior courtyard in front of the building. This courtyard has a large opening in the roof to provide light to what would otherwise have been a shadowy area. This opening is cover with one of the three original domed skylights (Image 2). There is a sunken courtyard below the skylight with a great stair descending to the basement level and adjacent Lecture Hall complex.



(Image 2)

The Performing Arts Center was conceived as a public building with almost the entire building finished as such. With the exception of a few offices, backstage and practice areas the entire building was for public use. A master plan studying the uses and needs of the performing arts program now and in the future should be prepared using the information in the historic structure report as a guide to the preservation of the building while making

the necessary changes to accommodate modern functions.

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of mullions, saucer light fixtures, exterior walkways and building columns with flared capital forming overhanging vaulted roof, hanging saucer light fixtures, and glazed courtyard wall.

Building Façade:

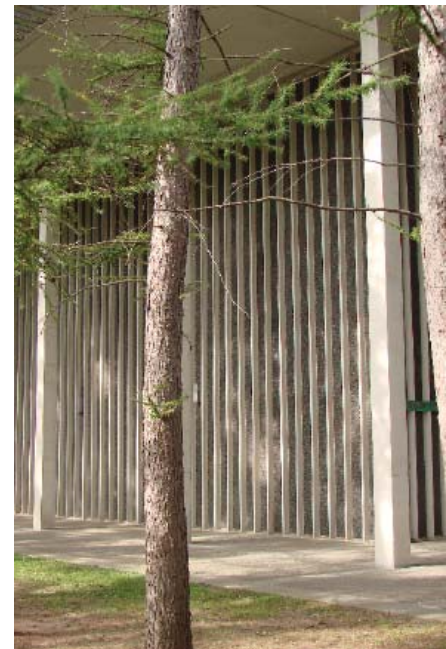
Although the more complicated footprint of this building might be enough to distinguish it from the simple rectangular classroom buildings, many other design differences have been used. Instead of the panels being at the centerline of the columns, they were placed at the midpoints of the column bays. This results in the top of the façade being the continuous horizontal junction of the flaring capitals, rather than following the curvature of those capitals. The walkways, which are one full bay wide around three side of the building, have a row of columns down the middle.

The north and south facades are mirror images of each other (Image 3). The western three and a half bays continue the panels of the main west façade. The next three bays are completely windowless with continuous panels between the ribs, followed by another bay including doors on the first floor and windows above. Then one bay of windowless wall, and finally at the east end one bay of windowless wall with a vent grill at the third floor level.



(Image 3)

The ten bay east façade is all windowless wall panels (Image 4), but does include two with the horizontal slat vent. These occur a half bay in from the corners.



(Image 4)

The west façade is symmetrical about the central axis, but is complicated because of the stepped plan and the different functions going on behind. The west walls of the projecting pavilions are identical with the interior walls of the courtyard. The four bays of the west façade of the courtyard are fully glazed bays with a grid of vertical and horizontal

ribs, which are slightly recessed from the vertical ribs (Image 5). There are three sets of paired doors separated by a single glazed bay.

There is an extensive bird problem on the horizontal mullions of the entrance bays (Image 6).

The columns of the walkways are exposed and have some surface deterioration, which is less advanced than on the face protected by the building. There are also several spots of spilled oil on the sill member (Image 7). Along the east façade there are spots where the paving is now lower than the bottom edge of the precast panel (Image 8).

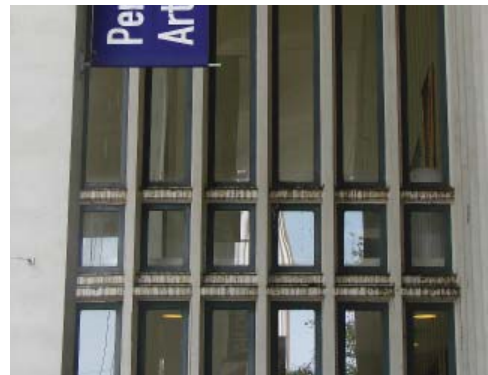
Roof:

■ Excellent ■ Good □ Fair □ Poor

The roof is a recent Carlisle .060 EPDM roof over tapered insulation. The roof encompasses several levels above the theatres and finally the fly loft of the main theatre (Image 9). All of these individual roofs appear to be sound and better than accepted industry standards with only minor ponding mostly around the edges of the roof. At the vertical brick wall the membrane is brought up the wall and sheet metal cap flashing protects the top edge. The flashing on the curb of the skylight flashing is protected by the overhanging skirt of the skylight



(Image 5)



(Image 6)



(Image 7)



(Image 9)



(Image 8)

frame. On the west side of the skylight, apparently in response to a leak, additional flashing membrane has been adhered to the outside of the skylight skirt (Image 10).



(Image 10)

On the raised roofs of the small theatres flanking the main theatre roof, the slightly raised patches are where smoke vents were removed when the alarm system was installed.

Roof overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the slab on this building exposing the aggregate, and the top surface has been coated around the full perimeter of the building. Water draining off the edge of the slab and at the perimeter of the perforation has stained the concrete and minor surface erosion has exposed the fine aggregate. This is a physical concern, but has also created an unintended visual emphasis by outlining each perforation in dark gray. . The large exterior spot lights are mounted to the top of the overhang using ferrous connectors. Rusting of the connectors and framing member is not simply a visual issue but a conservation issue as rusting connectors will crack the concrete.

At the center of each structure bay is an expansion joint between two concrete pours. This joint is filled and covered with the roofing membrane, extending to the perforated roof overhang. The joints in the overhang corresponding to the perforation are open, and water running through these joints follows the ribs of the flared capitals back to the columns in the walkways. Water on these concrete surfaces causes problems of deterioration of the surface of the concrete or can rust rebar embedded close to the surface causing spalling of the concrete. This open joint should be sealed in a manor that allows for movement, perhaps with a compressible rubber gasket.

Roof Elements:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

Although there is no monitor, on this roof there are projections above the walkway roof level which enclose the elevated ceiling of the small theatres and fly loft for the main theatre. They are similar in design to the monitors elsewhere in that the sidewalls are brick and the roofs are low pitched flat roofs.

The vents seem to be original and are flashed with EPDM. There are EPDM covered expansion joints between the adjacent buildings.

The skylight needs considerable work, a major program to remove Plexiglas glazing, repaint steel frame and caps and re-glaze. A proper access panel should replace the current one cut into Plexiglas. The internal system of incandescent lights has not worked in years, however, reintroducing light here would be highly desirable.

Walls:

Primary Material – Precast concrete

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Steel window sash is single glazed on both the fixed and operable casements. These windows are generally in better condition than elsewhere on campus as they are more protected with virtually no windows at the first floor level. There is very minor rusting of the lower portions of frames and sills. The perimeter caulking has not been maintained. These windows appear to have their original factory finish, and desperately need to be repainted.

Doors/Entrances:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. The three part thresholds are generally in good to fair condition, however, many have lost screws and several thresholds for doors to the north have some distortion indicating some deterioration in the support.

The entrance door modified for automatic opening has three surface mounted strap hinges the knuckle for which required cutting the mullion. The interior panic bar has been replaced with a brass panic bar and a motorized opening device is fitted at the top of the door. The threshold is a new aluminum threshold.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

Mounted on the central exposed aggregate pier of each bay is a typical rectangular box wall sconce. These rectangular boxes are now painted silver, however, on many bits of their original white finish are showing through. Although not dramatic, these geometrically

simple minimalist fixtures are part of the original appearance of the building, and where they have been replaced the new fixtures are unfortunately conspicuous. On the west façade where these fixtures have been replaced the new cylindrical fixtures are visually intrusive (Image 11).

Exterior Alterations:

Modern signage, some replaced wall sconces, but basically there have been no significant exterior alterations.



(Image 11)

Interior – General Information

The one-story lobby spans the full width between the building wings. Its low vault-like ceiling is a result of the flared capitals. The pattern of recessed down-lights reinforces the junction of the curving groins. The main stair is on axis with the door, with a broad first flight rising to the landing from which two flights of stairs rise along the back wall to the two story high Second Floor Lobby. The three principal theatre spaces are entered off this Second Floor Lobby.

General Conditions:

Beyond the recently renovated lobbies, the whole building is a little dingy, and in need of a careful and sensitive restoration. Office and support spaces probably need reorganization to properly function according to current standards.

Interior Alterations:

Other than the recent renovation of the lobbies, the spatial arrangement of the rooms has not been reorganization. A fire and smoke alarm/detection system has been installed.

1. Public Space: First Floor Main Lobby

Description - Materials and Finishes:

Immediately upon entering the building, there is a glass walled vestibule from which one enters the Lobby (Image 12). The long, linear Lobby is bordered by eight engaged columns. The flared column capitals form a vaulted ceiling, which feels low and enclosing. The clusters of eight recessed down-lights emphasizing the junction of the groins light the space. At the north and south ends of space there are vertical wood slat walls that were



(Image 12)

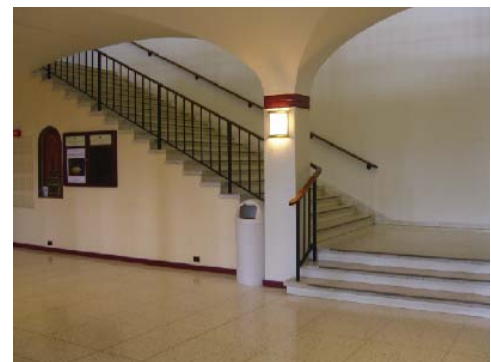
originally stained dark brown, but have recently been refinished (Image 13). The floors are white terrazzo divided into bays following the structural grid.



(Image 13)

The interior walls are painted plaster on concrete masonry unit walls, and the exterior has glazed window walls typical of the original vestibules. In the vestibule the vertical, grid of concrete ribs is the exposed surface of the precast tilt-up wall panels. The windows are the original steel sashes.

There is a grand stair on the east wall that leads to the second floor lobby. The stair rises in a single broad flight to a landing on the east wall. From this landing, symmetrical flights (a quarter turn) engaged on the east wall rise to the two story high Second Floor Lobby. The stairs have a concrete structure with precast terrazzo treads, square steel bar balusters and newels, with varnished hardwood handrails (Image 14). The stair is detailed similarly to those used elsewhere across the campus.



(Image 14)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Stair, columns, vaulted ceiling, recessed down lights, exterior window walls, and slatted wood walls

Alterations:

The wood walls have been re-finished from the original dark brown to a more natural look. There are exposed conduits for fire detectors. Plastic waste baskets have been added and brass wall sconces have been mounted on each column. Although the light at the wall is desirable these bright brass fixtures seem inappropriate for the room.

Comments:

Despite some alterations and additions, the Lobby retains its original architectural frame and space. This is a grand entrance into this public building.

2. Public Space: Main 2nd Floor Lobby

Description - Materials and Finishes:

This lobby is a linear cathedral like space divided in the center hall and side aisles by two rows of columns (Image 15). These eight double height columns have a necking of three grooves above which the capital flare form the typical vaulted ceiling.



(Image 15)

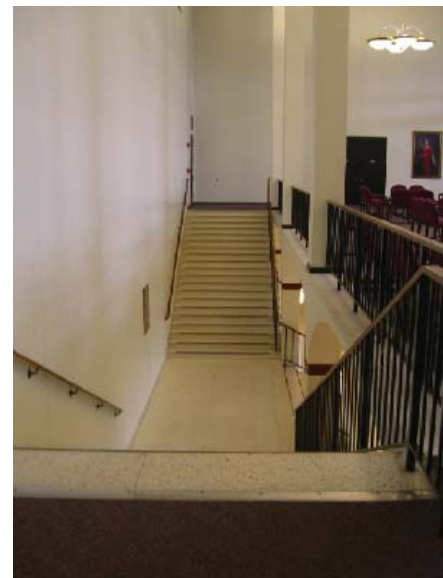
The three brass chandeliers hanging in the center of each vault are part of a recent renovation to the lobbies. These light fixtures replaced the originals, which were the typical hanging saucer lights. The saucer lights were hung very low creating a low visual plane, which provided a humanizing scale to these soaring spaces. Original recessed down lights run parallel to the east and west walls at the edge of the vaulted ceiling.

The floor is modern carpet. There is a typical low wood base with carpet or vinyl tile. The walls are painted plaster on concrete masonry units. The two story glazed west wall is a grid of mullions, which are the backside of the precast tilt-up wall panel (Image 16). This grid has horizontals which align with the spandrel panels of the second and third floors. All glazing is the original fixed steel frame sash.



(Image 16)

The two flights of the grand stairs descend on the back (east) wall to a common landing and take a quarter turn to a central flight of stairs leading down to the first floor Lobby (Image 17). The opening for the stair is bordered by approximately two feet of terrazzo as it forms the top tread of the stairs. The balustrade runs above the strip of terrazzo continuous with the stair handrail.



(Image 17)

Characteristics:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Columns, vaulted ceiling, exterior glazed window wall, stair, and hanging light fixtures (alteration).

Alterations:

The original hanging saucer light fixtures have been replaced with more modern brass hanging fixtures, which are particularly unfortunate and a little undersized for the space. There are also exposed conduits for fire detection and strobes and the addition of plastic waste cans.

Comments:

The modern brass and glass light fixtures are particularly unfortunate. The two story soaring space of room is very nice, but needs the original saucer light fixture to visually establish a human scale to the room.

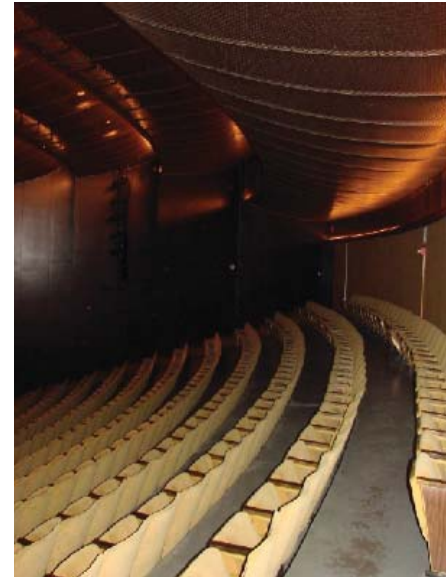


(Image 18)

3. Public Space: Main Theatre

Description - Materials and Finishes:

This is the largest theatre space on campus (Image 18). It is substantially intact including the stepped ceiling of curved gold anodized stamped aluminum sheets, mini lights, door hardware, exit signs, seats, stage area and fly space. The side walls are a dark brown edge banded plywood, the stained flush wood doors fit seamlessly into this paneling system. The stepped, or tiered, ceiling has curved panels of stamped aluminum sheets, which have strips of small lights at each step (Image 19). The original dull brass hardware still remains in excellent condition as do the exit signs. The floor is painted concrete and the side aisles are carpeted to match the recent upholstery (Image 20). The rear wall is carpeted. The stage area is painted black. The original stage curtain has been removed.



(Image 19)

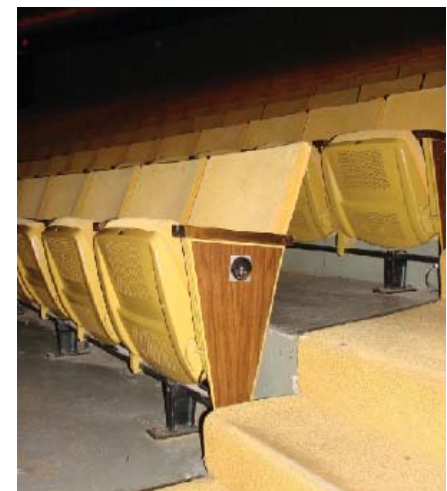
Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Brown stained wall and doors, gold anodized stamp aluminum grille ceiling, mini lights, and seat stanchions.

Alterations:

Modern theatre spot lights on pipe stanchions,

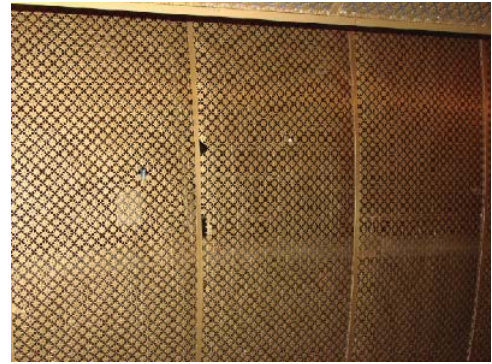


(Image 20)

some exposed conduits for fire detection system etc.

Comments:

Original upholstery, carpet and curtain are missing. The ceiling is very dirty and in poor condition with numerous dents and holes (Image 21). There are some minor scuffs and scratching on the wood walls. Additional modern theatrical lights are not a problem. This is a full theatre with fly space and dressing rooms.



(Image 21)

4. Public Space: Arena Theatre

Description - Materials and Finishes:

This is a small round theatre composed of a circle of seats within a square or nearly square room (Image 22). The circular seating surrounds the stage area. There is a circular catwalk with radiating walkways above the stage area, forming a two-story space above the stage and a low ceiling for the seating area. A corridor surrounds the outer edge of the seating area. This area has recessed down lights installed in the ceiling. The walls, catwalk, and ceiling are now painted black. It appears that the fibrous sound absorbing wall panels were painted purple before being painted black. Their original finish should be investigated. The original plywood seats survive (Image 23) although the seats appear to have been extended when existing cushions were installed as the trim on front edge does not meet trim on sides. The stage appears to be able to revolve.



(Image 22)



(Image 23)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

The circular geometry of the seating and stage within the square room, and catwalks.

Alterations:

Surface mounted fire detection and alarm system and wall sconces. Modern brass push bars on the doors retrofitted for handicapped access.

Comments:

The all black paint scheme seem unfortunate and deprives the theatre of its individual character. The additional wall sconces are inappropriate and reduce or eliminate the use of more dramatic down-lights in the ceilings of gathering spaces. Although the seats with plywood backs are hard and a little uncomfortable, they contribute to the “period” feeling of this little theatre. The seats are in need of repair. Perhaps the incorporation of removable cushions could be a way of improving comfort without compromising the visual impact. The new exit door hardware, which is brushed brass, is a harsh contrast with the original brass US10B finish hardware.

5. Public Space: Studio Theatre/Lecture Hall

Description - Materials and Finishes:

This small theatre is a very intimate space (Image 24). It is composed of a central area seating area with a walkway on three sides. Behind the main seating area there is a raised platform with additional seating along the back wall (Image 25). The two seating areas are separated by the walkway. The ceiling rises to two stories above the central group of seats while remaining low in the circulation and gathering spaces of the walkways. Light is provided by recessed down lights in the ceilings. The original seats retain their original green upholstery; however the fibrous wall panels, ceiling and stage are now painted black.



(Image 24)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Architectural grid of down lights, geometry of room, seat stanchions.

Alterations:

Surface mounted conduit for detection and fire alarm system.

Comments:

The all black paint scheme seem unfortunate and deprives the theatre of its individual character. The black ceiling is particularly disturbing here.



(Image 25)

Dramatic lighting is achieved by the grid of down lights in the upper and lower ceilings of the gathering areas.

6. Public Space: Courtyard lobbies/galleries

Description - Materials and Finishes:

These light and airy basement areas are used for general circulation and lobbies for the studios and smaller rehearsal theatres in the basement (Image 26). They are enclosed with elegantly detailed minimalist plate glass walls and look out onto a green courtyard. The interior walls are painted plaster on concrete masonry units. The exterior window walls have a minimalist frame composed of steel tubes and bar stock, which barely intrudes on the view of the green ground cover of the courtyard. The steel tube base continues the horizontal line of the bottom rail of the door (Image 27). The steel frame doors are those typically used at the building entrances; however, the two lights are divided horizontally by a muntin continuing the horizontal line of the window wall.

The stairs rise dramatically to the Podium level. The flared capitals of the engaged columns on the inside wall transition to the gently curving ceiling. Lighting is provided by recessed down lights at the outside edge of the ceiling. Floors are white terrazzo in a pattern that corresponds to the structural grid. This floor continues outside to form the landing for the stairs.



(Image 26)



(Image 27)

Some of the doors are now on automatic hold opens and have been fitted with modern polished brass push bars. Other hardware is the original brass typically used throughout the campus.

Character Defining Elements:

■ Intact ☐ Substantially Intact ☐ Compromised ☐ Destroyed

Terrazzo floors, plaster walls, vaulted ceiling, dark brown stained flush wood doors, steel frame windows, courtyard.

Alterations:

Plastic signs, bulletin boards with aluminum frames, smoke and fire detection/alarm system, and automatic door locks have been added.

Comments:

The terrazzo floor in the interior extends to the exterior as the border around the raised green space planting bed. The single glazed glass wall will need to be upgraded for energy conservation. Great care should be given to replacement glazing ideally using an additional layer of storm windows either inside or on the exterior.

7. Public Space: Recital Hall

Description - Materials and Finishes:

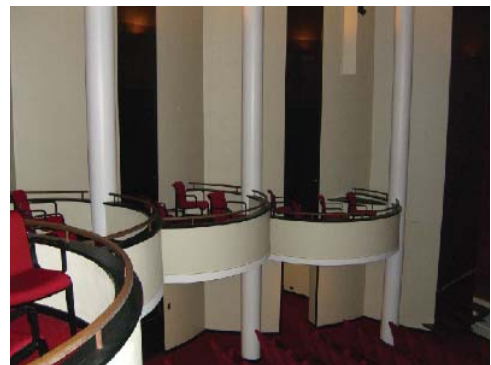
This is a circular space (Image 28) with ten round columns framing it, and nine individual balconies cantilevered between them stepping up toward the rear (Images 29 and 30). The stage is about two bays wide with seating that slopes down and in toward it and a string of staggered red velvet curtains. The ceiling is a series of twelve curved, stamped gold, anodized aluminum panels with the original crystal chandelier hanging from the center (Image 31). The seats are re-upholstered with red velvet. Red carpet is installed on the floor and the walls are painted plaster. Each individual balcony is bordered by a brass railing. On the main seating level, there are exit doors between each column. Surrounding the theatre space is a small corridor leading to each exit door and a stair. The stair leads to a second level which gives access to the balconies. The stair is carpeted and has brass balusters and newels along with a brass wall mounted handrail. The exterior wall of the corridor is carpeted for acoustical purposes and the second level corridor is similar. The corridors have a series of original recessed down lights, and the same fixtures are used under each balcony.



(Image 28)



(Image 29)



(Image 30)



(Image 31)

Character Defining Elements:

☒ Intact ☐ Substantially Intact ☐ Compromised ☐ Destroyed

Ceiling, balconies, stage, corridor and stairwell

Alterations:

Seats have been re-upholstered on both levels and theatrical lighting has been added. There are exposed conduits for fire detection, strobes, electrical outlets and power boxes. Many of the original lights have burnt out and there is no easy access to replace the ones that are beyond the perforated ceiling.

Comments:

The theatre is the most dramatic and visually successful theatres in the building and is characteristic of Edward Durell Stone. It is remarkably similar in concept, although much smaller, to the contemporary round theatre he designed for Cal Tech. This is the best kept theatre in the Performing Arts Center, and has not been painted black.

8. Public Space: Lab Theatre

Description - Materials and Finishes:

This theatre is a large square double height open space, with six columns that encompass the central space (Image 32). The floor is vinyl tile and the walls range from concrete block to acoustical paneling. The entire space is painted black. A balcony surrounds the central space with approximately a 6' high steel pipe railing. There are recessed down light fixtures installed on the underside of the balcony. There is also a series of hanging light fixtures at the second level.



(Image 32)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Balcony, double height open space

Alterations:

The theatre was not originally black, but may have been orange. There is some orange paint visible beneath the black, however, the original colors could be investigated. The HVAC is exposed across the ceiling. There are exposed conduits for fire strobes and electrical outlets. Copy machines and mobile theatrical equipment have been added.

Miscellaneous

Accessibility:

Entry door has been modified for automatic opening. There is an elevator, and the first floor toilet rooms have been renovated to conform to accessibility standards.

Critical Concerns:

Maintenance needs to be more sympathetic. Maintaining character while accommodating the frequently changing requirements of theatre.

(Image 34)

Related Site Features

The sunken courtyards were an integral part of the design bringing light to the basement galleries/ corridors. The little touch of green vegetation helps to soften the building. The glazed window walls to these courtyards are design elements deliberately minimalist to contrast with the solid concrete walls, much like the glazed vestibule walls.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

The Main Theatre, Recital Hall, Arena Theatre and Lobbies are important public spaces that should be carefully restored to their original appearance. All public rooms are worthy of careful decorative restoration, mindful of practical functioning of modern theatres.

Preservation Priority

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:**Necessary:**

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements, except exposed aggregate panels.

Desirable:

- Prepare historic structure report and master plan to analyze and plan for future renovation and restoration of Library.
- Protect and restore character defining elements of interior:
 - First floor vestibule and entrance hall down-lights
 - Main lobby on second floor missing saucer lights and curtains
 - Theatres and galleries/corridors and window walls of courtyards

Building Name: Biology Building

Historic Name: Biology Building

Location: (8) Podium, east end

Dates of Construction: 1964-1966

Date(s) of Significant Modifications/Architect(s): None

Current Use: Classrooms, laboratories, and offices

Original Use: Classrooms, laboratories, and offices

Exterior - General Information

The Biology Building was part of the Phase I construction at the Academic Podium and sits on the eastern edge, ending the central east-west axis (Image 1). The approximately 380 ft. by 80 ft. footprint is orientated with the long axis running in a north-south direction.



(Image 1)

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of ribs, saucer light fixtures, and exterior and building columns with flared capitals forming the overhanging vaulted roof.



(Image 2)

Building Façade:

As a classroom building, this has a typical façade of precast panels between the exposed poured in place concrete columns.

The four bay south façade (Image 2) and north facades, are mirror images of each other with the outer two bays being windowless precast concrete walls with vertical ribs. The middle two bays are similar to each other with one bay having four entry doors and the other four vertical windows.

The broad fifteen bay east and west façades span the length of the Podium from corner courtyard to corner courtyard and ends of the main east-west axis of the campus. The central bay on the west repeats the arrangement of elements of the bay with doors on the north and south facades with four entry



(Image 3)

doors (Image 3). The flanking bays on the west façade are all identical with continuous vertical ribs and a rhythm of alternating vertical panels, either solid or with three tiers of paired windows.

The east façade is similar to the west; except the north and south end bays and the middle bay are fully glazed bays for the stairwells. These bays are completely glazed within the grid of horizontal and vertical ribs with fixed glazing in the same steel sash as the windows.

Extensive stains and dirty streaking in the walkways and courtyards indicate that this roof was not performing well (Image 4). There is extensive staining and streaking on the east side of the wall, running down the vault ribs and columns (Image 5). However, this is active and emulating from the open joints in the roof overhang, not a failed roof membrane. The water seems to be contributing to the deterioration in the ribs of the northern most bay, and to a lesser extent the rusting of the window sash and subsequent staining.

There is a rib on the south façade that is cracked which appears to be caused by movement of the panel above (Image 6). The ribs adjacent to the closer side of the doors are often stained from spilled lubricant. There are several spots of overspray of paint on the exposed aggregate panel, which need to be removed. There is a 's nest above the east entry, behind the added third generation plastic sign, and a considerable mess below.

There seems to be significant settlement in the paving at the southwest corner of the building, where even recent patching has settled further (Image 7).

Roof:

■ Excellent ☐ Good ☐ Fair ☐ Poor

This roof is being replaced with a new TPO



(Image 4)



(Image 5)



(Image 6)



(Image 7)

membrane (Image 8). The northeast courtyard roof is continuous with the roof on the Earth Science Building and is a recent EPDM roof. The northeast courtyard roof is continuous with the roof on the Chemistry Building and is a membrane roof with stone ballast, which is not functioning well and needs to be replaced. Storing materials on and the traffic generated from accessing the current roofing work on this roof will only aggravate the situation.



(Image 8)

Roof overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the slab exposing the aggregate, and the top surface has been coated around the full perimeter of the building. Water draining off the edge of the slab and at the perimeter of the perforation has stained the concrete, and minor surface erosion has exposed the fine aggregate.

The expansion joints are all open and water running through these joints follows the ribs of the flared capitals back to the building façade or column in the walkways (see Image 5). Water on these concrete surfaces causes problems of deterioration of the surface of the concrete or can rust rebar embedded close to the surface causing spalling of the concrete. This condition is most noticeable at the east elevation along the edge of the Podium. These joints should be covered with a flexible gasket of some kind.

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

This is typical with a low pitched flat roof with deep overhangs protecting the original grills, which have a continuous precast concrete sill. The vent grills have been covered over. Roof plumbing vents all seem to be original including glass pipe vents along the middle of the monitor.

Walls:

Primary Material - Precast concrete tilt-up panels.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulk

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☐ Fair ☒ Poor

The sill and lower portions of frame are rusting and the perimeter caulking has not been maintained. The windows on the east elevation show considerably more rust and deterioration than the elevations with greater roof overhang.

Doors/Entrances:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The doors are the typical steel frame glazed doors which are used at all building entrances. The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. The three-part thresholds are original. Where the doors have been modified for handicap accessibility, the interior panic bar has been replaced with a brass panic bar and a motorized opening device is fitted at the top of the door, however, the steel bar pulls on the exterior is retained. At the north entry, the automated door uses a continuous aluminum hinge surface mounted to door and frame. At the south entry the automated door retains the intermediate and upper pivots. On the north handicapped door the closer has been removed and the threshold replaced with an aluminum threshold. There is some rust on the lower rail of some doors and overall the doors could be repainted.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

There is a typical rectangular box wall sconce mounted on the central exposed aggregate pier of each bay. These rectangular boxes are now painted an aluminum color; however, many bits of their original white finish can be seen. These geometrically simple minimalist fixtures are part of the original appearance of the building, and where they have been replaced the new fixtures are unfortunately conspicuous.

Exterior Alterations:

No significant modifications.

Interior – General Information

This building has the typical central corridor running the long direction, with entrances on both the short sides (north, and south). However, due to its axial location, it also has a central entrance on the west side and a main ceremonial stair rising on the east wall. With the exception of this first floor lobby and additional central stair, the organization is typical for the classroom buildings on all three floors, with smaller office rooms on the east side, and classrooms and laboratories on the west side.

1. Public Space: Main Lobby

Description - Materials and Finishes:

The entry to this lobby is through a typical vestibule with the interior wall being the typical minimalist glazed wall (Image 9). The wall uses steel tubes mullions and base with steel bar stock muntins and glazing stops. This vestibule (Image 10) is slightly deeper than the typical vestibule and has chrome and plastic laminate display cases, which are certainly old if not original. The floor in Lobby and vestibule is white terrazzo following the pattern of the structural grid. The large square vestibule has two types of walls, painted plaster on concrete masonry units or steel studs. The lobby is large with two columns toward the back of the space at the line of the corridor. There are two original cantilever display cases, one on the north wall and one on the south wall, which are the typical glass cabinets with bronze glazing bars. In addition to the wall mounted cabinets there are three chrome and laminate free standing display case which are old and in the proper minimalist style of original elements but are probably not original.



(Image 9)



(Image 10)

The ceiling in the vestibule and lobby, up to the columns, is the original exposed concrete beam ceiling. The sides of the beams are flared forming a barrel vaulted ceiling. There are original strip light fixtures, with a plastic egg crate diffusers, down the middle of each vault. The ceiling beyond the columns is a recent drop ceiling with recessed strip fluorescent lights. This ceiling marks where the corridor runs across the back of the space and through the building.

Doors are all full height with only the steel door frame between the opening and the ceiling. In the case of the glazed vestibule wall there is a semi-circular glass panel above each door filling in the arch space between the flared beams.

This lobby gives access to the corridor, central circulation of stair, and two classrooms.

Character Defining Elements:

Columns, barrel vault ceiling and lights, display cases.

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Alterations:

The ceiling in the area corresponding to the north-south corridor is a recent replacement for the original acoustic tile ceiling.

Comments:

The space has been altered very little and is a very grand entry into a typical classroom building.

2. Public Space: Seminar Room (Student Commons/Periodical Room) – Rm. 248

Description - Materials and Finishes:

This room was originally a student commons and periodical room (Image 11) and originally encompassed three structural bays, two full bays in the middle and half bay to the north and south. It is now divided into two spaces; the north half structural bay being a seminar room, with the remainder being a seminar room. A “temporary” folding metal partition with a wood door separates these spaces. This aluminum and paneled partition forms the north wall of the conference room. The room originally had a small entrance space frame by the coat closet and kitchen on the south and north. The walls for the kitchen and storage attached room survive but the coat closet has been removed.



(Image 11)

The seminar has the sisal, grass mat, wall covering on the west and south walls and the eastern, kitchen, portion of the north wall. These walls retain their original low wood base. The east wall has the original window wall with curtains and liners and a shelf underneath that houses the heating plenum. There is a white board and a pull down projection screen on the north wall with an electrical bus that runs below it, all part of the renovation work.

There are two doors that lead into this space which are solid wood painted dark brown with kick plates and typical original hardware. The frame and full height and there is a grill above the door.

The flooring is a recent vinyl tile, which replaced the original carpet. The ceiling in the seminar room is a recent new drop ceiling with recessed fluorescent lights and a projector that hangs from the center. The room is filled with couch-like seating along with a couple of podiums and mobile projectors. Originally, the room was supposed to have a coat closet in the southeast corner, the walls of which have been removed and a door installed as an additional emergency exit.

The enclosed conference room (Images 12 and 13) retains much of the original finish of the whole room. The walls are plaster on concrete masonry units or metal studs. The ceiling is the exposed concrete beams with strip fluorescent fixtures down the middle of each barrel vault formed by the flared beams. These fixtures retain their original plastic egg crate diffusers. The west wall is the same as the seminar room. The east wall has the original wood frame blackboards (wood painted brown). The floor is a recent replacement of the original. The side chairs may be original furniture (Image 14).



(Image 12)



(Image 13)

Character defining elements:

Exposed concrete ceiling and window walls.

☐ Intact ☐ Substantially Intact ☒ Compromised
☐ Destroyed

Alterations:

The use of the room has changed and it has been divided into two spaces. The original coat room no longer exists. A drop ceiling, white board, projector, projection screen, seating, temporary folding wall and exit signs with emergency lights have been added.

Comments:

Although the room is listed as compromised above, much of the original material still survives, such as the concrete ceiling above the existing dropped ceiling. However, the original intent of the space has been compromised.



(Image 14)

3. Public Space: Exit Stairs (middle— typical of all three)

Description - Materials and Finishes:

This stair on the central east-west axis of the Podium is typical of the fire stairs in all the original Podium buildings, and serves the main public circulation stairs off the lobbies and central corridor (Images 15 and 16). They all rise from the basement to the third floor. These stairs were not affected when the first corridor floor was renovated.

The original floor is white terrazzo set in a pattern that follows a division of the structural grid. The low base, which continues up the wall as the stringer trim, is the same white terrazzo.

The walls are original plaster directly over concrete masonry units. The south, exterior, walls are glazed with steel sash windows and set within a vertical and horizontal grid of pre-cast concrete ribs. The window walls rise from the first floor to the ceiling without interruption and the stairs are freestanding. The ceiling is the exposed concrete structure of deep beams, which flare so the whole resemble a series of barrel vaults.

The stairs have a concrete structure with precast white concrete treads. The treads have a textured bronze nosing strip. As with all Phase I buildings these treads are in good condition with only minor surface loss and some hairline cracking.

The balustrade is composed of steel bar stock elements with a rectangular varnished hardwood handrail. The stair is kept free of the south wall and there is an identical balustrade across the window wall. There is an identical handrail bracketed off the east and west walls. These stairs retain the original brown paint on the steel balustrade.

The doors are all flush steel door with steel door frames and small vision panels. The doors on all floors have their original Stanley hardware, including panic bar. The basement, second and third floor doors retain their original dull brass hardware with mortise lock, rectangular face plate and thumb latch on the side.



(Image 15)



(Image 16)

The ceiling is the exposed concrete structure of one-way concrete beams and slab. The sides of the beams flare forming the appearance of a barrel vault. The lights in the ceiling and the underside of the stair at the landing are the original, recessed down-lights. The grid of these lights at the landing is an integral element of the overall design theme. The third floor lights are the original strip fluorescent fixture with plastic egg crate grilles hung down the middle of the barrel vaulted ceiling.

Alterations:

No significant alterations.

Comments:

The stairways remain mostly original.

Miscellaneous

Accessibility:

One door at each entrance has been modified for automatic opening. There is an elevator, and the first floor toilet rooms have been modified for handicapped accessibility.

(Image 17)

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these elements are extensions of the buildings themselves and their structural grids.

The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore character defining elements of interior including vestibules and lobbies, including display cases in Main Lobby, stairwells and lights, and glass walls of interior courtyards.

Building Name: Humanities Building

Historic Name: Humanities Building

Location: (9) Podium, southwest corner

Dates of Construction: 1964-66

Date(s) of Significant Modifications/Architect(s): None

Current Use: Classrooms and offices

Original Use: Classrooms and offices

Exterior - General Information

The Humanities Building, one of the original Phase I buildings on the Podium, is located on the south side near the southwest corner. Along with the adjacent Social Science Building, it frames the north and east sides of the open courtyard at the southwest corner of the Podium. The long narrow footprint (260 ft. by 80 ft.) is oriented in the east-west direction.



(Image 1)

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of ribs, saucer light fixtures, and exterior and building columns with flared capital forming overhanging vaulted roof.

Building Façade:

As a classroom building, the Humanities Building has a typical façade of precast panels between the exposed columns (Image 1).

The four bay east and west facades are composed of similar elements, but not identical. The outer bays of each are windowless precast concrete walls. The middle two bays of the east façade are similar to each other with one bay having four entry doors and the other four paired vertical windows (Image 2).



(Image 2)

The east façade uses the same elements except they are arranged symmetrically around the central column. Each panel has two doors and two windows (Image 3).



(Image 3)

The broad thirteen bay north and south façades run the long direction of the Podium, from corner courtyard to interior courtyard shared with the Education Building. The bays on the north façade are all identical. The south façade is similar to the north; except the east and west end bays are fully glazed bays for the stairwells (Image 4).

The columns at the southwest courtyard are less protected and all have some surface deterioration, which is more advanced on the west and north faces.

There are two ribs on the south side of the west façade damaged from what appears to be movement of the panel above, and the support system for this upper panel should be investigated (Image 5). There are two spots of deteriorated concrete on the base member one of which has been patch, however, the patch did not bond properly and has now cracked at the edge (Image 6).

Roof:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Although this roofing membrane was not visible (Image 7) it appears to be a mopped felt, traditional, built-up roof of the same period as the roof on the Social Science Building. The rigid insulation is laid over the top with stone ballast above (the membrane is separated from ballast by filter fabric). In this instance the insulation and the ballast is carried over the walkways and terminates at the edge with a sheet metal drip edge. Although there was no standing water visible on the day of inspection (it had rain that morning), there were a few areas where the insulation was floating above a pond of water. The insulation and filter fabric has split



(Image 4)



(Image 5)



(Image 6)



(Image 7)

along line of expansion joints and the ballast has washed into and filled the void (Image 8). There are also some small plant life growing in the cracks of the insulation indicating enough water and soil to support growth in these areas.



(Image 8)

This roof encompasses the southwest courtyard and there is considerable staining and deterioration due to active roof leaks (Images 9 and 10). There are numerous rust spots, staining and areas of concrete which have spalled off due to rusting rebar. There are some expansion joints (between sections of the roof slab) where water is draining through and running down the ribs of the column capitals onto the building facades. There is also typical staining from water running through the open joint between sections of slabs in the roof overhang (see below).



(Image 9)

There is some visible deterioration of the filter fabric where exposed to the sun. There is a continuous expansion joint covered in sheet metal between this building and the adjacent Social Science and Education Buildings.



(Image 10)

Roof Overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the perforated slab on this building which is exposing the aggregate, and the top surface has been coated around the full perimeter of the building. There are lights cantilevered off the edge of the roof slab on the interior courtyards wired with exposed conduit. These replaced four original saucer light fixtures in the southwest courtyard and two in the smaller courtyard with the Education building. The expansion joints between the individual slabs are open to the weather in the overhang and water coming through these joints runs down the ribs of the vaulting to a column. There is now some spalling and deterioration due to rusting rebar (Image 11) in the columns and precast ribs. This open joint



(Image 11)

should be sealed in a manor that allows for movement, perhaps with a compressible rubber gasket.

Walls:

Primary Material – Precast concrete

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Steel window sash, both fixed and casement sashes. The sill and lower portions of frame are rusting particularly on the less protected south elevation, and the perimeter caulking has not been maintained. These windows appear to have their original factory finish, and desperately need to be repainted. The University has instituted a program of replacing these original single glazed units with an aluminum frame double glazed window unit, which appear similar.

Doors/Entrances:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The doors are the typical steel frame glazed doors which are used at all building entrance doors. The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. The two part thresholds are original, some are missing the attachment screws, and many are smeared with lubricant from the recessed floor closure. The intermediate pivots have not been replaced, nor has the steel bar pull on the exterior. There is some rust on the lower rail of some doors and overall the doors could be repainted.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

Mounted on the central exposed aggregate pier of each bay is a typical rectangular box wall sconce. These rectangular boxes are now painted an aluminum color; however shows bits of their original white finish.

Exterior Alterations:

No significant modifications.

Interior – General Information

Typical of the classroom buildings, the Humanities Building has a central corridor with entrances, vestibule and lobby, on both narrow ends. The first floor has a central, double loaded corridor with classrooms on both sides, with toilets and stairs at each end. The second and third floors, which are mostly offices, use two double loaded corridors in a loop. This plan, which was used occasionally in the upper floors of other building, gives considerable freedom in the layout for the interior rooms as office suites around small lobbies, and allows for greater variety of room sizes. The office suite lobbies are provided with skylights, and the two floors are connected by light wells between the floors. Thus, even the lobbies on the second floor gain some natural light. The light wells have a typical, original guard railing. The basement has a central corridor with classrooms and laboratories to the south and mostly mechanical and storage spaces to the north with the exception of the Little Theatre (see below). The basement corridor connects to glass walled corridors around the open courtyard at both ends.

1. Public Space: Little Theatre – (Rm. B-39)

Description - Materials and Finishes:

The is a long narrow space (Image 12) that consists of two seating sections, one with five rows and the other with four, with a center aisle separating them. The original projection room is at the back, and at the front there is a small stage that rises above main floor. The stage has a plaster on metal stud curved partition wall with a pull down projection screen. There is a small stair that leads up to the stage level with pre-cast terrazzo treads with a painted wood baseboard. The stair also has the typical square steel bar stock railing consisting of steel balusters and newels with a varnished wood handrail. A space is left open on each side of the curved partition for access to an area behind it; which was originally meant for staging (Image 13). This space remains open and has a door to access the basement corridor. The main seating space has carpet flooring and the stage retains its original 8" square vinyl asbestos tile. There is a drop ceiling with acoustical tiles, recessed down lights and diffusers and speakers. The ceiling height in the stage area raises proportional to the rise of the stage from the main floor. The south wall of the room is the original wood paneling which is refinished to a lighter more natural



(Image 12)



(Image 13)

color (Image 14). The remaining walls are painted plaster.

The architectural drawings indicate that this room was to have movable seats, stored in what is now the projection room. It appears that the current fixed seating may be a later addition, which has been recently reupholstered when the room was renovated, and the slatted wood wall refinished. The original sound system speakers survive (Image 15), as does the tufted brown leather bench with chrome legs (Image 16).

Doors are all the original full height flush doors; however the hardware has been replaced (recent renovation c.2000). There is an original wood framed bulletin board on the south wall of the projection room.

Character Defining Elements:

- ☐ Intact ☒ Substantially Intact
☐ Compromised ☐ Destroyed

Seating, stage, projection room, slatted wood wall, and doors.

Alterations:

The seating, and wood walls have been refinished. A projection screen has been installed on the stage partition. There are exposed conduits for outlets and data terminals. Mobile chalkboards, projectors, and wall mounted speakers have also been added.

Comments:

This space is unique and is the only space like this in the classroom buildings. It should be treated respectfully.

2. Public Space: Lobby (west)

Description - Materials and Finishes:

The original typical vestibule, consisting of two sets of metal framed glass doors separated



(Image 14)



(Image 15)



(Image 16)

by a white terrazzo floor, leads into the Lobby space (Image 17). This Lobby is a small space with a single column and a cantilevered display case on the back (east) wall (Image 18). Walls are all the original plaster on concrete masonry units or metal studs. There is a new drop ceiling with new recessed strip up and down light fixtures (c.2000). The ceiling defining the lobby space is about one foot higher than the drop ceiling in the corridor. The floor is new vinyl tile flooring with black, purple and white tiles. The lobby gives access to vertical circulation of elevator and exit stairs, restrooms, the first floor corridor and a writing center.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Glass vestibule wall and doors, column, display case.



(Image 17)



(Image 18)

Alterations:

New ceiling and lights have been installed as well as a free standing display case, exposed conduit for fire detection, and plastic signage.

Comments:

The cantilevered display case is an original element. It has a wood base painted dark brown with bronze dividers and frame for the glass. Access into the case is through the underside of the wood base. There are a series of pull down doors that have padlocks to secure them shut.

3. Public Space: Third Floor Corridor (East - Rm358)

Description - Materials and Finishes:

The second and third floors of the building are primarily used for offices and support staff and are similar in plan. There are two parallel double loaded east-west corridors interconnected by north-south corridors forming a ring of offices. The ring is connected to the stairwells by short, east-west corridors slightly off center in plan. The corridor on the west side is slightly longer and has the toilet facilities and additional rooms connected to it. The ring is divided in half by pairs of rated, hollow metal doors, and there is a similar pair of doors to the corridor on the west side. There are four skylights off the southern corridor, toward the center of the building. The placement of the skylights creates an indentation

of the office core, forming a small lobby area with an open well (Image 19). Around this lobby area are three minimalist glazed walls that house office spaces. These partitions use the typical detailing of steel tube mullion and base with steel bar stock used as glazing stops (Image 20) used for vestibules and courtyard walls. The typical full height flush wood door is used here and throughout the corridors. These doors retain their original brass hardware.

The open wells are surrounded by railings which are the typical square steel bar stock balustrade with a varnished wood handrail. The open well allows for natural light to flow into the similar suite of offices on the second floor.

The floors are the original 8" square vinyl asbestos tiles. The floor has numerous patches in mismatched colors. There is a border of pre-cast concrete pavers at the edge of the light wells.

There is a drop ceiling with acoustical tiles (c.1990) similar too the original. The lights are surface mounted fluorescent fixtures with plastic diffusers similar to the original but date to the time of the ceiling renovation (c.1990). The skylight wells are plaster and pyramidal in form rising to a square opening with a translucent plastic skylight. Each face of the well is fitted with two incandescent spot lights. The skylights themselves are the original Plexiglas bubbles.

These typical corridor walls are the original plaster on concrete masonry units. The office suite walls are single large sheets of glass with a door in each. Offices typically now have vertical slat blinds, however, on the second floor, where there is less direct sunlight, four of the offices have the original curtains. These curtains are heavy woven linen-like material with a straw colored front and greenish/ brown backing (Image 21). The flush wood doors have a bronze kick plate which corresponds in height to the solid base of the



(Image 19)



(Image 20)

window walls. The suite of four rooms at this level are listed on the drawings as three offices and one secretary while on the second floor are typically four offices with the reception area labeled as secretary. The western suite of offices on the second floor has a solid wall with a large conference room on the north side.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Office suites with skylights and glass partition walls, openings to second floor with railing, and doors.



(Image 21)

Alterations:

Minor non-character changing alterations such as the curtains in offices, vinyl floor tiles, etc.

Comments:

The arrangement of rooms around a central skylight was an ingenious way to provide natural light to interior rooms used as offices on two floors. These corridors are illustrative of the quality of initial construction and care taken with the planning of the building. Surviving original curtains should be carefully conserved. The railings at light wells do not conform to current code for guardrails.

4. Public Space: Exit Stairs (west –typical of both)

Description - Materials and Finishes:

These stairs are typical of the fire stairs in all the original Podium buildings, and are the main public circulation stairs off the lobbies and central corridor. These were gently renovated when the basement and first floors were renovated (c.2000). The only obvious visual element for this work is the semi-recessed down lights which replaced the original fully recessed down lights. These fluorescent fixtures are an improvement in energy efficiency over the original incandescent fixtures and a reasonable aesthetic compromise which maintain the grid of many individual spots of light that was an important component of the original design.

The floor is original white terrazzo set in a pattern that follows the structural grid. The low base, which continues up the wall as the stringer trim, is the same white terrazzo.

The walls are original plaster directly over concrete masonry units. The south, exterior,

walls are glazed with steel sash windows and set within a vertical and horizontal grid of pre-cast concrete mullions (Image 22). The window walls rise from the first floor to the ceiling without interruption and the stairs are freestanding. The ceiling is an exposed concrete structure of deep beams, which flare so the whole resemble a series of barrel vaults.

The stairs have a concrete structure with precast white treads that have a textured bronze nosing strip. As with all Phase I buildings, these treads are in good condition with only minor surface loss and some hairline cracking.



(Image 22)

The balustrade is composed of steel bar stock elements with a rectangular varnished hardwood handrail. The stair is kept free of the south wall and there is an identical balustrade across the window wall. There is an identical handrail bracketed off the east and west walls.

The doors are all flush steel door with steel door frames and small vision panels. The basement and first floor doors have had new hardware installed as part of the recent renovations; however second and third floor door retain their original dull brass hardware.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Stair and balustrade, terrazzo floor, glazed window wall, and doors.

Alterations:

Minor non-character changing alterations, such as new semi-recessed down-lights, and hardware on basement and first floor doors.

Comments:

The stairs are an integral part of the campus and classroom buildings. Railing height does not conform to current codes for guardrails

Miscellaneous

Accessibility:

Accessible, but not completely code compliant. One door at each entrance has been

modified for automatic entry, there is an elevator to all floors, and the toilet rooms on the first floor have been renovated to comply with handicapped code accessibility.

Critical Concerns:

Maintaining the exterior and interior character.

(Image 26)

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these elements are extensions of the buildings themselves and their structural grids.

The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Replacement roof over building footprint, walkways, monitor, and courtyards.
- Fill open expansion joints in perforated roof overhang.
- Treat top surface of perforated roof overhang with liquid membrane.

Necessary:

- Replace skylights with energy efficient skylights of identical design.
- Patch deteriorated concrete vaulting of courtyard.
- Patch deteriorated concrete column and ribs.
- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore character defining elements of interior such as vestibules and lobbies, second and third floor sky lighted office suites, Little Theatre, and glazed walls of sunken courtyard with the Education Building.

Building Name: Education Building

Historic Name: Education Building

Location: (10) Podium, south edge

Dates of Construction: 1964-1966

Date(s) of Significant Modifications/Architect(s): None

Current Use: Classrooms and offices

Original Use: Classrooms and offices

Exterior - General Information

The Education Building, one of the original Phase I buildings on the Academic Podium, is located on the south side, just east of the Campus Center. Along with the adjacent Humanities Building they span the length of the Podium from the Campus Center to the Southwest Entry Courtyard. There is a small open courtyard between these two building. Its long narrow footprint (160 ft. by 80 ft.) is oriented in the east-west direction, and as typical the entrances are on the short east and west sides.

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of ribs, saucer light fixtures, and the exterior and engaged building columns with flared capital forming overhanging vaulted roof.

Building Facades:

As a classroom building this has a typical building façade of precast panels between the exposed columns (Image 1). On the east façade the middle two bays are symmetrical each having two doors flanked by two windows (Image 2). The design of the individual elements is the same.

The bays on the north façade are all identical with continuous vertical ribs and alternating with vertical panels either solid or with three tiers of paired windows. The south façade is similar to the north;



(Image 1)



(Image 2)

except the west and east end bays are fully glazed bays for the stairwells (Image 3).

All of the smooth concrete elements appear to have been painted at some point many years ago. Three of the columns on the east side have been painted with cement paint recently, presumably to conceal surface deterioration or staining. This type of paint is not a substitute for proper repair and its use should be limited.

Roof:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The roof is a relatively recent EPDM rubber membrane. The membrane is laid over tapered insulation and appears to be working well. On the day of inspection it had rained in the morning and there was only limited ponding on the roof, mostly near the edges.

There are sheet metal covered expansion joints between the adjacent Humanities Building and EPDM covered expansion joints between the Library and Campus Center, both with relatively recent EPDM roofs also.

Roof overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the slab on this building which exposing the aggregate, and the top surface has been coated around the full perimeter of the building. Water draining off the edge of the slab and at the perimeter of the perforation has stained the concrete and minor surface erosion has exposed the fine aggregate. The joint between the structural bays is now open (Images 4 and 5) in the area corresponding to the perforations. Water running through these open joints travels down the ribs of the vaulting and either against the building or a free standing column and stains the concrete.



(Image 3)



(Image 4)



(Image 5)

This can also lead to deterioration in the vaulting and precast panels when the rebar is close to the surface. These joints should be sealed with a flexible gasket of some kind.

Walls:

Primary Material – Precast concrete

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Steel window sash, both fixed and casement sash. The sill and lower portions of frame are rusting and the perimeter caulking has not been maintained. These windows appear to have their original factory finish, and desperately need to be repainted.

Doors/ Entrances:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The doors are the typical steel frame glazed doors which are used at all building entrance doors. The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. At the west entry the automated door uses a continuous aluminum hinge surface mounted to door and frame. The sill was replaced on this door also, however, it was set in adhesive and is now detached. This was presumably the aluminum threshold used elsewhere in this situation. At the west entry the automated door retains the intermediate and upper pivots. On both handicapped doors the closer has been removed.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

Mounted on the central exposed aggregate pier of each bay is a typical rectangular box wall sconce. These rectangular boxes are now raw aluminum, however, many retain bits of their original white finish.

Exterior Alterations:

A few minor alterations such as additional signage but no significant alterations.

Miscellaneous:

There is an exposed electrical conduit at the northeast corner (Image 7), the purpose of which is unknown.



(Image 7)

Interior – General Information

The first floor is typical of the classroom building with an off center double loaded corridor. Toilet rooms and stairs are off the shorter (south) side of the corridor. The second and third floors, which are mostly offices, use two double loaded corridors in a loop or square doughnut in plan. This plan, which was used occasionally in the upper floors of other buildings, gives considerable freedom in the layout for the interior rooms as office suites around small lobbies, and allows for greater variety of room sizes. The office suites are each provided with skylights, and the stacked plan allows for light wells between the floors. Thus even the lobbies on the second floor gain some natural light. The light wells have a typical original guard railing. On these floors there is a short double loaded corridor at both the east and west end which access the exit stairs, toilet rooms, a few offices, and service rooms. The basement has a central corridor with classrooms to the south and mostly mechanical and storage spaces to the north. The basement corridor connects to glass walled corridors around the open courtyard with the Humanities Building.

1. Public Space: East Lobby

Description - Materials and Finishes:

This lobby is similar to the entry lobby of majority of the classroom buildings (Images 8 and 9). The typical vestibule with steel tube frame and large glass lights has a white terrazzo floor gives entry to this space. The lobby is small arranged around a single column. There is a drop ceiling with recently added acoustical tiles with recessed fluorescent lights, which replaced the original ceiling of acoustic tiles with recessed down lights. The typical original cantilevered bronze and glass display case survives on the rear (west) wall. The circulation space has a 12"X12" tile floor from the same period as the



(Image 8)



(Image 9)

ceiling. There is a carpeted seating area. The carpeted area contains lounge seating and spans the length of the display case from the rear wall to the column. There is the original low painted wood baseboard that runs around the entire space and column. The lobby has doors to the exit stairs, the elevator, restrooms, a classroom and the first floor corridor. The ceiling in the lobby is about one foot higher than that of the corridor.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Column, acoustical ceiling, display case, carpet

Alterations:

Handicap hardware has been installed on one of the entry doors. Other additions include carpet, seating, new exit signs with emergency lights, plastic waste baskets, and wood framed tack boards.

Comments:

This lobby is typical for the classroom buildings, which usually have a larger lobby of the symmetrical facade and a smaller lobby at the asymmetrical side. In cases like this, there is a small entrance vestibule on the west end of the building, which is simply a vestibule with plaster walls.

2. Public Space: 2nd and 3rd floor corridors

Description - Materials and Finishes:

The corridors on the second and third floors are arranged in a doughnut plan with the offices on the inside, and classrooms and the occasional office on the outside edge. Both floors are very similar and largely original. There is a drop ceiling that appears to be original with recessed down lights. This acoustic tile ceiling is composed of alternating narrow and wide panels with a grid of sheet metal bars in only the north south direction. The recessed lights are in the narrow 12" wide strips (Image 10).



(Image 10)

The walls are painted plaster and there are solid wood doors with kick plates that raise the full height of the corridor. The floor appears to be the original 8" square vinyl asbestos tiles. There are several areas of mismatched tile patches.

There are two skylights on the north side of the southern corridor with light wells open to the second floor below (Images 11 and 12). Around these light wells is a steel bar stock railing with varnished hardwood handrail, seemingly identical to that used on the stairs. The balustrade sits on an 8" poured concrete boarder around the well on the third floor. The tapered plaster sides of the skylight opening are fitted with eight incandescent spot lights for night light.



(Image 11)

There is a suite of four offices arranged around these wells and small lobbies on their north side. This lobby distinguishes this building from the other buildings with these office suites, and means that there is not room for a second tier of rooms entered off the other corridor as is typical. The three sides of the offices are the typical glazed wall composed of a large sheet of glass in a minimalistic frame of steel tubes and bar stock stops. The offices have a full height, flush, solid core door stained dark brown. Second and third floor office suites are nearly identical (Image 13). The floor of the lobbies are all recent carpet, presumably a replacement for the original.



(Image 12)

The corridor walls are all original plaster on concrete masonry units in some areas and metal studs in others. The low wood base is original, as are the wood framed bulletin boards with the dark brown stain. The top lighted plastic exit signs are also original, as are the wall mounted clocks. The full-height flush doors with dull brass hardware are all original as is the dark brown finish.



(Image 13)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Alterations:

Message and bulletin boards with aluminum frames have been installed in the corridors, as well as a myriad of plastic signs. Temporary dividing walls, seating and filing cabinets have been added to the skylight bays. The fire and smoke detection and alarm system is

recent and conduit is run exposed below the ceiling.

Comments:

The corridors seem to remain mostly original. The skylights and light wells are a nice way to introduce natural light into the center of the building. These corridors and offices are representative of the high quality of initial construction and the care taken to introduce some style to a utilitarian floor. The railings do not conform to current code requirements for guardrails.

3. Public Space: Exit Stairs (west – typical of both)

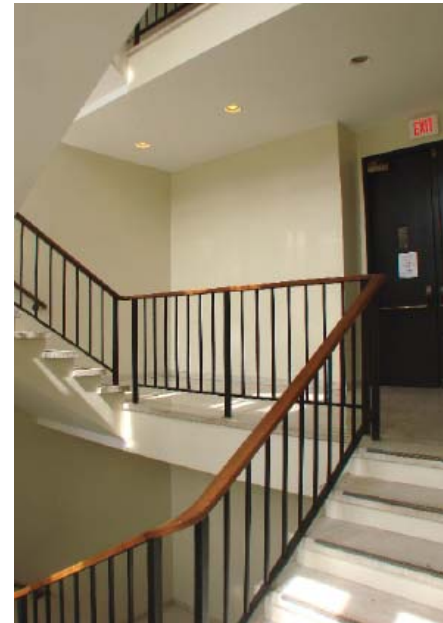
Description - Materials and Finishes:

These stairs are typical of the fire stairs in all the original Podium buildings, and are the main public circulation stairs off the lobbies and central corridor (Images 14 and 15). These stairs were not affected when the first corridor floor was renovated (c.2000).

The original floor is white terrazzo set in a pattern that follows a division of the structural grid. The low base, which continues up the wall as the stringer trim, is the same white terrazzo.

The walls are original plaster directly over concrete masonry units. The south, exterior, walls are glazed with steel sash windows and set within a vertical and horizontal grid of pre-cast concrete ribs. The window walls rise from the first floor to the ceiling without interruption, and the stairs are freestanding. The ceiling is the exposed concrete structure of deep beams, which flare so the whole resemble a series of barrel vaults.

The stairs have a concrete structure with precast white concrete treads. The treads have a textured bronze nosing strip. As with all Phase I building these treads are in good condition with only minor surface loss and some hairline cracking.



(Image 14)



(Image 15)

The balustrade is composed of steel bar stock elements with a rectangular varnished hardwood handrail. The stair is kept free of the south wall and there is an identical balustrade across the window wall. There is an identical handrail bracketed off the east and west walls.

The doors are all flush steel door with steel door frames and small vision panels. The first floor doors have their original Stanley hardware including panic bar with exposed vertical rod (Image 16). Basement, second and third floor door retain their original dull brass hardware with mortise lock, rectangular face plate and thumb latch on the side.

Lights are all the original recessed down lights in the ceiling and the underside of the stair at the landing. The grid of these lights is an integral element of the overall design theme.



(Image 16)

Alterations:

Panic bars on first floor doors of south stair. Balustrades are now painted black rather than original dark brown.

Comments:

The stairways remain mostly original.

4. Public Space: Courtyard Light well

Description - Materials and Finishes:

Basically a widening in the continuous corridors in Humanities and Education Buildings the light well courtyard introduces natural light into an otherwise long windowless walk. The space also serves to orient users as to the passage from one building to the next as well as the signs identifying the buildings. The light well is arranged such that the corridor jogs to the south around the glazed walls further punctuating the passage from one building to the next.

The perimeter walls are all original plaster on concrete block or metal studs with a low wood base. The interior walls are the typically detailed minimalist glazed walls. These walls use steel tube as mullions and steel bar stock as muntin bars and stops for the large panes of glass. The glass is arranged with a single horizontal muntin dividing the bays

into a large square pane and a lower horizontal pane (Image 17). The walls in this case rest on a low wood base, which continues the base on the perimeter walls.



(Image 17)

The doors are the original flush doors the full height of the room (+/- 8'-0") with only the narrow door frame separating ceiling and the door opening. The corridor doors have small vision panels while doors to service or mechanical rooms are solid. The hardware on the Humanities Building has been changed to polished brass, while the doors to the Education building are the original Stanley dull brass.

Alterations:

The drop-in acoustic ceiling is relatively new as is the vinyl tile floor.

Comments:

The lower portion of minimalist glazed walls is very dirty from the drip splashing off the dirt of the planter bed. This may be partly a result of the sparseness of the ivy, but also the ineffectiveness of the drip on the planters above. Moisture on the steel elements has developed substantial rust and deterioration in the steel plate and the lower bar stock glazing stops (Image 18). Preservation of these walls is certainly desirable and after basic repairs the walls could be fitted with interior or exterior storm sash rather than being replaced.



(Image 18)

Miscellaneous

Accessibility:

A door at each entry has been modified for automatic operation. There is an elevator, and first floor toilet rooms have been modified to accommodate handicapped users. Although doors appear to function adequately, the widths and other elements do not meet current code

(Image 21)

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these elements are extensions of the buildings themselves and their structural grids.

The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Replacement roof over building footprint, walkways, monitor, and courtyards.

Necessary:

- Replace skylights with energy efficient skylights of identical design.
- Patch deteriorated concrete vaulting of courtyard.
- Patch deteriorated concrete column and ribs.
- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.

- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore character defining elements of interior including entry vestibules and lobbies, stairwells, second and third floor office suites, and glazed walls of the interior courtyard with the Humanities Building.

Building Name: Campus Center

Historic Name: Student Facility Building

Location: (11) Podium, south edge

Dates of Construction: 1964-1966

Date(s) of Significant Modifications/Architect(s): 1994, Edward Durell Stone and Associates

Current Use: Classrooms and offices

Original Use: Classrooms and offices

Exterior - General Information

The 'U' shaped Campus Center Building is one of the three public buildings of the campus and ends the central north-south axis the other end of which is the Entry Courtyard. The Campus Center was built as part of the Phase I construction program, and projects south from the center of the Podium to provide a promenade, which originally had views to the distance hills, and an original formal garden immediately south of the building. To give added emphasis to the building, the Podium walls themselves stepped back flanking the building on the east and west. The recessed south wall of the Podium was glazed making the whole more transparent and welcoming. This effect is greatly diminished by the extension of the Podium and by the solid wall built about ten feet in front of the original glazed wall as part of the Campus Center Extension.

The north façade is set back from the building line of the adjacent classroom buildings creating an exterior courtyard in front (Image 1). This courtyard has a large skylight in the roof to illuminate the area that would otherwise have been dark and shadowy. There is a circular fountain, the shape of which is mirrored in the domed skylight above. Both the fountain and skylight are original elements.

The Campus Center Extension enclosed the basement area of the original building at approximately the line of original walkway above, and added two wings flanking the building on the southeast and south west. This project also installed glazed skylights above the two original light wells at the southeast and southwest corners of the promenade. The construction of the Science Library at the southern end of the flanking wing building creating the courtyard between and extended the Podium level out.



(Image 1)

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of ribs, fountain, saucer light fixtures, and exterior and building columns with flared capitals forming the overhanging vaulted roof.

Building Façade:

In addition to the more complicated footprint, many other design variations have been used that distinguish this from the classroom buildings. Although the façades of the public buildings used the same elements as the classroom buildings, they were arranged very differently. Instead of the panels being at the centerline of the columns, they were placed at the midpoint of the column bays. The walkways were made a full bay wide around the building, have a row of columns down the middle.

The panels at the stairwells are glazed from grade to the underside of the ceiling within the horizontal and vertical grid of ribs (Image 2). The bays at the lounges and ballroom have more glazing with one level of spandrel panels replaced with glazing each has a floor level that includes the exposed aggregate concrete spandrel panels (Image 3).

The east façade and west facades are mirror images of each other. The northern six bays are identical with continuous vertical ribs with alternating vertical panel either of exposed aggregate concrete or three tiers of paired windows. However, the last bay to the south of these walls expresses the two story lounge behind, and has horizontal ribs and fixed glazing corresponding to the second floor spandrel panel. The horizontal ribs are slightly recessed from the vertical ribs. The third floor level is the same as adjacent panels. At this point the façade steps back to form the walkway around the light court and to form a pavilion encompassing the Ballroom and Main Lounge which fill this projecting wing to the south. Here the typical panel has the first floor window and spandrel above which is continuous glazing with the second floor spandrel replaced with fixed glazing between horizontal ribs. The first bay of this wing has been altered for modern aluminum exit doors at the first floor level.



(Image 2)



(Image 3)

The north façade is symmetrical about the central axis, but is complicated because of the stepped plan and the different functions going on behind. The north walls of the projecting pavilions are identical and have a complete glazed stairwell bay in the middle flanked by half bays of the typical east-west elevations. The interior walls of these projecting pavilions repeat the panels used on the north and south walls. The central pavilion of six bays steps back slightly at the two bays forming the entry. The north wall on either side of the entry, each two bays wide, is composed of a central stairwell bay, which is fully glazed, flanked by windowless half bays. The return walls of the half bay recess for the entry are the windowless of mullions and exposed aggregate with a door inserted at the first floor. The current doors are a modern replacement.

The entry of the north wall is composed of one central bay flanked by mirror image half bays. Because this wall is recessed a half bay, it is on the column line again and the upper portions of the precast panels follow the flare of the capitals (Image 4). The heads of the second floor windows and first floor transoms repeat the arch by following the line if the flared capitals of the interior columns. There are spandrel panels the second and third floor levels of the exposed aggregate concrete. Just above the top of the arch a line is stuck in the concrete and painted white and in the panels below this line rectangular shapes with a bottom edge following the arch are struck into the concrete and again painted white.

The repetitive nature of the precast panel forms can be seen where horizontal ribs have been removed. Ghosting can be seen on many vertical ribs (Image 5). This same ghosts can be found occasionally on the classroom building façades as well.

There is an extensive bird problem on the upper horizontal ribs of the stairwell bays (Image 6), particularly the bays flanking the entrance.

The columns in the courtyard are exposed, and the outer columns all show greater surface deterioration



(Image 4)



(Image 5)



(Image 6)

than some of the interior courtyard columns. The corner column shows deterioration on all faces as they are in the most vulnerable situation, but all columns show less advanced surface deterioration on the face protected by the building. There are also several spots of spilled oil on the sill member (Image 7).

Roof:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

This building has recent EPDM roofing (Firestone) over tapered insulation (Images 8 and 9). There is extensive ponding of water across the roof, but particularly at the edges. Some of the ponding on the lower roof of the monitor and at vertical penetration is at least 1" deep after heavy rain. The vertical flashing at the monitor, vents and skylights appears to be acceptable. The original wire broken lovers are missing or have been covered over.

Roof overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the slab on this building exposing the aggregate and in some cases spalling and patching (Image 10). The top surface has been coated around much, but not all, of the building. Water draining off the edge of the slab and at the perimeter of the perforation has stained the concrete and minor surface erosion has exposed the fine aggregate. This is a physical concern, but has also created an unintended visual emphasis by outlining each perforation in dark gray. The large exterior spot lights are mounted to



(Image 7)



(Image 8)



(Image 9)



(Image 10)

the top of the overhang using ferrous connectors (Images 11 and 12). Rusting of the connectors and framing member is not simply a visual issue but a conservation issue as rusting connectors will crack the concrete.

Roof Elements:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

Vents and skylight all seem to be original (Image 13). Most roof vents retain their original aluminum cone hoods.

The skylight needs considerable work. A major program should be implemented to remove the Plexiglas glazing, repaint steel frame and caps, and re-glaze (Image 14). Proper access panels should be installed to replace current one cut into the Plexiglas.

Walls:

Primary Material – Precast concrete

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The sills and lower portions of frame are rusting and the perimeter caulking has not been maintained. These windows appear to have their original factory finish, and need to be repainted.

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The doors are the typical steel frame glazed doors which are used at all building entrance doors. The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. The new aluminum



(Image 11)



(Image 12)



(Image 13)



(Image 14)

frame doors installed for the exiting stair have steel frames and thresholds. The concrete ribs at the door heads are new to match the original in this situation.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

There is a typical rectangular box wall sconce mounted on the central exposed aggregate pier of each bay. These rectangular boxes are now painted silver, however, bits of their original white finish are showing through (Image 15). These fixtures have been replaced on the north facade, and the new, cylindrical fixtures are noticeably different.



(Image 15)

Exterior Alterations:

Significant exterior alterations to the building are limited, however, to the walkway and lightwells at the southeast and southwest corner, the modifications have been extensive. The walkway itself was widened as part of the 1995 Campus Center Extension project. The Podium surrounding the exterior stairs was also extended, and the exterior wall moved forward. The lightwells were given new curbs and barreled vaulted skylights at this time. The recently completed Science Library extended the walkway at the podium level to create a sunken courtyard garden as a forecourt between the one story wings of the Campus Center Extension.

Interior – General Information

The Campus Center is one of the three public buildings at the heart of the campus. Its uses have changed as dramatically over the course of years as the University at Albany has grown. The building has undergone numerous renovations or alterations to keep up with the times. Large public areas such as the basement bowling alley, and first floor recreation lounge, have been divided up into smaller spaces to provide student services which were not even necessary when the campus opened in 1967. Still other spaces have changed function with only minor changes to the original architectural armature, such as Student Services in the original bookstore, or a basement toilet room to storage and locker room. Finally, in 1994, extensive additions at the basement level transformed the Campus Center into the buildings as it currently stands.

The initial quality of construction means that much of the original building survives, even when alterations have occurred. A comprehensive restoration project could not only make

the building function better, but could restore the major public spaces to their original appearance.

General Conditions:

Good, but in need of better maintenance.

Interior Alterations:

Numerous changes, but original character, including spatial sequences and volumes, is still largely intact. Some rooms have divided and have been modified. There have been several generations of modifications and rehabilitations and a general use study, which took an inclusive look at the entire building, would be highly desirable.

1. Public Space: Entrance Hall (Rm. 101)

Description - Materials and Finishes:

The entrance sequence uses a classic device of a low ceiling preceding a higher space, which makes to taller space seem even more expansive. Here one enters a low vestibule through the typical glazed entry doors, and then enters the two story Entrance Hall through new glazed doors (Images 16 and 17). These replaced flush doors with a small vision panel, which would have concealed the nature of the rooms increases the drama of entry.

The Entrance Hall is a two story space with flared column capitals that form the vaulted ceiling (Image 18). The necking of the capital has been reduced to three horizontal grooves. The four internal columns define a central square with a single large saucer light fixture suspended from the center. The floor is white terrazzo divided into squares corresponding to the structural grid. The pre-cast wall panels repeat the exposed aggregate panels between smooth, vertical and horizontal ribs established on the exterior, and represent the only interior use of this motif on campus. Like the exterior panel, the backside of these precast panels is exposed on the



(Image 16)



(Image 17)



(Image 18)

second floor hall that surrounds this space (Image 19). The vaulted ceiling and saucer light fixtures are used in the corridor and landing at the top of the stairs which is really an extension of the public space. The other three sides of the corridor use the recessed down lights and the architectural effect of these is apparent (Image 20).



(Image 19)

The symmetrical U-shaped stair at the back (south) of the space rises in two flights each having a quarter turn and continuing up to a common landing on the second floor. The stairs have a concrete structure with pre-cast white terrazzo treads. The stair is freestanding with balustrades on both sides. The balustrades are steel bar stock with 1 ½" square newels, intermediate supports, 5/8" square balusters and a rectangular varnished hardwood handrail. The balusters end above the treads on a 1 ¼" x ¾" bottom rail. The 1 ¼" x 2 ½" handrail appears to be mahogany.



(Image 20)

The saucer light fixture was originally supplemented by recessed down light at the intersections of the ceiling vaults. These have been removed and wall sconces placed on the walls.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Pre-cast concrete walls, concrete columns, vaulted ceiling, stair, terrazzo floor, and saucer light fixture.

Alterations:

The original down lights in the ceiling have been replaced with can type wall sconces. The original doors leading from the vestibule into the Entrance Hall were solid, with small rectangular windows. They have been replaced with new aluminum framed, glass doors. The additions of chrome wastebaskets, painted steel newspaper racks, and banners, student information flyers, etc., all detract from the original appearance.

Comments:

The new doors allow for additional natural light, but would have been better if they followed the two vertical glass light design of the original entry doors, or the simple minimalist steel frame and glass used in the original vestibules and elsewhere on campus. Hardware

should be similar in color and finish to match the original, not bright brass. The grid of down-lights was a design statement, and their removal was unfortunate. Additionally, the wall sconces do not provide uniform light at night. There is significant clutter in the room with banners, newspaper racks, and plastic signs, which distract from the room, and ideally should be relocated (Image 21).

2. Public Space: Lobbies – flanking Entrance Hall (Rm. 112 and 125)

Description - Materials and Finishes:

The adjoining lobbies east and west of the Entrance Hall have been recently modified. The eastern lobby originally had an information (control) office and still does, but the current desk of gypsum drywall, glass in wood frames, and plastic laminate counter on wood bracket is a recent alteration (Image 22). This desk/office center houses the campus police booth. This space retains the original soffit used by Stone to define the top of the original office type partitions. The copy center, which was original a coat room, is enclosed with a drywall partition and glass and aluminum folding door. The colors used for emphasis are distracting. The original saucer lights in both side lobbies have been replaced with circular up-lights, which are particularly unfortunate (Image 23). The terrazzo floor, vaulted ceilings, plaster walls and flush wood doors with vision panels are all original.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☒ Compromised
☐ Destroyed

Terrazzo floor, vaulted ceiling, flush wood doors, plaster soffit and removal of saucer lights.

Alterations:

Recent walls, counters, central light fixtures, and folding partition.



(Image 21)



(Image 22)



(Image 23)

Comments:

There have been unfortunate renovations in primary spaces. However, they could be brought back to a more a compatible visual appearance without compromising current condition. The glass and steel frame partitions originally used for offices and lobby spaces throughout the campus could be adapted for this location. Such an original glass partition survives in the basement (Image 24) at the original barbershop although it is somewhat unique in that the large glass panes are undivided. Restoration of saucer lights should be a high priority.



(Image 24)

3. Public Space: Ballroom (Social Hall – Rm. 202)

Description - Materials and Finishes:

The ballroom is a large two story rectangular room spanning the full width of the south wing, with window walls on three sides. These walls, which are glazed from the top of the heating cabinets to the ceiling, are divided into three horizontal bands; a tall upper and lower section that corresponds to the second and third floor windows with a smaller middle section of glazing corresponding to the spandrel panel. The pre-cast concrete mullions form the horizontal and vertical grid of the window walls. The windows were originally hung with curtains (see Fine Arts Building Gallery pg. 166) which have been replaced with vertical blinds.

The central space is defined by a colonnade that rises to a vaulted ceiling (Image 25). There is a saucer light fixture between each column providing light, and an additional visual separation, between the central space and the perimeter colonnade. These saucers have been removed in the western bays to accommodate a raised stage area. The ceiling in the central space is composed of four square panels delineated by slotted openings repeating the motif used at the edge of the exterior canopies. The raised ceilings in these panels are lit with original colored lights. The wood floor is divided into squares of parquet flooring that follow the structural grid of the columns.



(Image 25)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Window walls, saucer lights, ceiling panels, and colonnade of perimeter columns.

Alterations:

There are surface mounted conduits for the fire alarm system, and supplemental electrical outlets. There are also surface mounted speakers for the sound system. At the west end a temporary raised platform with a steel railing system has been added. The addition of this platform has called for the removal of the saucer lights that originally hung there.

Comments:

The ballroom, originally called the Social Hall, is the largest assembly room on campus with the exception of the main theatre in the Performing Arts Center. Light control is a problem even with the current vertical shades, making it difficult to get the space dark enough for projector presentations. Curtains with inner opaque shear might provide better light control. The large curtain used as a backdrop for the stage divides the space and cuts off light from three sides. The recent finish applied to the floor, presumably polyurethane, is failing, most likely because the floor was not properly prepared for refinishing.

4. Public Space: Fireside Lounge (Student Lounge – Rm. 110)

Description - Materials and Finishes:

This space has six columns, two of which are double height (Image 26). All of the columns have flared capital forming vaulted ceiling. The flared capitals all have recessed strip lights forming a kind a tree branch effect. The four single height columns form the ceiling of the mezzanine. The north wall on the first floor is a wood wall of vertical open slats painted dark brown, mimicking the pre-cast walls. The office space behind this was originally a billiards room.

A carpeted stair with the typical steel balustrade leads to a mezzanine with fireplace (Image 27). The balustrade has square steel bar stock newels and balusters with varnished wood hand rails. The balustrade continues from the top of the stairs and across the mezzanine to form the railing. The balustrade was originally painted a dark brown, but is now white. The mezzanine level has the flared capital of six columns forming the vaulted ceiling. Each has same recessed strip lights used at the first level with four of the columns encompass the main mezzanine area. The floor is carpeted. The fireplace has a cantilevered shelf and hearth of large slabs of soapstone.



(Image 26)



(Image 27)

The east and north are painted plaster on concrete masonry units or metal studs. The west and south walls are window walls which have vertical pre-cast mullions and a steel sash, typical of all exterior window walls. The solid spandrel panel at the floor is glazed, giving the notion that the entire wall is glass contained within a thin concrete grid. The interior is now fitted with vertical blinds, but was originally hung with curtains. The original fire place still remains on the east wall. It has a cantilevered soap stone mantel shelf and hearth.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Vertical space, columns, vaulted ceiling with integrated lights, fireplace, stairs, and exterior wall panels.

Alterations:

The office area on the first floor is filled in. Vertical window blinds, exposed wall mounted conduits for fire detection and strobe lights, plastic waste baskets and portable coat racks have been added. The carpet is not original.

Comments:

Room substantially intact and functioning as intended.

5. Public Space: Patroon Lounge (Faculty Lounge – Rm. 138)

Description - Materials and Finishes:

This mirrors the Fireside Lounge on the west side of the building. The first floor of this room was slightly smaller in plan and the second floor slightly larger, but otherwise identical in finishes. This space on the first floor has four columns of which two are double height (Image 28). The two single height columns form one bay with a vaulted ceiling and recessed lights within (Image 29). The floor is carpeted and the walls are painted plaster. The east and south walls are window walls with vertical blinds, but were originally fitted with curtains.



(Image 28)



(Image 29)

A carpeted stair, with typical steel balustrade now painted white, leads up to a mezzanine level which is a dining facility; originally faculty dining (Image 30). The balustrade has square steel bar stock balusters and newels with a varnished wood handrail. The mezzanine is enclosed by a metal framed glass three quarter height partition, which replaced the original railing (Image 31). The mezzanine is a dining facility that consists of eight columns with a vaulted ceiling and recessed lights (Image 32). The floor is carpeted, the west wall is painted plaster, the east and south walls are window walls and the north wall is a wood paneled serving bar.



(Image 30)

Character Defining Elements:

Columns, vaulted ceiling with recessed lights, stair, and bar.

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed



(Image 31)

Alterations:

The original railing at the edge of the mezzanine has been replaced with a metal and glass three quarter height partition. There are additional wooden cabinets, counters, and a bar along with plastic signage related to dining functions on second floor. There are exposed wall mounted conduits for fire detection and strobes on both first and second level. There are plastic waste baskets, signage and temporary coat racks on the first level. The carpet is not original.



(Image 32)

Comments:

Both areas are still functioning as originally intended, except that the spaces are no longer restricted to faculty use only. The second floor kitchen is one of the two in the Campus Center.

6. Public Space: Stairs (main circulation stairs flanking Lobby)

Description - Materials and Finishes:

These stairs (Image 33) are part of the main public circulation stairs off the lobbies flanking the Entrance Hall. The stairs rise uninterrupted from the basement to the third floor. At the first floor level, they may be accessed directly from the entry vestibule. The floor is white terrazzo set in a pattern that follows the structural grid. The low base, which continues up the wall as the stringer trim, is the same white terrazzo.



(Image 33)

The capitals of the integrated columns flare above a necking to form the vaulted ceiling. The necking has been reduced to three 'v' shaped grooves at the top of the rectangular shaft. There are recessed down lights under each stair landing and integrated into the intersection of the vaulted ceiling.

The walls are plaster directly over concrete masonry units with the concrete columns slightly protruding from the wall. The north (exterior) walls are glazed with steel sash windows and pre-cast concrete vertical and horizontal mullions. The window walls rise from the first floor to the vaulted ceiling without interruption and the stairs are freestanding.

The stair structure is concrete with precast white terrazzo treads, which match the floor. There is a bronze nosing strip on each tread, and the riser is concrete. The inside handrails run continuously from the basement to the first floor. The balustrade is composed of steel bar stock elements with a rectangular varnished mahogany hardwood handrail. Along the north wall the same railing is repeated as the stairs are free of the wall. On the east and west wall, where the stairs meet the wall, there is a matching handrail bracket off the wall. These stairs are not quite identical as the lobby on the second floor of the western stair is significantly larger, with a pair of doors to the perimeter second floor lobby/corridor of the Entrance Hall.

The doors are all flush steel doors with steel door frames and small vision panels. All of the hardware is the original brass with US10B finish, except for the magnetic door release system wired into the fire alarm. In these locations, the doors have been fitted with bright brass panic hardware, which is very glaring compared to the original dull finish.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Columns, vaulted ceiling with recessed lights, stair, exterior window walls.

Alterations:

Plastic signs and surface mounted conduits for the fire detection and alarm system have been added.

Comments:

The stairs are typical of circulation and existing stairs throughout the building.

7. Public Space: Lobbies (southwest and southeast) – old courtyards

Description - Materials and Finishes:

This space was originally outdoor space open to the Podium level as a courtyard. The 1994 Campus Center extension filled in below the Podium above creating indoor circulation space to the two new wings at the southern corners. The open well was glazed with a barrel vaulted skylight and space now functions as a seating area for the cafeteria (Image 34), and concessions at this level. This space has six columns; two of them rise through a curved skylight to form the vaulted ceiling of the promenade



(Image 34)

above. The skylight space is about two bays long and one bay wide. The remaining columns form a vaulted ceiling around the open bay. The columns have an additional layer of plaster around them from just above the new tile base to just under the grooves of the capital. There are four large tiled concrete planters, which frame the skylight bay (1994). The tile floor and painted drywall on the south and west walls are all part of the 1994 project. The vertical slat window walls on the east and south are the original exterior walls. The east and west sides are open to circulation corridors.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Skylight, columns, window walls, large planters

Alterations:

A curved skylight and down lighting have been around the skylight opening. The installation of the sky light has required the removal of two saucer light fixtures. Wall mounted up light fixtures, a wall mounted TV stand, plastic waste baskets, signage and exposed sprinkler pipes have been added as well.

Comments:

This area was originally open and has now been enclosed in an alteration that added significant indoor space to the building complex without compromising the original design intent. The aluminum and glass exterior wall simply reads as a new element and the internal connection to the new Science Library is highly desirable. It also has the benefit of encapsulating the original exterior walls of building.

8. Public Space: Commons (Cafeteria – Rm. B-3)

Description - Materials and Finishes:

The cafeteria, now known as the commons, is a long space with twelve columns, two of which are double height and define the stairwell (Image 35 and 36). There is a saucer light fixture hanging in the center of the opening. The stair starts as two flights rising to a common landing followed by a quarter turn to a broad single flight leading up to the First Floor Lounge. The stairs have a concrete structure with pre-cast white terrazzo treads. The baluster consists of steel square stock balustrades and newels with a varnished rectangular wood handrail, which is the typical balustrade used through the building and campus.

The remaining columns form a vaulted ceiling with saucer light fixtures hanging between each column at the vault intersections. Carpet flooring exists in the space formed by the single height columns. Tile floor runs parallel, passing under the double height space and stair. Original recessed down lighting frames the underside of the stairwell opening. The entire cafeteria space is framed by three vertical slat window walls. These include the original exterior walls of the building (Image 37), and one wall on the north side. The north wall is partial original plaster, however, the central portion is later infill.

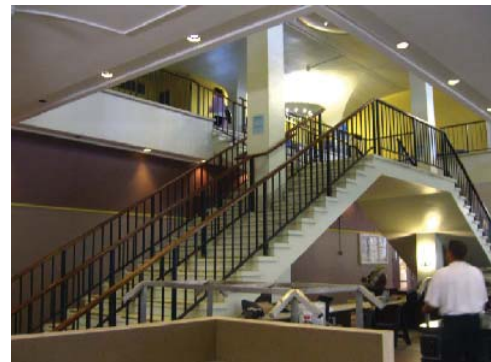
Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Stair, saucer lights, columns, vaulted ceiling, and vertical window wall.



(Image 35)



(Image 36)



(Image 37)

Alterations:

Existing seating and booths are recent, along with the carpet and tile flooring. There are exposed conduits for fire detection and strobes, plastic waste baskets and signage have been added.

Comments:

The adjoining cafeteria area consists of one of the two kitchens in the Campus Center. The character of the space is defined by the original window walls, ceiling and lights.

9. Public Space: Main Lounge (Rm. 103)

Description - Materials and Finishes:

There is a small lobby separating this Lounge from the Entrance hall, all on the central north-south axis of the building (Image 38 and 39). At the front of the lobby there is a stair leading down to the commons. The stair well is surrounded by a balustrade of steel bar stock, which is a continuation of the stairway handrail. The floor slab extends past the balustrade with an approximate 3' boarder of terrazzo that frames the stairway well. Within the terrazzo boarder there is the remnant of an embedded planter box, which is now carpeted over. The planter box was an original feature of this space. Originally, the room encompassed the entire wing, similar to the Ballroom above, however, it was divided into interconnected spaces with a TV area to the east and a reading area to the west. The main seating area has been expanded into the southern portion of the original TV room when the separating wall was removed. The seating area now spans to the east window wall. The reading rooms, which were originally divided by separating walls, are now completely enclosed as separate room along the west side of the room. A single row of columns forms a vaulted ceiling down the center of the seating area. The Main Lounge now consists of fourteen columns (eight free standing) that form a vaulted ceiling. There are eight saucer light fixtures. Five of these light fixtures exist in the seating area and provide light as well as giving this large space a sense of human scale. The floor is mostly carpeted, however, the north entry bays are an artificial stone paving. The exterior south and east walls are the original pre-cast ribs and steel sash windows.



(Image 38)



(Image 39)

The large opening for the stairs was originally surrounded by a narrow recessed planter box now covered over with plywood and carpet.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Stairwell, columns, vaulted ceiling, vertical flow of space into opening below, saucer light fixtures, and rhythm of exterior window walls.

Alterations:

Exposed conduits for fire detection, strobes and emergency lighting. Plastic waste baskets, flower pots, temporary recreation tables, plastic signs, and vending machines (north wall) have been added. New carpet and imitation stone flooring.

Comments:

This is a large room and heavily used student lounge. The vending machines are unfortunate as is the loss of the full promenade along the south wall.

10. Public Space: (Rm. 0052) Office of University Auxiliary Services (Bookstore)

Description - Materials and Finishes:

The space of the original campus bookstore is still intact, defined by the two rows columns and vaulted ceiling rising above the modern office landscape (Image 40 and 41). The columns and vaults form a large long center “nave” with side aisles, much like a church. This effect would have been reinforced by the original hanging saucer fixtures. The ceiling is the original plaster vaults rising from the column at the spring line just above the vestigial capital of three grooves. There is surface mounted conduit for smoke detectors and the alarm system strobes on the ceiling and walls. The floor is carpet in offices and lobby and vinyl tile is the public circulation areas.



(Image 40)



(Image 41)

The north and west walls are the original plaster on concrete masonry units. The exterior window walls consist of the precast concrete ribs with steel sash windows the full height of the wall with the head following the curvature of the ceiling vaults. These were originally exterior windows, but are now part of a glazed corridor.

The doors to the exterior corridor are the original glazed steel frame doors. The frameless glass doors to the elevator lobby are modern. They were part of the recent renovation and presumably replaced flush wood doors with a small vision panel (Image 42).



(Image 42)

The two saucer light fixtures in the lobby are original fixtures relocated to this position. The original room featured five such fixtures, a pair at the north and south bays and a single one in the central bay. The modern aircraft cable, cruciform fixtures provide both up and down light and are a good solution for overall lighting, which conforms to the structural grid of the original room (Image 43).



(Image 43)

The design of the office landscape has a strong horizontal beam at the height of the vestigial column capitals, which reinforcing the architectural grid of the room. Below this implied plane are the typical cubical partitions with gray fabric covering. There are some partially glazed partitions and others with counters as need requires. The division of the cubicle is based on space requirement not the architectural grid, however, this is not disturbing because that grid has been reinforced by the beams above.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Column grid, ceiling vaults, saucer light fixtures, and exterior window walls.

Alterations:

Removal of most of the original light fixtures, all the bookcases and desks of the original bookstore. Addition of the current office landscape and surface mounted conduit for smoke detection and alarm systems.

Comments:

The renovation of this space is visually quite successful and could serve as a model for future work elsewhere on campus. Although the space has been completely renovated with modern office landscape defining existing administrative functions, the original architectural volume has been maintained and the modern elements read as distinct from the original. The reuse of some of the original saucer light fixtures (relocated) in the central lobby area maintains the original design vocabulary at the point of entry and the

helps to blend old with new.

11. Public Space: Third Floor Corridors

Description - Materials and Finishes:

These corridors typically have engaged columns on one side. The flaring capitals spring in three directions creating a half vaulted ceiling (Image 44). The typical recessed strip fluorescent lights with the tree branch formation in the vaulting are present. In some cases, there is a single row of recessed down lights. The floors range from carpet to terrazzo, but the walls are consistently painted plaster on both concrete masonry units and steel studs.



(Image 44)

Full height doors are recessed form a rhythm, which modulates the corridors and reinforces the structural grid of the columns and ceiling. The doors are the typical flush, solid core wood doors with typical brass hardware.

Character Defining Elements:

☒ Intact ☐ Substantially Intact ☐ Compromised ☐ Destroyed

Vaulted ceiling and lights, recessed flush doors.

Alterations:

No major alterations

Comments:

These corridors have a great deal of visual interest for such utilitarian circulation spaces.

12. Public Space: Third Floor Meeting Room (Rm. 375)

Description - Materials and Finishes:

This room is two bays wide and two and a half bays long (Image 45). The space is defined by the flared column capitals forming a rhythmic vaulted ceiling. There are exposed conduits on the ceiling for smoke detectors and alarm system. The square concrete columns divide the room into a large linear central space flanked by side aisles.



(Image 45)

The interior walls are plaster on concrete masonry units or metal studs. The exterior walls are a grid

of pre-cast concrete mullions with steel sash windows. There are solid panels flanking a pair of windows, which follows the pattern of the exterior façade. Modern vertical blinds replace the original curtains.

The floor is modern carpet over most of the room with vinyl tile at the north (entry) end of the same period. The interior walls have the low original wood base. At then base of the window walls, a modern electrical busway has been added. This would not be a bad solution if it was narrower for duplex outlets instead of the fourplex outlets.

Character Defining Elements:

☒ Intact ☐ Substantially Intact ☐ Compromised ☐ Destroyed

Ceiling vaults with recessed fluorescent lights, and exterior window walls.

Alterations:

Vertical blinds, electrical conduits and busway, surface mounted smoke detection, and alarm system.

Comments:

This room appears to have been enlarged from its original size. The strong character of room has an almost playful aspect with the flared ceiling fixtures forming a sort of treelike effect almost like being in a formal garden. The vertical blinds are unfortunate, even though the light control is more flexible than curtains.

Miscellaneous

Accessibility:

Yes. One door at the entrance is modified for automated use. There is an elevator and the toilet facilities on the first and basement floors have been renovated to conform to handicapped accessibility.

Critical Concerns:

Continuing loss of original elements through a slow attrition of many small project or repairs.

Related Site Features

The circular concrete fountain is an integral part of the building design. The raised rim of

the pool is a bench for students to sit on much like the benches that define the planters. When this fountain is turned on it helps animate the courtyard as much as the students do.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Like the Library, this building was conceived as series of public rooms and the entire architectural armature should be restored. Clearly, functions have and will change and the building should not be static, however, modifications and alterations should make every effort to work within the armature of the historic building preserving its uniqueness.

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore character defining elements of interior: first floor vestibule and entrance hall (including down lights), main lounge, student and faculty lounges, ballroom (including missing saucer lights and curtains), three stairwells, public meeting rooms and second and third floors.
- Renovate lobbies flanking entrance hall to conform to original design vocabulary including saucer light fixtures.

Building Name: Physics Building

Historic Name: Physics Building

Location: (12) Podium, south edge

Dates of Construction: 1962-1966

Date(s) of Significant Modifications/Architect(s):

Current Use: Physics lab and classrooms

Original Use: Physics lab and classrooms

Exterior - General Information

The Physics Building is located on the southern edge of the Podium, just to the east of the centrally located Campus Center (Image 1). The large Campus Center courtyard is on the west, and there is a small courtyard on the east flanked by the Chemistry Building. The Physics Building's long narrow footprint (160 ft. by 80 ft.) is oriented in the east-west direction.

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of ribs, saucer light fixtures, and exterior and building columns with flared capitals forming the overhanging vaulted roof.

Building Facades:

As a classroom building, the Physics Building has a typical façade of precast panels between the exposed columns.

The four bay east and west facades are similar but not identical. The outer two bays of both façades are windowless precast concrete walls with vertical ribs. On the east façade (Image 2) the middle two bays are similar to each other with one bay having four entry doors and the other four vertical windows. Both panels have four paired windows above at the second and third floor level. On the west, the same elements are arranged symmetrically on the façade with each central panel having two doors and two windows flanking the central column (Image 3).



(Image 1)



(Image 2)



(Image 3)

The broad, eight bay north and south façades span the length of the Podium, from the Campus Center Courtyard to the interior courtyard shared with the Chemistry Building. The bays on the long north façades are all identical continuous vertical ribs with alternating vertical panel either solid or with three tiers of paired windows (Image 4). The south façade is similar to the north, except the east and west end bays for the stairwells. These bays are completely glazed within the grid of ribs, with fixed glazing in the same steel sash as the windows (Image 5).

One column on the west façade has hairline cracking and may require patching. Some of the columns on the west elevation have been partially painted with cement paint, which is unfortunate and not a substitute for proper repair. The northwest corner column has been patched, however, the column was not cut back first and the patched surface is now raised compared to the adjacent surfaces (Image 6). The lower portion of one ribs on the upper panels on the west façade is spalled and may indicate some fatigue in the steel angle supporting these panels. These connections should be examined. There is some minor loss of aggregate on a few of the exposed aggregate panels and several spots of overspray of paint on the exposed aggregate panel, which need to be removed.

Roof:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The roof has recent EPDM roofing (.060 EPDM Carlisle) over tapered insulation (Image 7). There is considerable staining on the underside of the courtyard ceiling vaults on the west of the building on a line approximating the expansion joint between the Physics building and the Campus Center.



(Image 4)



(Image 5)



(Image 6)



(Image 7)

Roof overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

There is some erosion of the top surface of the slab exposing the aggregate, and the top surface has been coated around the full perimeter of the building (Image 8). Water draining off the edge of the slab and at the perimeter of the perforation has stained the concrete and minor surface erosion has exposed the fine aggregate.



(Image 8)

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

This is typical with a low pitched flat roof with deep overhangs protecting the original grills, which have a continuous precast concrete sill. Below the sill, these monitors were faced with brick, however, the roofing membrane is carried over the brick and ends on the underside of the sill. The vent grills have been covered over. The roof vents all seem to be original. There is some additional venting mounted on roof for the laboratories.

Walls:

Primary Material – Precast concrete

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The sill and lower portions of frame are rusting and the perimeter caulking has not been maintained. The windows are all in much worse condition on the south side, where the overhang is shorter, with significant rusting in the sills and lower portion of the jambs. One window sash on the north façade has been replaced with an aluminum vent, which is unfortunate but probably necessary for the laboratory inside. This would be less noticeable if the grill was flush with the wall rather than proud of it.

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The doors are the typical steel frame glazed doors which are used at all building entrance

doors (Image 9). The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. The intermediate pivots have not been replaced, nor have the steel bar pulls on the exterior.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

There is a typical rectangular box wall sconce mounted on the central exposed aggregate pier of each bay.

Exterior Alterations:

New hardware has been installed on some exit doors. One of the windows on the north facade was replaced with a metal grille.

Interior – General Information

Typical of the classroom buildings, the Physics building has a central corridor with entrances on both narrow ends. The organization on all three floors has offices and classrooms on the south side of the corridor, with classrooms and laboratories on the north side.

1. Public Space: East Lobby

Description - Materials and Finishes:

This space is a standard classroom building lobby (Image 10). It has the typical vestibule of glass, metal, and concrete with terrazzo floor. This glazed wall is composed of steel tube mullions the glazed doors and fixed glass (Image 11). The Lobby is small with a single column. The ceiling appears to be the original drop ceiling with dividers running only in the north-south direction with the others concealed. The ceiling has two different sized tiles, with two rows of large squares followed by one



(Image 9)



(Image 10)



(Image 11)

row of narrow rectangles. There are the original incandescent recessed down lights in the narrow row (Image 12). The floor is the original eight inch square vinyl asbestos tile. Walls are painted plaster over both concrete masonry units and metal studs. There is the original bronze and glass display case on the back wall (east) of the space. This lobby gives access to rest rooms, vertical circulation, a seminar room, and the first floor corridor.



(Image 12)

Character Defining Elements:

■ Intact ☐ Substantially Intact ☐ Compromised ☐ Destroyed

Column, ceiling and lights, display case

Alterations:

There has been the addition of tables, cabinets and wall hung art work.

Comments:

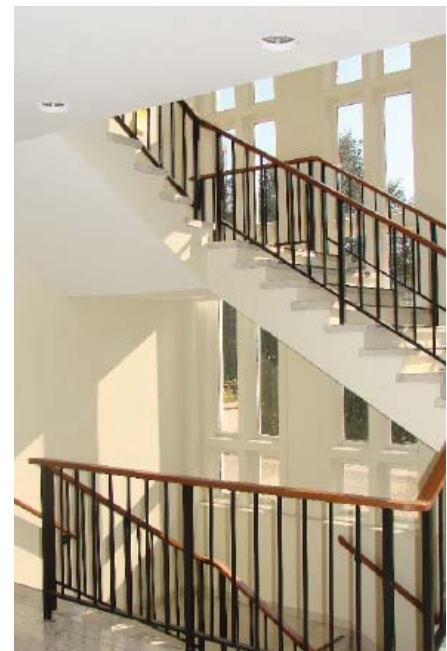
The space is almost completely original. As currently lamped, the lighting is dim but the architectural rhythm of this room and the down the corridors is very effective.

2. Public Space: Exit Stairs (west – typical of both)

Description - Materials and Finishes:

These stairs are typical of the fire stairs in all the original podium buildings, and are the main public circulation stairs off the lobbies and central corridor (Image 13). The floor (original) is white terrazzo set in a pattern that follows a division of the structural grid. The low base, which continues up the wall as the stringer trim, is the same white terrazzo.

The walls are original plaster directly over concrete masonry units. The south exterior walls are glazed with steel sash windows and set within a vertical and horizontal grid of pre-cast concrete ribs. The window walls rise from the first floor to the ceiling without interruption and the stairs are freestanding. The ceiling is the exposed concrete structure of deep beams, which flare so the whole resemble a series of barrel vaults.



(Image 13)

The stairs have a concrete structure with precast white concrete treads. The treads have a textured bronze nosing strip. As with all Phase I building these treads are in good condition with only minor surface loss and some hairline cracking (Phase II stair treads seem to have been inferior).

The balustrade is composed of steel bar stock elements with a rectangular varnished hardwood handrail. The stair is kept free of the south wall and there is an identical balustrade across the window wall. There is an identical handrail bracketed off the east and west walls.

The doors are all flush steel door with steel door frames and small vision panels. The doors on all floors have their original Stanley hardware including panic bar. Basement, second and third floor door retain their original hardware with mortise lock, rectangular face plate and thumb latch on this side.

Lights are all the original recessed down lights in the ceiling and the underside of the stair at the landing. The grid of these lights is an integral element of the overall design theme.

Alterations:

No significant alterations.

Comments:

The stairways remain mostly original.

Miscellaneous

Accessibility:

Yes, although not completely to letter of code. One door at both entrances has been modified for automatic entry. There is an elevator to all floors, and the toilet rooms on the first floor have been modified for handicapped code compliance.

Critical Concerns:

Maintaining the exterior and interior character.

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these

elements are extensions of the buildings themselves and their structural grids. The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore character defining elements of interior including vestibules and lobbies, corridors, stairwells and lights, and glass walls of interior courtyard between building and Chemistry.

Building Name: Chemistry Building

Historic Name: Chemistry Building

Location: (13) Podium, southeast corner

Dates of Construction: 1966

Date(s) of Significant Modifications/Architect(s): None

Current Use: Chemistry laboratories and classrooms

Original Use: Chemistry laboratories and classrooms

Exterior - General Information

The Chemistry Building (Image 1) was part of the phase I construction at the Academic Podium, and is located on the southern edge near the east corner. Along with the adjacent Biology Building, it frames the north and west sides of the open courtyard at the southeast corner of the Podium. Its long narrow footprint (260 ft. by 80 ft.) is oriented in the east-west direction. Typical of the classroom buildings, the Chemistry Building has a central corridor with entrances on the two narrow ends. All three floors have offices and services on the south side of this corridor with classrooms and laboratories on the north side.



(Image 1)

Character Defining Elements:

Precast tilt-up wall panels with vertical and horizontal grid of ribs, saucer light fixtures, and columns with flared capitals forming overhanging vaulted roof.

Building Facades:

As a classroom building, the Chemistry building has a typical façade of precast panels between exposed columns. The four bay façades on the east (Image 2) and west side of the building are remarkably similar but not identical. The two outer bays on the both façades are windowless precast concrete walls with vertical ribs and continuous panels of exposed aggregate concrete. The middle two bays are similar to each other with one bay having four entry doors and the other four vertical windows on the west facade. Both panels have four paired windows above at the second and third floor level. There are recessed can lights mounted on the central panel of solid outer bays. On the east façade, the same elements are arranged symmetrically with each central panel having two doors and two windows.



(Image 2)

The broad, thirteen bay north and south façades span from corner courtyard to the interior courtyard shared with the Physics Building. The bays on the north façade (Image 3) are all have identical continuous vertical ribs with alternating vertical panels, which are solid or have three tiers of paired windows. The south façade is similar to the north; except the west and east end bays are fully glazed bays for the stairwells (Image 4).



(Image 3)

There is some hairline cracking in the poured in place columns. One column on the west façade has deeper cracking and may require patching. Four ribs on the north façade are soiled by smoke (Image 5). The lower portion of one rib on the upper panels on the west façade is spalled (Image 6) which may indicate some fatigue in the steel angle supporting these panels.

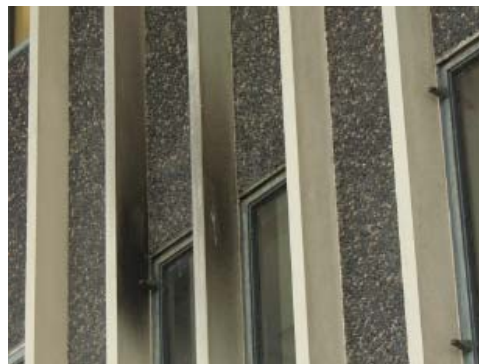


(Image 4)

On the north side, the paving has settled below the bottom of the precast panel. Normally, about 1" is exposed, but here 2.75" is exposed, and the joint runs underneath the panel (Image 7).



(Image 7)



(Image 5)



(Image 6)

Roof:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The large flat roof extends past the footprint of the building to the edge of the flared capitals, forming vaults over the covered walkways (Image 8). This roof has an EPDM membrane laid over tapered insulation with stone ballast above. The membrane is separated from ballast by filter fabric. There was no standing water visible on the roof, nor was there any organic growth, which would indicate areas where water is collecting. There is some visible deterioration of the filter fabric where the edges are exposed to the sun. The roofing membrane is carried up about 24 inches to the underside of the concrete sill on the monitor and secured with a binder bar. This roof extends over the southeast courtyard where there are a number of indications of roof leaks including water stains at the joints between pours in the slabs (Image 9).



(Image 8)



(Image 9)

There is an extensive system of stainless steel ventilation stacks for the laboratories supported on a steel framework (see Roof Elements below).

Roof overhang:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The concrete roof slab extends beyond the drip edge of the roof and is exposed to the weather. This extension corresponds to the portion of the exterior overhang of the flared capitals, and the slab itself is perforated with a series of rectangles resolved as squares at the corners. Each perforation has a drip edge cast into the underside to avoid water staining on the underside of the slab. There is some erosion of the surface of the slab exposing the aggregate. The top surface has been coated with a brush applied sealant around the full perimeter of the building (Image 10).



(Image 10)

The joint between sections of roof slab is open beyond the roof and water is following the ribs of the flared capital back against the building (Image 11). These joints need to be covered with a flexible gasket of some kind.



(Image 11)

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

This is a typical low pitched flat roof with deep overhangs protecting the original grills, which have a continuous precast concrete sill. Below the sill these monitors were faced with brick, however, the roofing membrane is carried over the brick and ends on the underside of the sill. The vent grills have been covered over.

The plumbing vents on the roof all seem to be original. There is extensive venting mounted on the roof for the laboratories. These vents resemble smokestacks and have steel frames for maintenance and stability. There is some incipient rusting of the steel frames and they could be scraped and painted, but basically these vents appear almost new and in good condition.

Walls:

Primary Material – Precast concrete

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) – Caulking

☐ Excellent ☐ Good ☒ Fair ☒ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The windows are all steel, with both fixed and casement sashes. The sill and lower portions of the frame are rusting, and the perimeter caulking has not been maintained. These windows appear to have their original factory finish, and desperately need to be repainted.

Doors/Entrances:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The doors are the typical steel frame glazed doors used at building entrances. The hardware is all original brass with US10B finish, with the exception of the handicap accessible hardware that has been installed. All the doors retain their original bar pulls on the exterior.

Where the doors have been modified for handicap accessibility, the interior panic bar has been replaced with a brass panic bar and a motorized opening device is fitted at the top of the door. At the east entry the automated door uses a continuous aluminum hinge surface mounted to door and frame. The sill was replaced on this door with an aluminum threshold. At the west entry the automated door retains the intermediate and upper pivots. On both handicapped doors the closer has been removed.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

There is a typical rectangular box wall sconce mounted on the central exposed aggregate pier of each bay. These rectangular boxes are now painted silver, however, many bits of their original white finish can be seen where this paint is peeling off.

Exterior Alterations:

No significant modifications.

Interior – General Information

Typically the stairwells occur in the corners (southwest and southeast) and the toilet facilities flank the elevator at the east end of the main corridor. Although the first floor lobby and corridors have been renovated the upper floors are largely original.



(Image 12)

1. Public Space: Lobby

Description - Materials and Finishes:

The Lobby is on the east side of the building (Images 12 and 13). The typical glass, metal, and concrete with terrazzo floor leads into this space. This space has a single column within. The original column has been enlarged in width and depth with a gypsum board enclosure. The floor is recent vinyl tile and the walls are original painted plaster on both concrete masonry units and metal studs. There is a low, painted, original wood baseboard that runs around the entire space. There is a new drop ceiling with acoustical tiles and strip fluorescent



(Image 13)

light fixtures (c.2000). There is a typical bronze and glass display case at the back of the space (original). This lobby gives access to vertical circulation, restrooms, a large classroom and the first floor corridor. The ceiling in the lobby is about one foot higher than that of the corridor.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Glass vestibule wall, column, display case, and connection to corridor.

Alterations:

The column has been enlarged, as mentioned above. A new drop ceiling and lights have been installed. On one of the entry doors handicap hardware has been added. There are new exit signs with emergency lights and new message boards, table, and chairs.

Comments:

The classroom that branches off the lobby on the north side was originally the Student Commons. The overall space of the lobby has not been drastically compromised but rather has had minor alterations.

2. Public Space: Typical Laboratory

Description - Materials and Finishes:

The typical laboratory has original 8 inch square vinyl asbestos tile floors and a barrel vaulted ceiling with hanging strip lights down the center of the vaults (Images 14 and 15). There is the typical window wall and painted plaster walls. The doors that lead into the space and into prep rooms off of the lab are the typical solid wood doors with small vision panels. The original coat hooks arranged on painted boards (Image 16) are often present and tacked on one of the walls. There are fume hoods recessed within a wall and an original blackboard on another. There are usually four rows of lab stations in the center of the space. They are long with painted plywood cabinets and drawers with



(Image 14)



(Image 15)



(Image 16)

aluminum hardware (Image 17). A stone slab sits on top of the cabinets with sinks on either end of the station. There is a narrow inlet that runs down the center of the station that connects to both sinks. Above the inlet there is a stone shelf and enclosure for outlets, faucets, and burners.

Some laboratories are fitted with fume hoods (Image 18), which are the original painted sheet metal and glass, and many have original cases for beakers and equipment fitted with glass doors.

Character defining elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Barrel vault ceiling with lights, lab stations, fume hoods

Alterations:

There are exposed conduits for fire detection, strobes and outlets.

Comments:

Most of the typical labs have kept their original aspects and have been altered very little.

General Conditions:

Good but aging, and in need of a general renovation.

Interior Alterations:

No significant alterations.

3. Public Space: Exit Stairs (west – typical of both)

Description - Materials and Finishes:

These stairs are typical of the fire stairs in all the original podium buildings, and are the main public circulation stairs off the lobbies and central corridor (Image 19). These stairs were not affected when



(Image 17)



(Image 18)



(Image 19)

the first corridor floor was renovated (c.2000).

The original floor is white terrazzo set in a pattern that follows a division of the structural grid. The low base, which continues up the wall as the stringer trim, is the same white terrazzo.

The walls are original plaster directly over concrete masonry units. The south exterior walls are glazed with steel sash windows and set within a vertical and horizontal grid of pre-cast concrete ribs. The window walls rise from the first floor to the ceiling without interruption and the stairs are freestanding. The ceiling is the exposed concrete structure of deep beams, which flare so the whole resemble a series of barrel vaults.

The stairs have a concrete structure with precast white concrete treads. The treads have a textured bronze nosing strip. As with all Phase I building these treads are generally in good condition with a few patches some surface loss and some hairline cracking.

The balustrade is composed of steel bar stock elements with a rectangular varnished hardwood handrail. The stair is kept free of the south wall and there is an identical balustrade across the window wall. There is an identical handrail bracketed off the east and west walls. The stairs retain there original brown painted finish.

The doors are all flush steel door with steel door frames and small vision panels. The doors on all floors have their original Stanley hardware including panic bar. Basement, second, and third floor doors retain their original dull brass hardware with mortise lock, rectangular face plate, and thumb latch on the inner side, and panic bar on the corridor side.

The ceiling is the exposed concrete structure of one-way concrete beams and slab. The sides of the beams flare forming the appearance of a barrel vault. Lights are the original recessed down-lights in the ceiling and the underside of the stair at the landing. The grid of these lights at the landing is an integral element of the overall design theme. The third floor lights are the original strip fluorescent fixture with plastic egg crate grills hung down the middle of the barrel vaulted ceiling.

Alterations:

No significant alterations.

Comments:

The stairways remain mostly original.

4. Public Space: Basement Courtyard/Light Well

Description - Materials and Finishes:

Basically a widening in the continuous corridors in the Physics and Chemistry Buildings, the light well courtyard introduces natural light into an otherwise long windowless walk. The space also serves to orient users as to the passage from one building to the next as well as the signs identifying the buildings. The light well is arranged such that the corridor jogs to the south around the glazed walls further punctuating the passage from one building to the next.

The perimeter walls are all original plaster on both concrete block and metal studs with a low wood base. The interior walls are the typically detailed minimalist glazed walls. These walls use steel tube as mullions and steel bar stock as muntin bars and stops for the large panes of glass. The glass is arranged with a single horizontal muntin dividing the bays into a large square pane and a lower horizontal pane (Image 20). The walls in this case rest on a low wood base, which continues the base on the perimeter walls. The floor appears to be the original 8" x 8" vinyl asbestos tile.



(Image 20)

The doors are the original flush doors the full height of the room (+/- 8'-0") with only the narrow door frame separating ceiling the door opening. The corridor doors have small vision panels while doors to service or mechanical room are solid. The hardware is the original Stanley dull brass.

Alterations:

The drop-in acoustic ceiling is relatively new.

Comments:

The lower portion of minimalist glazed walls is very dirty from the drip splashing off the dirt of the planter bed. This may be partly a result of the sparseness of the ivy, but also the ineffectiveness of the drip on the planters above. Moisture on the steel elements has developed substantial rust and deterioration in the steel plate and lower bar stock glazing stops.

Rather than replacing these original elements, it would be more desirable to repair them and fit them with interior or exterior storm sash.

Miscellaneous

Accessibility:

One door at each entrance has been modified for automatic opening, there is an elevator, and the first floor toilet rooms have been modified for handicapped accessibility.

Critical Concerns:

Related Site Features

The covered walkways and courtyards, which are integral to the buildings on the Podium, are discussed separately as part of the Academic Podium Survey. However, these elements are extensions of the buildings themselves and their structural grids.

The precast concrete planters along the north edge of the Podium are no longer maintained as landscaped elements. These were conceived as design elements of the Podium buildings to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Necessary:

- Patch deteriorated concrete column and mullions.
- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete mullions.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore character defining elements of interior including vestibules and lobbies, stairwells and lights, corridors, and glass walls of interior courtyard between building and Physics Building.
- Although requirements for these facilities change greatly, it would be nice to maintain a sample laboratory as originally equipped, and the same to the built-in cabinets in the offices.

Building Name: Lecture Center

Historic Name: Lecture Hall

Location: Lower level of Podium

Dates of Construction: 1966-1969

Date(s) of Significant Modifications/Architect(s): Several halls have been recently renovated.

Current Use: Lecture Hall and classrooms

Original Use: Lecture Hall and classrooms

Exterior - General Information

Constructed as part of the Phase II work at the Academic Podium the basement level Lecture Center is at the center of the Podium surrounding the fountain. The Lecture Center is a series of lecture halls and supporting offices arranged around a looped corridor. The inner glass wall, which is the only exterior wall, of the corridor provides wonderful views of the fountain and water tower.

Character Defining Elements:

Exterior glazed window wall.

Roof:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The roof of the Lecture Center is covered by the Podium paving and is not visible for inspection. The system is aging and in the summer of 2008 there were several on-going projects to correct drainage problems adjacent to the raised planting boxes. The surface drainage intended to handle the majority of the water is compromised by small amounts of differential settlement, creating localized low spots and allowing water to pond. See Academic Podium Building Survey for a general discussion of roof and paving, pg. 98.

Roof Elements:

(Not applicable)

Walls:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The only exterior wall is the glazed window wall of the circulation corridor. These walls are the typical minimalist glazed walls composed of narrow steel bars and bar stock. The large glass panes are divided simple by vertical 2" x 4" steel tubes. The glass is divided at chair rail height with a horizontal bar stock muntin bar, which is supported in the middle with a vertical bar stock. The bottom rail is the same bar stock and the base is a thin tube the height of the kick on the doors. The glazing stops are 1/2" square steel bar stock.

There is some rust and deterioration mostly in the base and lower rails of the windows and doors.

This minimalist wall, with its large expanse of single pane glazing, is very energy inefficient, but aesthetically significant. Rather than replacing the wall with a similar modern equivalent, as has been done at some of the courtyards, an interior storm window system should be considered.

Primary Material – Steel tube mullions, and glass.

Secondary Material(s) – Glazed steel doors.

Fenestration:

(see above)

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The doors are steel frame doors typically used at building entrances, however, the two light configuration is divided at the level of horizontal division of the window wall. The door kicks, bottom rails, align with the base of the window wall, and these doors form a virtually continuous line with the window wall. The doors retain there original dull brass hardware. Like the walls, these doors have single pane glazing and are not energy efficient. They do, however, continue the clean, minimalist aesthetic. The floor closer and weight make these doors difficult to operate. There is some minor rusting and deteriorated paint mostly in the lower rails and lower portion of the stiles.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

Exterior Alterations:

None of significance.

Interior – General Information

The Lecture Center is a series of lecture halls and supporting offices arranged around a looped corridor. This wide public corridor, which looks out on the fountain, serves as an informal meeting space for students as well as circulation between buildings on

the north and south sides of the Podium (Image 1 and 2). There are short connecting corridors on the central east-west axis that have service and small meeting/ lecture hall rooms and end at the sunken courtyards in front of the Performing Arts Building and the Library.

1. Public Space: East Lobby

Description - Materials and Finishes:

Grand space with colonnade (Image 3). There are 12 columns with flared capitals that form a vaulted ceiling with the original recessed down lights at meeting points of vaults. The floor is white terrazzo which follows the pattern of the structural grid. There is a full width stair from the basement level of the Performing Arts Center that leads down into this space (Image 4). It has terrazzo treads with handrails of the typical steel balusters and newels with varnished wood handrail. The walls have original coarse ribbed matting, and the original painted dark brown baseboard. At the end of the space, looking west, the main corridor runs around the fountain, off of which the main lecture halls are arranged (see - Image 1). This corridor has a single row of columns that runs down the center with saucer light fixtures hanging between each. The interior walls are plaster on concrete masonry units with the same course ribbed matting except where recent modifications have occurred. The exterior wall toward the fountain is the minimalist glazed wall used elsewhere on campus at the recessed courtyards.

Character Defining Elements:

☒ Intact ☐ Substantially Intact ☐ Compromised
☐ Destroyed

Colonnade, vaulted ceiling, saucer light fixtures, stairs.



(Image 1)



(Image 2)



(Image 3)



(Image 4)

Alterations:

There are exposed conduits for fire detection, strobes, and electrical outlets. Sculptures have been mounted on each vault, and plastic signs, waste baskets, and wall mounted sconces have been added to the space.

Comments:

The corridors are generously sized and filled with light. When the fountains are on, the space is animated and the effect is pleasing.

2. Public Space: Lecture Hall Rooms

Description - Materials and Finishes:

The lecture halls are largely intact, although several have been unsympathetically renovated. The unaltered can serve as a template to evaluate all the lecture halls, which vary in size but were finished similarly. The rooms have a classic lecture hall configuration with a small lobby area upon entering at the rear (Image 5) with the seats arranged in descending tiers towards the front where there are blackboards and a lectern (Image 6). The floors are modern carpet over concrete.

The original ceilings are perforated bronze, anodized aluminum sheet in an arched configuration with the strip fluorescent fixtures serving as the “beams” from which the arches spring (see Image 5). The strip fluorescent fixtures also incorporate heating and ventilation grilles between the typical plastic egg crate diffusers. The frame to hold the ceiling panel in place conforms to the pattern of the differ grilles. Several halls have replaced this ceiling with a gold plastic egg crate drop-in ceiling. These ceilings are suspended at the level of the strip lights and are aesthetically unsuccessful (Images 7 and 8). The lower height feels very uncomfortable in the lobby areas.



(Image 5)



(Image 6)



(Image 7)



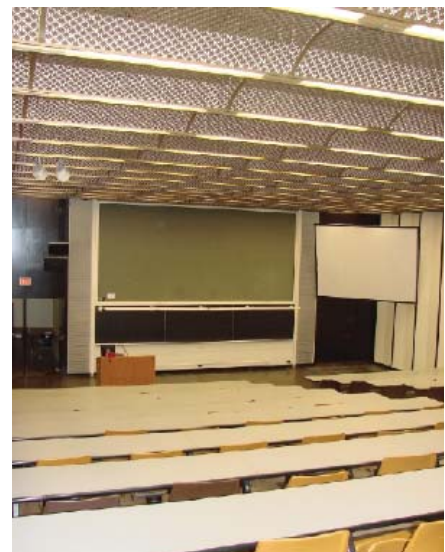
(Image 8)

The rear (north or south) walls are the typical spaced wood slat over sound-absorbing material used for acoustical purposes (Image 9). The wood slats are stained a dark brown. There are a series of original bronze hooks mounted on the slats in some rooms, and although the hooks are original, the location does not seem to be as the slats do not provide sufficient material to anchor a screw. Most of the lecture halls do not have coat hooks. In the typical classroom, or laboratory situation these same hooks are mounted on a solid board. The east and west walls are a series of slightly warped, a very flat 'v' shaped, painted panel spaced at the grid of the lights and ceiling. The top of the panels are arched to follow the curve of the ceiling. The front (north or south) wall is a divided into three parts, the central part is a blackboard, there are three blackboards in the larger room, with aluminum frame below a green board (Image 10). Below the aluminum chalk rail, the wall is plaster on concrete masonry units. The blackboard has original bracketed strip fluorescent light fixtures at the top (Image 11). The blackboards have been replaced with white boards as part of the renovations. There are slatted return air grilles the full height of the room flanking the blackboards, and outside of the grilles there is a pair of flush doors stained brown. Above the doors there is flush plywood wall stained or painted to match the doors. This wall and the rear slated wood wall have the original low wood base.

Writing tables are provided at each tier supported by bent steel tubes. The laminate top and rubber edge guards appear to be replacement for the originals.



(Image 9)



(Image 10)



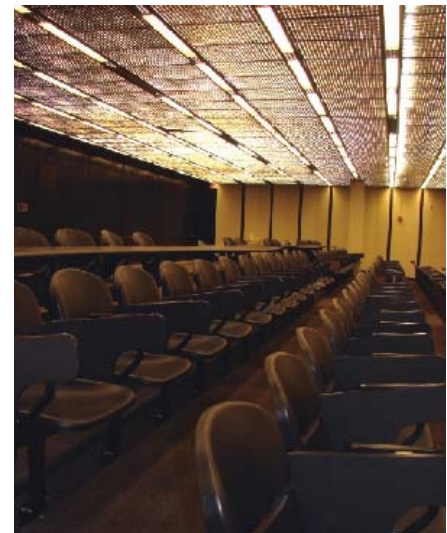
(Image 11)

Bracketed off the steel tubes are the original hinged cantilevered plastic chairs (Image 12). In this room, the chairs are an orange color, however, in other lecture halls there are blue and green chairs. There are several replacement chairs in the rooms, which do not match in color and are disturbingly flexible. The original chairs are stiff and uncomfortable and have been replaced using cantilever brackets in the renovated halls (Image 13). The new articulated seats are more comfortable, but the black color deprives the room of some of its character.



(Image 12)

Doors are all flush doors stained or painted a dark brown. Hardware is the typical dull brass. Exiting doors use the original Von Duprin panic bar. Exit is provided at the rear of the rooms into the corridor or into the service tunnel at the front of the rooms (Image 14).



(Image 13)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Tiered seating, ached ceiling panels, slatted wood acoustic wall, concave panels on side walls, tables and cantilevered chairs, blackboard wall, and flush doors.

Alterations:

Modern plywood lectern, exposed conduits for fire detection, strobes, and electrical and data outlets. A few holes have been cut in the ceiling for spot lights and other electrical equipment. New ceilings, whiteboards, and chairs in renovated lecture halls.



(Image 14)

Comments:

The arched, perforated ceiling panels seem like a fussy detail, until you see one of the renovated rooms, with a flat plastic egg crate ceiling. This makes one appreciate the rhythm and movement the original ceilings provide. Although the services for data and other modern electronic improvements are needed, the rooms remain vital and continue to function well for their designed purpose.

General Conditions:

Good. Maintenance leaves a little to be desired. There is a good deal of clutter and added wastebaskets, plastic signs, loose chairs etc. in many of the lecture halls (Image 15).

Interior Alterations:

In general, corridor and lecture halls are intact. The most significant loss in the renovated halls is the arched ceiling panels.

Miscellaneous

Accessibility:

Level accessible by elevator, upper portions of all halls accessible and usable. Access to all functions can be inconvenient.

Critical Concerns:

Preservation of the minimalist appearance of glass window wall when redesigned for greater energy efficiency. The modern storefront system used in interior alterations is an unfortunate standard for the design.



(Image 15)

(Image 16)

(Image 17)

Related Site Features

The sunken plaza level with the main fountain and water carillon tower are an integral part of the Lecture Center. The organization around these landscape elements is the very heart of the campus.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible

- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Building Name: Montauk – Mahican

Historic Name: Buildings C and D

Location: (41 and 42) Indian Quad, west side

Dates of Construction: 1968-1971

Date(s) of Significant Modifications/Architect(s): Montauk entry lobby c.2000.

Current Use: Dormitory

Original Use: Dormitory

Exterior - General Information

The dormitory quads use the same design elements as the Podium buildings, but are adjusted for scale and domestic functions. The podium concept is again applied here with the complex raised above the surrounding grade, which slopes from north to south. The usable basement area in the podium is somewhat limited corresponding to the buildings' footprint and a service tunnel loop on the inside of the buildings under the paved walkway. There is a stub off this tunnel to the basement of Mohawk Tower. There is a loading dock under the southeast courtyard and under the southwest there is a pedestrian entry with stairs to the Podium level. Like the main Podium, services and mechanical circulation are handled at the basement level.

The overall plan is similar in concept to the Academic Podium, with a series of three story buildings surrounding an open landscaped courtyard. There are covered walkways and the appearance of vaulted roofs. The corners are left open as paved courtyards, and there is a central, axial opening on the north side oriented to the Academic Podium (Image 1), which physically divides this building into two separate structures united by a common roof and walkways. The dormitory tower is off center so that the central axis extends through the courtyard, ending at the Main Lobby of the Seneca-Tuscarora Building (Image 2).

Indian Quad was the last dormitory complex finished, and its completion, along with the Phase II Podium buildings, marked the end of construction. There are a few unique details at Indian Quad, such as the aluminum frame windows, which may represent an effort to complete the project within a fixed budget.



(Image 1)



(Image 2)

The Mahican and Montauk buildings are two separate, three-story, reinforced concrete dormitory buildings, flanking a central axial entry to the quad. The long direction spans east-west from the northwest to the northeast courtyards. The buildings have a common roof and walkways on the north and south. Each building has a central entrance and lobby on the south elevation (quad side) and there are doors on both the short facades (east and west).

Character Defining Elements:

Flaring capitals of the covered Podium walkway and courtyards created by flared column capitals, perforated roof overhang, vertical precast ribs rising from floor to underside of vaults, spandrel and façade panels of dark exposed aggregate concrete, and vertical casement windows.

Building Facades:

The dormitory buildings are similar to the public buildings on the Podium in that the façades facing the courtyards are not centered on a column line but at the midpoint between columns. This has two ramifications: the tops of the precast panels are at the continuous horizontal intersection of the capitals; and the walkways in front of the building have a row of columns down the middle (Image 3).

The projection of the roof overhang is smaller here than on the Podium buildings to reflect the smaller scale of these buildings. The typical façade on all of the three story dormitories is five vertical bays of windows, alternating with a vertical bay of exposed aggregate concrete (Image 4). The façade ends at the corners with two vertical bays of windows and an 'L' shaped rib at the corner.

The short, east and west facades are mirror images



(Image 3)



(Image 4)

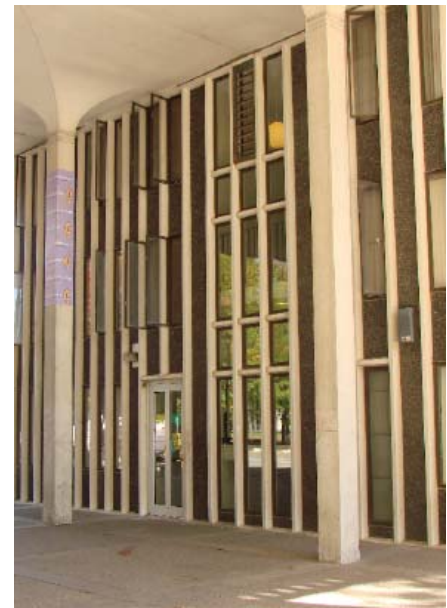
of each other (Images 5 and 6). On both facades, the typical corner treatment is followed by a typical bay of five grouped windows flanked by solid panels. The next half bays repeat the pair of windows used at the corners with a door or pair of windows the same height as the doors. The middle bay is a glazed bay, four windows wide which contains the stairs. The doors appear to be replacements because they are not the original steel sash doors. These windows have a small panel of exposed aggregate concrete below the sill, which corresponds in height to the bottom rail of the door.

The long, north and south façades are virtually identical to each other and are composed of the typical panels. The central bays of the south facade have two doors with horizontal ribs above. These doors are the only architectural device announcing the main entrance to the lobby. At Mahican, these doors are the replacement aluminum doors used on the short elevation (Image 7). At Montauk, there is only one of these aluminum doors and the second door has been replaced with a fixed glass window (Image 8).

The columns are exposed on all sides at the



(Image 5)



(Image 6)



(Image 8)



(Image 7)

walkways and courtyards and all show some surface weathering, especially on the west and north faces of the courtyard columns.

Roof:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The large flat roof extends past the footprint of the building to the edge of the flared capitals of the covered walkways and is terminated in a sheet metal drip edge. This roof appears to be an EPDM membrane above tapered insulation and stone ballast above (Image 9). This makes visual inspection of the roof membrane limited, although, the membrane has been exposed at one of the roof drains (Image 10). This roofing system encompasses both roofs above Mahican and Montauk, however, there is an expansion joint down the middle of the axial walkway. In many areas, pine needles, leaves, and debris has accumulated at the outside curb indicating drainage from these areas is also incomplete or very slow. There is some deterioration at the edges of the filter fabric where it is exposed to the sun. This roof is near the end of its useful lifetime.



(Image 9)



(Image 10)

Roof Overhang:

☐ Excellent ☐ Good ☒ Fair ☒ Poor

There is considerable erosion of the top surface of the slab on this building exposing the aggregate and in a few places where spalling (Images 11 and 12). There are a considerable number of patches with a white patching compound. This deterioration is no doubt accelerating and the exposed, rusting rebar represents a threat of significant damage. This surface need to be comprehensively repaired, building up any depressions caused by deteriorations or original casting and particularly in areas around the exposed rebar. This process must be treated as concrete repair not just surfacing. After patching of the concrete surfaces, the top surface of the overhangs should be treated with a liquid,



(Image 11)



(Image 12)

elastomeric membrane, which will help prevent the absorption of water by the concrete deck.

It may become necessary at some point to patch the surfaces within the perforations and perhaps an integral drip at the edge could be design to allow water to drip clear of the concrete surface. The expansion joints between the individual slabs are open to the weather and water coming through these joints runs down the ribs of the vaulting to a column (Image 13). This open joint should be sealed in a manor that allows for movement, perhaps with a compressible rubber gasket.



(Image 13)

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The roof vents and curbs are all flashed with EPDM membrane flashing. The design and execution are acceptable by industry standards. The roof vents were replaced on the roof of Montauk, however, on Mahican they are the original fiberglass mushrooms, which are in poor condition.

There are down lights suspended from the four corners of the courtyard, which are wired with exposed insulated wiring form the electrical junction box of the saucer fixture that once hung at the four corners of the open well. The boxes and other exposed ferrous elements are rusting, and although the anchors are not exposed, it is reasonable to assume from other indication that they may be ferrous metal. The whole issue of exterior lights should be studied and an overall solution designed. The original iconic saucer fixtures should be restored in these locations.

Walls:

Primary Material – Precast concrete: Smooth finish mullions with exposed black aggregate panels are generally in good condition.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) – Caulking is used extensively between the precast panels and at the expansion joint in the middle of the building. Although it appears that these joints have been recaulked, the joints are failing with wide gaps, especially at the middle expansion joint, and at the paving.

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Fenestration:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

All window sashes are single glazed in aluminum frames, although, the drawings call for the typical steel sash used throughout the campus. This may have been a budgetary decision as construction was nearing completion. These windows appear to have their original factory finish, and are generally in working order.

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The entrance doors at Mahican and the short elevations of Montauk are white aluminum doors. These doors appear to be an early replacement for the original steel frame doors (a few of which survive in the basement level of Seneca-Tuscarora). They attempt to follow the original two vertical light designs; however the stiles, top rail and central muntin are all wider than the steel doors. The entrance doors at the central entry of Montauk are modern aluminum entrance doors. These doors have two rectangular lights with a horizontal lock rail and do not attempt to follow original design. They are also not quite as tall and there is a very thick frame at the top (see Image 7). The doors are also a dark anodized aluminum as opposed to white, which seems more appropriate for the situation. The doors on the short sides are the typical white aluminum replacement doors used throughout this quad.

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

The typical rectangular box wall sconces used throughout the campus are mounted on the exposed aggregate piers (Image 14). These rectangular boxes are now painted a gray color, which appears to be their original finish.

Each of the corner courtyards was intended to have four of the iconic saucer light fixtures. These have all been removed, however, in many cases the electrical feed for the replacement spotlights are connected to the original box (Image 15). Restoration of these fixtures should be part of any building project.

Exterior Alterations:

Doors replaced but no major or character changing alterations.



(Image 14)



(Image 15)

Interior – General Information

Indian Quad was the last quad to be built, however, it is virtually identical in all significant ways with the other quads. Mahican Hall and Montauk Hall are actually two separate buildings, united by a common roof, which form the north side of the dormitory podium. It is flanked by the northwest and southeast corner courtyards. There are entrances to small lobbies with stairs at the east and west elevations of both buildings, however, the main entry and lobby is in the middle of the south elevation on each building. This lobby is adjacent to the central corridor, and is organized around the stair down to the basement rooms, including the snack bar.

1. Public Space: Entrance lobbies at Mahican and Montauk

Description - Materials and Finishes: Montauk

This entrance space to the dormitory building has been renovated and the basic room dimensions altered c.2000. There is a small vestibule that leads into the space (Image 16). The vestibule is enclosed in painted aluminum framed glass walls with hollow metal doors which appear to date from a renovation c.2000 when the exterior doors were also replaced. The intent of this wall is to reproduce the visual imagery of the original minimalist steel and glass rectangle, however, the detailing uses stock shapes and sections which make the whole considerably more substantial and heavier in appearance. The floor in the vestibule is vinyl tiles and the ceiling is gypsum board with recessed lights.



(Image 16)

There is a small seating area east of the stairs, and a door to the central corridor with a stair at both ends. The stair to the basement level rooms is original. This stair has a concrete structure and precast concrete treads with balusters composed of steel bar stock shapes and a varnished wood handrail. This portion of the floor is buff and white terrazzo with bronze dividers, and is original, while the vinyl tile is part of the c.200 renovation.

The ceiling is sheetrock with square modern flush mounted down lights c.2000. On the east wall, flanking the vestibule of both sides, are window walls with heating units underneath.

Description - Materials and Finishes: Mahican

This entrance space to the dormitory building is basically original. There is a small glazed vestibule that leads into the space (see Image 16). This is the typical minimalist wall of thin steel tube for mullions, and muntin bars and stops of steel bar stock. The floor in the vestibule and lobby is the original two color buff and white terrazzo with bronze

dividers. The white is laid out in strips on a division of the structural grid and the buff in large squares. The ceiling is the original eight inch square acoustic tile ceiling with a hidden spline. The lights are the original recessed down lights laid out to reinforce the architectural grid.

There is a small seating area in front of the stairs, and a door to a short passage to the central corridor with a stair at both ends. The stair to the basement level rooms is original (Image 17). The stair has a concrete structure and precast concrete treads with balusters composed of steel bar stock shapes and a varnished wood handrail.



(Image 17)

Character Defining Elements:

Glazed vestibule, stairs, terrazzo floors.

(Montauk)

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

(Mahican)

☐ Intact ☐ Substantially Intact ☒ Compromised ☐ Destroyed

Alterations:

There are exposed conduits for fire strobes, a security system and outlets. At Montauk plan has been altered and only a portion of the floor and the stairs to the basement survive.

Comments:

The lobby at Montauk has been completely altered in plan as well as in details. The lobby at Mahican is largely intact.

Miscellaneous

Accessibility:

First floor is accessible by new code complying doors. There is no elevator and it is unknown if any room have been modified handicapped accessibility.

Critical Concerns:

Maintaining exterior and character of interior public spaces.

Related Site Features

Like all quad buildings, the Adirondack and Cayuga buildings are conceived as part of the formal landscaped courtyard. These form the backdrop and necessary enclosure for the privacy of the courtyard, which is the basis for creation of a sense of community.

The landscape, as with the Academic Podium, was an integral part of the dormitory quads. It should be noted that along the west side of this building, there is a planter bed where the bushes have partially survived, and it greatly softens the appearance of the buildings.

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

The durability and quality of original construction is remarkable. Clearly these dormitories are like all dormitories, used and somewhat abused by the students. Yet the whole is almost completely intact.

Preservation Priority

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Cover open expansion joints in perforated roof overhang.
- Treat top surface of perforated roof overhang with liquid membrane.
- Replace roof with new tpo or built-up roof.

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete mullions.
- Fill arched panel between precast panels and vaults with stucco.
- Paint exterior concrete elements except exposed aggregate panels.
- Restore saucer light fixtures in courtyards.

Desirable:

- Protect and restore the character defining elements of the interior public spaces including Main Lobby/Lounge, and all stairs.

Building Name: Cayuga - Adirondack

Historic Name: Buildings A and B

Location: (43 and 44) Indian Quad, east side

Dates of Construction: 1968-1971

Date(s) of Significant Modifications/Architect(s):

None

Current Use: Dormitory

Original Use: Dormitory

Exterior - General Information

The dormitory quads use the same design elements as the Podium buildings, but are adjusted for scale and domestic functions. Indian Quad was the last dormitory complex completed, and its completion, along with the Phase II Podium buildings, marked the completion of the original campus. There are a few unique details at Indian Quad, such as the aluminum frame windows, which may represent an effort to complete the project within a fixed budget.

The Adirondack and Cayuga buildings (Image 1) are actually two, three-story dormitory buildings, flanking a large central entrance and lobby. The long direction spans from the southeast to the northeast courtyards. In addition to the central entrance, there are doors on both the short facades.

Character Defining Elements:

Flared column capitals forming the vaulted overhanging walkway and courtyards, perforated roof overhang, vertical precast ribs rising from the floor to the underside of the vaults, spandrel and façade panels of dark exposed aggregate concrete, and vertical casement windows.

Building Facades:

The façades facing the courtyards are not centered on a column line, but at the midpoint between columns (Images 2 and 3). The typical façade has five vertical bays of windows alternating with a



(Image 1)



(Image 2)



(Image 3)

vertical bay of exposed aggregate concrete.

The short, north and facades are mirror images of each other (Image 4). On both facades, the typical corner treatment followed by a typical bay of five grouped windows flanked by solid panels. The next half bays are repeats of the pair of windows used at the corners with a door or a pair of windows the same height as the doors. The middle bay is a glazed bay four window wide which contains the stairs.

The long east and west north façades are virtually identical to each other and are composed of the typical panels (see Image 3). The central bays of the west facade have doors with horizontal mullion above (Image 5). These doors are the only architectural device announcing the main entrance to the lobby.

Roof:

■ Excellent ☐ Good ☐ Fair ☐ Poor

This is a gently pitched flat roof. A modern TPO roofing membrane was being installed over tapered insulation (Image 6). There was no significant ponding of water on this roof. There is a low curb at the edges of the roof and a tall aluminum drip edge. The expansion joint at the middle of the building covered with TPO. To provide sufficient slope and adequate insulation levels, the edges at the courtyards are quite tall and the drip edge is visible from below, and when approaching the buildings (see Images 1 and 7). The use of a clear anodized finish makes it very jarring in appearance, and a concrete gray color would be much less noticeable.

Roof Overhang:

☐ Excellent ☐ Good ☒ Fair ☒ Poor

The projection of the roof overhang has been



(Image 4)



(Image 5)



(Image 6)



(Image 7)

reduced here from the Podium buildings' walkway to reflect the smaller scale of these building.

The concrete roof slab extends beyond the drip edge of the roof and is exposed to the weather. There is considerable erosion of the top surface of the slab on this building, exposing the aggregate and in a few places spalling (Image 8). There are a considerable number of patches with a white patching compound. This deterioration is no doubt accelerating and the exposed and rusting rebar represent a threat of significant damage. This surface needs to be repaired, building up any depressions caused by deteriorations or original casting, particularly areas around the exposed rebar.



(Image 8)

It may become necessary at some point to patch the surfaces within the perforations and perhaps an integral drip at the edge could be design to allow water to drip clear of the concrete surface. The expansion joints between the individual slabs are now open to the weather and water coming through these joints runs down the ribs of the vaulting to a column. This open joint should be sealed in a manor that allows for movement, perhaps with a compressible rubber gasket.

Roof Elements:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Roof vents were not yet in place, however, curbs and vent were complete and in good to excellent condition.

There are down-lights suspended from the four corners of the southwest courtyard, which are wired with exposed insulated wiring (Image 8). The boxes and other exposed ferrous elements are rusting, and although the anchors are not exposed, it is reasonable to assume from other indications that they may be ferrous metal. The whole issue of exterior lights should be studied and an overall solution designed. Any fixtures in these locations should be attached with non ferrous connectors, properly isolated from the concrete.

Walls:

Primary Material – Precast concrete: Smooth finish ribs with exposed black aggregate panels are generally in good condition.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) – Caulking is used extensively between the precast panels and at the expansion joint in the middle of the building. Although it appears that these joints have been recaulked the joints are failing with wide gaps, especially at the middle expansion

joint, and at the paving.

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Fenestration:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

All window sashes are single glazed in aluminum frames, although the original drawings call for the typical steel sashes to be used throughout the campus. These windows appear to have their original factory finish, and are generally in working order. These windows have a small panel of exposed aggregate concrete below the sill, which corresponds in height to the bottom rail of the door.

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Entrance doors are modern white aluminum entrance doors. These doors are similar to the original steel doors although stiles, rails, and center mullion are thicker in appearance than the originals. They are also not quite as tall and there is a very thick frame at the top (Image 9).

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

Mounted on the exposed aggregate piers of are typical rectangular box wall sconce used through the campus (Image 10). These rectangular boxes are now painted a gray color, which appears to be their original finish. Although not dramatic, these geometrically simple, minimalist fixtures are part of the original appearance of the building, and where they have been replaced the new fixtures are conspicuous. These fixtures originally had both and up light and down light component, but now seemed to be fitted with incandescent spot pointed down.

Exterior Alterations:

No major alterations.



(Image 9)



(Image 10)

Interior – General Information

1. Public Space: Lobby

Description - Materials and Finishes:

This common lobby for the two dormitories is the main entry and lounge area for the building (Image 11). It has many common features shared by the campus as a whole and some shared by the surrounding buildings of the quad. This lobby/ lounge survives largely intact and is a good example of the original appearance of these rooms.



(Image 11)

The original floor is terrazzo in two colors with a field of buff colored squares within borders of white terrazzo laid out as long rectangles. The original 3" base is the buff colored terrazzo.

The ceiling is the original 12" x 12" acoustic tiles with a hidden spline. Integral to the appearance of the room is the grid of original recessed down lights. These fixtures have a flange at the ceiling and flush lens and are laid out to reinforce the architectural grid.

The interior walls are plaster on concrete masonry units. The exterior wall is simply the finished backside of the precast concrete wall panels. There are five tall vertical windows spanning from approximately 30" above the floor to the underside of the ceiling. They are situated between the solid piers, with every other pier is a structural column. The windows are single glazed units in aluminum frames, which alternated between fixed and operable casements. Below the window there is a continuous painted sheet metal enclosure for the fin tube radiation. This unit is mounted above the terrazzo base, and near the top edge has perforated grill on its front face. On the north wall of the vestibule, there is a painted plywood cabinet, which aligns with these units and appears original. The cabinet appears to be part of the mechanical system, but the purpose is unknown.

The interior doors are all in original openings and full height frames, however, it appears that the hollow metal doors to the stair hall are replacement fire rated doors with a vision panel somewhat larger than the original one. The north door doors have brass lever handles and Corbin mortise lock, while the south has the Corbin mortise lock but reuses the original bronze Russwin knobs. The original flush solid core wood door to the residence hall director's office is original with a solid panel above to fill in the full height frame. The hardware on this door is typical, with a McKinney 5-part bronze butt hinges, Russwin mortise lock with bronze lock plate, rose, and spherical knobs.

The glass and steel vestibule projects into the room and is more or less typical of this

type of wall used through the campus with small variations for different situations. The vertical tubes are the typical 2" x 4" steel tubes as are the horizontal rails at the top and bottom of the glass sheets. The base below the horizontal 2" x 4" steel tube used as the bottom rail is a 1" x 3" steel tube. Stops used for the glass and doors are ½" square bars. The shorter north and south walls have glass sheets to about 30 inches above the floor, corresponding to the line of the window sill and top of the radiator cabinet. Below is a solid sheet metal panel. The floor is the same buff terrazzo squares set in a boarder of white terrazzo. There are bronze strip diffusers in the floors close to the short north and south walls. The original interior doors are full height glazed doors in steel frames. The hardware is largely original: floor closer, two intermediate pivots, top pivot with brass bar, Von Duprin Series 55 panic bars and two piece brass thresholds. The panic bar on the southern, handicap accessible, door has been removed and replaced with a modern brass pull. The exterior doors are two light modern white anodized aluminum units with aluminum push bars and thresholds. These two light doors approximate the original steel units although the stiles and rails are all substantially heavier in appearance than the original steel framed doors. The ceiling is the same acoustic tiles with conceal support used in the lobby and there are four original down lights.

The stair down to the basement level is an integral element of this space (Image 12). The treads are all the same buff colored terrazzo used in the floor. The balustrade is composed of 5/8" steel bar stock at 5-1/2" on center with a 1-3/4" square plate at the floor and a diminutive 1" x 2" wood handrail. There are some unfortunate repairs to the tread using a white terrazzo mix.

Down the middle of the floors is a bronze cover for an expansion joint (Image 13). This joint is carried vertically up the walls and columns with a painted sheet metal cover plate and the acoustic ceiling tiles are furred down a few inches along this line.

Character Defining Elements:

- ☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Stair and balustrade, terrazzo floor and base, steel tube vestibule, ceiling and recessed down-lights.



(Image 12)



(Image 13)

Alterations:

Doors to stairs. Surface mounted conduit for smoke detectors and alarm strobes.

Comments:

Room retains original appearance.

2. Public Space: Residence Hall Director's Suite

Description - Materials and Finishes:

This small suite consists of an office and waiting room separated by a glazed partition. The floor is modern carpet. The original ceiling is plaster on expanded metal lath. Within the office, the ceiling has a sprayed acoustic treatment, which is not original. In the small waiting room, the ceiling is furred down about 13". There are two rows of original recessed down-lights, which carry through both spaces. These fixtures have a flange at the ceiling and flush lens and are laid out to reinforce the linear sense of the architectural space

The interior walls are plaster on concrete masonry units. The exterior wall is simply the finished backside of the precast concrete wall panels. There are five tall, vertical windows spanning from approximately 30" above floor to the underside of the ceiling. They are situated between the solid piers. The windows are single glazed units in aluminum frames, which alternated between fixed and operable casements. Below the window, there is a continuous painted sheet metal enclosure for the fin tube radiation. This unit is mounted above the terrazzo base, and near the top edge has perforated grille on its front face. The glazed partition is similar to the vestibule and glazed partitions used throughout the campus with small variations for different situations. The vertical tubes are the typical 2" x 4" steel tubes as are the horizontal rail at the top of the glass sheets. The base is a 2" x 10" steel tube used as the bottom rail. The stops used for the glass and doors are ½" square bars.

The doors are original flush solid core wood doors in original full height steel door frames. The door to the office is 94" tall, the full height of the room minus the frame, while the door from lobby to waiting room is shorter but again the full height of the room minus the frame. Hardware on these doors is typical, with McKinney 5-part brass butt hinges, two pair of hinges on the office door, Russwin mortise lock with brass lock plate, rose, and spherical knobs, and a closer mortised into the top of the door..

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Exterior window wall, steel tube dividing partition, ceiling and recessed down-lights.

Alterations:

Surface mounted data conduit, and surface mounted conduit for smoke detectors and alarm system

Comments:

Room retains original appearance.

3. Public Space: Central Stair Hall

Description - Materials and Finishes:

This common stair hall for the two dormitories is the main circulation entered off the central lobby/ lounge area for the building. The stair and finishes are shared with all the stairs at the north and south entrances to the dorms.

The floor is 12" x 12" square vinyl tiles with a four inch vinyl base. These are replacements for the original vinyl asbestos tiles. Down the middle of the floors is a bronze cover for an expansion joint. This joint is carried vertically up the walls with a painted sheet metal cover plate. The wall railing is composed of two section broken at this joint and the steel for the balustrade has an unwelded slip joint above the in this location.

The original ceilings are plaster on expanded metal lath, now coated with a spray on acoustic finish. The semi-recessed down-lights are replacements for the originals (see lobby above) in original locations. The third floor ceiling has two original grilles for the HVAC system. The walls are all the original plaster on concrete masonry units.

The concrete stairs are typical of these elements in the dormitories. The stairs now have rubber or vinyl pre-made tread and riser covers. The balustrade is composed of 1 1/4" newals and intermediate posts, 5/8" square steel balusters at 5" on center, a bottom rail of 1 1/4"x 3/4" bar stock, and the oak handrail is a 1 1/4"x 2 1/2" rectangle. The same railing is a bracket off the wall on the inside.

All doors, except the north door on the first floor, are replacement rated hollow metal doors. They all have an off center vision panel of wire glass slightly larger than the original centered one on the first floor north door. The original door retains its hardware with knobs, while all the new doors have lever handles.

Most of the plastic exit signs are original, lit from above, however, the one to the lobby/ lounge (north side) is recent.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Stair and railing, ceiling and recessed down lights.

Alterations:

Surface mounted conduit for smoke detectors and alarm system, doors, and one exit signs.

General Conditions:

The site was under construction, as fire alarm and detection system was being installed during the summer.

Interior Alterations:

Doors and finishes as noted, but no character altering modifications.

Miscellaneous

Accessibility:

Entry to first floor only is accessible by wide doors. There is no elevator, and It is unknown if any of the rooms have been modified for handicapped accessibility.

Critical Concerns:

Maintaining exterior and character of interior public spaces.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

The durability and quality of original construction is remarkable. Clearly these dormitories are like all dormitories; used and somewhat abused by the students, yet the whole is almost completely intact.

Preservation Priority:

- ☐ Essential to University history and present character
- ☒ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Cover open expansion joints in perforated roof overhang.
- Treat top surface of perforated roof overhang with liquid membrane.

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel/aluminum doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore the character defining elements of the interior public spaces including Main Lobby/Lounge, and all stairs.

Building Name: Tuscarora - Seneca

Historic Name: Buildings G and H

Location: (45 and 46) Indian Quad, south side

Dates of Construction: 1968-1972

Date(s) of Significant Modifications/Architect(s): 2008 (ongoing)

Current Use: Dining Hall and dormitory

Original Use: Dining hall and dormitory

Exterior - General Information

The overall plan is similar in concept to the Academic Podium, with a series of three-story buildings surrounding an open landscaped courtyard. There are covered walkways and the appearance of vaulted roofs. The corners are left open as paved courtyards, and there is a central axial opening on the north side oriented to the Academic Podium (Image 1). The dormitory tower is off center so that the central axis extends through the courtyard ending at the Main Lobby of Seneca-Tuscarora Building.



(Image 1)

The Seneca-Tuscarora building (Image 2) is really two three-story dormitory buildings flanking a large central lobby/atrium. The long direction spans from the southeast to the southwest courtyard. The main cafeteria for the dormitory complex is in the basement, although there was additional dining on the twenty second floor of Mohawk Tower. The cafeteria is connected to Mohawk Tower at the basement level by the lounge arranged around three sides of the sunken courtyard. There are stairs connecting the cafeteria to the main lounge above in a kind of promenade behind a slatted steel screen. Unfortunately, this screen is being removed as part ongoing cafeteria renovation.



(Image 2)

Character Defining Elements:

Flaring capitals of the covered podium walkway and courtyards, perforated roof overhang, vertical precast ribs rising from floor to underside of vaults, spandrel and façade panels of dark exposed aggregate concrete, and vertical casement windows.

Building Facades:

The typical façade on all three-story dormitories is four vertical bays of windows alternating with a vertical bay of exposed aggregate concrete. The same exposed aggregate is used for the spandrel panels above and below the windows. The façade ends at the corners with two vertical bays of windows and an 'L' shaped rib at the corner.

The short east and west facades are mirror images of each other (Image 3). On both facades, the typical corner treatment followed by a typical bay of five grouped windows flanked by solid panels. The next half bays are repeats the pair of windows used at the corners with a door or a pair of windows the same height as the doors. The middle bay is a glazed bay four window wide which contains the stairs.



(Image 3)

The south and north façades (see Image 2) are identical to each other and are composed of the typical panels (Image 4) with the central structural bay and flanking half bays being fully glazed walls. These bays are completely glazed within the grid of horizontal and vertical ribs. All glazing in the panels is fixed in the same aluminum sash as the typical windows.



(Image 4)

The paving shows signs of movement along the central portions of the north facade (there are recent surface drains cut into the paving) and the joint here is open or torn.

Roof:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

This roof appears to be an EPDM membrane above tapered insulation and stone ballast above (Image 5). This roofing system encompasses not only the roofs above Seneca and Tuscarora, which are really one building, but the roof above the southwest courtyard. Although the roof above the occupied spaces appears to drain completely, there was standing water on the roof above the courtyard



(Image 5)

on the day of inspection (Image 6). In many areas, pine needles, leaves and debris has accumulated at the outside curb indicating drainage from these areas is also incomplete or very slow. There is some deterioration at the edges of the filter fabric where it is exposed to the sun. This roof is near the end of its useful lifetime.

Roof Overhang:

☐ Excellent ☐ Good ☒ Fair ☒ Poor

There is considerable erosion of the top surface of the slab on this building exposing the aggregate and in a few places where spalling is advanced and may indicate a local situation where rebar was placed to close to the surface of the concrete (Images 7 and 8), although none are visible. There are a considerable number of patches with a white patching compound. This deterioration is no doubt accelerating and the exposed and rusting rebar represent a threat of significant damage.

There is now some staining and incipient deterioration in the columns capitals (Image 9). This open joint should be sealed in a manner that allows for movement, perhaps with a compressible rubber gasket.

There is a large spotlight supported on steel bar legs mounted to the overhang using steel screws, which are now rusting. If these connectors are not removed, and continue to rust, a good deal of damage to the concrete will occur.

Roof Elements:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

All original vents have fiberglass mushroom covers, which have metal grilles on the underside. Some of the grilles are missing and others are loose or detached. Exposure to the sun has destroyed the binder, leaving the glass fiber exposed to the binder



(Image 6)



(Image 7)



(Image 8)



(Image 9)

below. These roof vents need to be replaced.

Roof access for the entire dormitory complex is from a small monitor on Seneca through a small access door. This door in the short vertical wall is very awkward to use, requiring a person to crawl on their hands and knees. It also limits the size of items that can be carried through, basically discouraging proper maintenance.

The monitor itself is in fair to good condition. The roof membrane is brought up to the underside of the louvers and there is cap flashing protecting the binder bar. However, the cap flashing has been attached with screws and each sealed with roofing cement. The louvers require some attention: cleaning, scraping and paint. It would seem a good idea to provide a large roof hatch through the roof of this monitor to make access easier, and seal up the current door (Image 10).



(Image 10)

There are down-lights mounted on the roof overhang at the four corners of the courtyard which are wired with exposed insulated wiring (see Image 8). The boxes and other exposed ferrous elements are rusting, and although the anchors are not exposed it is reasonable to assume from other indication that they may be ferrous metal.

Walls:

Primary Material – Concrete.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Fenestration:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

All window sashes are single glazed in aluminum frames. These windows appear to have their original factory finish, and are generally in working order. These windows have a small panel of exposed aggregate concrete below the sill, which corresponds in height to the bottom rail of the door. All the doors and windows have been removed from Seneca as part of the ongoing renovation.

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The doors are all the typical aluminum framed glazed doors used at all building entrance doors in Indian Quad, and seem to be replacement doors. These doors have two vertical lights with a wide central aluminum muntin, which continues the line of the vertical mullion above interrupted by the horizontal mullion at the head of the door. The doors have wide stiles and upper rails, and several do not fit the opening well requiring a filler panel at the top.

Foundation:

Podium Building - Not Applicable

Exterior Fixtures:

There are typical rectangular box wall sconces mounted on the exposed aggregate piers. These rectangular boxes are now painted a gray color, which appears to be their original finish (Image 11). Although not dramatic, these geometrically simple minimalist fixtures are part of the original appearance of the building, and where they have been replaced the new fixtures are conspicuous (Image 12). These fixtures originally had both an up light and down light component, but now seemed to be fitted with incandescent spot pointed down.

Each corner courtyard was intended to have four of the iconic saucer light fixtures. These have all been removed and replaced with spot lights mounted on the roof overhang. Restoration of these fixtures should be part of any building project.



(Image 11)



(Image 12)

Exterior Alterations:

There were no major alterations until ongoing renovation of Seneca. This renovation, which includes the common areas of the building, also includes removal and replacement of all exterior doors and windows.

Miscellaneous:

The southeast and southwest courtyards flanking the dormitory now have railings between the columns. These are a close match to original railings, but are a later addition. The original working drawings call for large concrete planters between the columns with chains draped between planters and columns. Many of these circular planters survive, relocated to the edge of the northeast and northwest courtyards and along the drive in front of the quad. The railings are a more positive and code complying barrier to keep people away

from the edge of the podium. However, the railing relocated to the actual edge of the podium, with the planters relocated back close to their original location would greatly reduce the visual impact while providing the same level of safety. Replanting the planters would also restore the design intent and soften the hard edges of the architecture.

Interior – General Information

General Conditions:

Under construction at time of survey.

Interior Alterations:

Spaces in Seneca were gutted and awaiting new construction. All of the original walls of the upper dormitory floors of Tuscarora have been removed and the floors gutted down to the concrete slab and exterior walls as part of the ongoing renovation.



(Image 13)

1. Public Space: Basement level Lounge and Cafeteria

Description - Materials and Finishes:

This space in the basement of the Indian Quad podium is in the process of being renovated. It surrounds a sunken courtyard with window walls looking out onto the courtyard space (Image 13). The window walls have vertical slat windows and vertical concrete ribs, with the original low heating units below. The doors leading out to the courtyard are the original doors consisting of two vertical glass panes within a painted hollow metal frame. The push bars and the hardware are all the original brass hardware (Image 14). These doors were subsequently removed after the survey was conducted. The U-shaped Lobby space that surrounds the courtyard on the north, east, and west sides appears narrow, with a single row of columns down the center.



(Image 14)

All interior partitions, some original plaster on concrete masonry units, and some later metal studs and gypsum wallboard, have been removed as part of the ongoing renovation (Image 15). The columns



(Image 15)

have flared capitals that form a vaulted ceiling. The remaining walls are original painted plaster on concrete masonry units, and the floor is carpet over the concrete floor slab. Some of the columns are painted green and purple.

At the south of the east corridor space there is a stair that leads to the mezzanine overlooking the cafeteria now blocked by a later wall with a door (Image 16). The stair has typical elements for public stairs in the dormitory quads: concrete structure, pre-cast terrazzo treads, steel bar balusters and a varnished wood handrail. The south wall on which the stair baluster ends is added. There is a short section of vertical wood slat, which fills in the triangle below the stairs and the added wall on the south, which is probably original.

The cafeteria space is now completely open in the middle of an extensive renovation. The space is center around the four freestanding columns with flared capitals that form the vaulted ceiling (Image 17). The original grilles for the air conditioning system have been removed (Image 18). The floor slab is bare with the carpet having been removed. Also removed are the metal cabinet and piping for the original heating system exposing the walls below the windows (Image 19).

Interior walls are all plaster on concrete masonry units. All internal partitions have been removed. The exterior walls (north and south) are the typical window walls consist of vertical slat windows and vertical concrete ribs, which are the finished backside of the precast concrete tilt-up walls panels.

The mezzanine level, on the east, overlooking the cafeteria was originally screened with vertical steel tube slats, which have been removed as part of the



(Image 16)



(Image 17)



(Image 18)



(Image 19)

renovation project (Image 20). The two flights of stairs that rise symmetrically, use has the same steel baluster railing as in the dormitories, consisting of 5/8" square bar stock at 5-1/2" on center with a 1-3/4"x 1/4" square plate at the floor. The treads are all terrazzo. These stairs are an integral element of this space (Image 21). There is a stair leading from the mezzanine to the lounge on the first floor that uses the same design elements.



(Image 20)

Character Defining Elements:

- ☐ Intact ☒ Substantially Intact ☒ Compromised
☐ Destroyed

Columns, ceiling vaulting, stairs, balustrades, and exterior window walls.

Alterations:

The space has been gutted for renovations.



(Image 21)

Comments:

The spaces as a whole remained almost completely intact before the current renovation project. Although significant original materials still remain, the extent of planned renovation is unknown.



(Image 22)

2. Public Space: First floor Main Lobby/ Lounge

Description - Materials and Finishes:

This space is being renovated as part of the extensive construction project in Seneca, which has completely gutted the dormitory wing (Image 22). This space is a soaring volume three-story high with a cluster of four columns defining the central bay and side aisles. The columns rise to a necking above which the capitals flare to form groin vaulting (Image 23). Originally, one of the iconic saucer light fixtures hung at the center of the room. There are now three pendant fixtures that are particularly under scaled for the room.



(Image 23)

The east and west walls are all plaster on concrete masonry units, and the north and south walls are simply the backside of the precast wall panels. The wall panels are in this case a grid of horizontal and vertical ribs fully glazed. On the east and west walls there is a light trough, continuing the horizontal line of the mullion at the head of the doors. This light trough incorporates slotted diffusers as well as a recessed down light above each pair of doors (Image 24). The light trough visually divides these tall walls at the level of the original saucer light, thus helping to establish a visual plane at a comfortable human level. There were flag poles mounted high up on these walls, near the apex of the vaults, the stubs of which are still in the walls.



(Image 24)

The floor is a modern vinyl tile dating to the renovation that installed the pendant light. The floor slab has been cut open as part of the installation of mechanical equipment in the cafeteria below, and is rather constructive to see how much space there was originally allowed for these systems. The original glazed vestibule survives on the north wall, with typical minimalist detailing. The vertical elements are all thin steel tubes, while the muntin bars and stops are all steel bar stock (Image 25). The ceiling is plaster on metal lath with four recessed down lights. All the glass has been removed it appears as if this element will be removed altogether.



(Image 25)

Doors are all the original flush doors. They are typical eight foot doors with only the frame between the door opening and the ceiling, which is the light trough. The hardware is all the original dull brass units.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Columns, ceiling vaulting, down-light soffit, and exterior window walls.

Alterations:

The space has been gutted for renovations.

Comments:

The spaces as a whole remain largely intact, however, the extent of planned renovation is unknown.

Miscellaneous

Accessibility:

Critical Concerns:

Related Site Features

The landscape, as with the Academic Podium, was an integral part of the dormitory

quads. It should be noted that along the south side of this building there is a planter bed that has been completely abandoned (Image 26). Planting in this location could greatly soften the appearance of the buildings. The planter bed surrounding the courtyard was recently relined and replanted, however, not with the type of plant material that will spill over the edge as intended.

Like all of the dormitory quad buildings, the Seneca and Tuscarora building is conceived as part of the formal landscaped courtyard. These form the backdrop and necessary enclosure for the privacy of the courtyard, which is the basis for creation of a sense of community.



(Image 26)

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Although only in the initial stages of work (demolition) the current renovation project does not seem particularly preservation oriented.

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Replacement roof over building footprint, walkways, monitor, and courtyards.
- Cover open expansion joints in perforated roof overhang.
- Treat top surface of perforated roof overhang with liquid membrane.

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore the character defining elements of the interior public spaces including Main Lobby/Lounge, stairs, basement lounge and cafeteria.

Building Name: Onondaga - Oneida

Historic Name: Buildings E and F

Location: (47 and 48) Indian Quad, west side

Dates of Construction: 1968-1971

Date(s) of Significant Modifications/Architect(s): Modification to entry/lobby c.2000.

Current Use: Dormitory

Original Use: Dormitory

Exterior - General Information

The overall plan is similar in concept to the Academic Podium with a series of three-story buildings surrounding an open landscaped courtyard. The corners have open, paved courtyards, and there is a central axial opening on the north side facing the Academic Podium.

The Onondaga and Oneida building (Image 1) is really two, three-story dormitory buildings, flanking a large central entrance and lobby. The long direction spans from the southwest to the northwest courtyards. In addition to the central entrance, there are doors on both the north and south facades.

Character Defining Elements:

Flared column capitals forming the covered walkways and courtyards, perforated roof overhang, vertical precast ribs rising from floor to underside of vaults, spandrel and façade panels of dark exposed aggregate concrete, and vertical casement windows.

Building Facades:

The tops of the precast panels are at the continuous horizontal intersection of the capitals, and the walkways in front of the building have a row of columns down the middle (Image 2). Because of the depth of the wall is slightly wider than the horizontal fillet between the capitals, there is a small curved section which needs to be filled above each panel (Image 3).



(Image 1)



(Image 2)



(Image 3)

The typical façade on all three-story dormitories is five vertical bays of windows alternating with a vertical bay of exposed aggregate concrete (Image 4). The same exposed aggregate is used for the spandrel panels above and below the windows. The façade ends at the corners with two vertical bays of windows and an 'L' shaped rib at the corner.



(Image 4)

The short north and facades are mirror images of each other (Image 5). On both facades the typical corner treatment followed by a typical bay of five grouped windows flanked by solid panels. The next half bays are repeats the pair of windows used at the corners with a door or a pair of windows the same height as the doors. The middle bay is a glazed bay four window wide which contains the stairs.



(Image 5)

The long east and west north façades are virtually identical to each other and are composed of the typical panels. The central bays of the west facade have doors with a horizontal rib above (Image 6). These doors are the only architectural device announcing the main entrance to the lobby.



(Image 6)

Roof:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Gently pitched flat roof with a modern TPO roofing membrane being installed c. 2000 over tapered insulation. There was some significant ponding of water on this roof, especially at the edges (Image 7). Although there are no indications the roof is leaking, this could be a problem when the membrane starts to age.



(Image 7)

There is a low curb at the edges of the roof and a tall aluminum drip edge. The expansion joint at the middle of the building covered with TPO. To provide sufficient slope and adequate insulation levels the edges at the courtyards are quite tall and the drip edge is visible from below, and when approaching

the buildings. The use of a clear anodized finish makes it very jarring in appearance, and a concrete gray color would be much less noticeable.

This roof project includes the adjacent roof areas above the courtyard on the northwest but not the southwest.

Roof Overhang:

☐ Excellent ☐ Good ☒ Fair ☒ Poor

The concrete roof slab extends beyond the drip edge of the roof and is exposed to the weather. This extension correspond the portion of the overhang outside of the flared capital (or vaulting), and the slab itself is perforated with a series of rectangles resolved as squares (each side equal to the long side of the rectangles) at the corners. Each perforation has a drip edge cast into the underside to avoid water staining on the underside of the slab. There is considerable erosion of the top surface of the slab on this building exposing the aggregate and in a few places where spalling (Image 8).



(Image 8)

The expansion joints between the individual slabs are now open to the weather and water coming through these joints runs down the ribs of the vaulting to a column. This open joint should be sealed in a manor that allows for movement, perhaps with a compressible rubber gasket.

Roof Elements:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Roof vent and curbs are all flashed with TPO membrane flashing. The design and execution are acceptable by industry standards.

There are down lights suspended from the four corners of the courtyard, which are wired with exposed insulated wiring. The boxes and other exposed ferrous elements are rusting, and although the anchors are not exposed it is reasonable to assume from other indication that they may be ferrous metal. The whole issue of exterior lights should be studied and an overall solution designed. Any fixtures in these locations should be attached with non ferrous connectors, properly isolated from the concrete.

Walls:

Primary Material – Precast concrete: Smooth finish ribs with exposed black aggregate panels are generally in good condition.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) – Caulking is used extensively between the precast panels and at the expansion joint in the middle of the building. Although it appears that these joints have been recaulked the joints are failing with wide gaps especially at the middle expansion joint, and at the paving.

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Fenestration:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

All window sashes are single glazed in aluminum frames, although the drawings call for the typical steel sash used throughout the campus. These windows appear to have their original factory finish, and are generally in working order.

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The entrance doors at the central entry are modern aluminum doors. These doors have two rectangular lights with a horizontal lock rail and do not attempt to follow original design. They are also not quite as tall and there is a very thick frame at the top (Image 9). The doors are also a dark anodized aluminum as opposed to white, which seem more appropriate for the situation. Doors on the short sides are the typical white aluminum replacement door used throughout this quad.



(Image 9)

Foundation:

Podium Building – Not Applicable

Exterior Fixtures:

There are typical rectangular box wall sconces mounted on the exposed aggregate piers. These rectangular boxes are now painted a gray color, which appears to be their original finish.

Each of the corner courtyards were intended to have four of the saucer light fixtures. These have all been removed, however, in many cases the electrical feed for the replacement spotlights is connected to the original box (Image 10).

Exterior Alterations:

Doors replaced but no major or character changing alterations.



(Image 10)

Interior – General Information

Indian quad was the last quad to be built, however, it is virtually identical in all significant ways with the other quads. Onondaga and Oneida Halls are really a single building forming the west side of the dormitory podium. It is flanked by the northwest and southwest corner courtyards and is a mirror image of Adirondack and Cayuga. There are entrances to small lobbies with stairs at the north and south, however, the main entry and lobby is in the middle of the building on the east side facing the courtyard. This lobby is adjacent to the central stair, and is organized around the stair down to the basement rooms including the snack bar.



(Image 11)

1. Public Space: Entrance lobby to Onondaga and Oneida

Description (materials and finish):

This space is a common entrance for the Onondaga and Oneida dormitory buildings and has been renovated c.2000 (Images 11 and 12). A small vestibule leads into the space (Image 13). The vestibule is enclosed in three painted aluminum framed glass walls with hollow metal doors which appear to date from a renovation c.2000 when the exterior doors were also replaced. The intent of this wall is to reproduce the visual imagery of the original minimalist steel and glass rectangle, however, the detailing uses stock shapes and sections which



(Image 12)



(Image 13)

make the whole considerably more substantial, and heavier in appearance. The floor in the vestibule is a rubber mat.

The main space has a row of columns toward the back of the space. Behind the row of columns is a stair that leads to the basement level. The stair has a concrete structure and precast terrazzo treads with narrow steel balusters and a varnished wood handrail (Images 12 and 14). The floor is a terrazzo in buff and white grid with bronze dividers, and is original.

The ceiling is gypsum board with square modern flush mounted down-lights c.2000. On the east wall, flanking the vestibule of both sides, are window walls with heating units underneath.

The building expansion joint runs through the middle of the building and hence this room. It is covered with a bronze cover plate in the floor, and painted sheet metal on the walls and columns (Image 15).

Character Defining Elements:

Vestibule, columns, stairs, windows

☐ Intact ☐ Substantially Intact ☒ Compromised
☐ Destroyed

Alterations:

The ceiling is new, along with the lights. The vestibule has been redone. There are exposed conduits for fire strobes, a security system and outlets.

Comments:

This space has been highly renovated. Only the outside perimeter walls, floor, and stair remain original, yet the essential character of the room was not changed.

2. Public Space: Typical Dorm Room

Description - Materials and Finishes:

The typical dorm room has vinyl asbestos tile floors and painted plaster walls on concrete masonry units in some places and metal studs in others. Typically, the exterior window wall is the backside of the precast concrete panels. The windows are tall and narrow



(Image 14)



(Image 15)

within painted aluminum frames, separated by the thin concrete ribs (Images 16 and 17). There is a furred plaster panel for mechanical runs in the middle of this wall, corresponding to the solid panel on exterior. The ceiling is a plaster ceiling with a smoke detector mounted in the center. There are closet spaces with a wood slat screen that can be pulled shut to enclose the closet. There is a low painted wood base that runs around the entire space. There are typically a couple of stainless steel towel bars mounted to one of the walls. The doors are painted, hollow metal doors with the original brass hardware.



(Image 16)

Character Defining Elements:

Window wall, closet screen

- ☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Alterations:

There are exposed conduits of outlets and fire detection, and furniture.

Comments:

The dormitories seem to remain untouched and all are original. Some of the dormitory rooms are in suites that consist of three sleeping areas, a bathroom with a shower, and a common room. All of these rooms seem to remain original as well.



(Image 17)

Miscellaneous

Accessibility:

First floor is accessible by new complying doors. There is no elevator and it is unknown if any room have been modified handicapped accessibility.

Critical Concerns:

Maintaining exterior and character of interior public spaces.

Related Site Features

Like all quad buildings, Adirondack and Cayuga was conceived of as part of the formal landscaped courtyard. These form the backdrop and necessary enclosure for the privacy of the courtyard, which is the basis for creation of a sense of community.

The landscape, as with the Academic Podium, was an integral part of the dormitory quads. It should be noted that along the west side of this building there is a planter bed where the bushes have partially survived (Image 18), and it greatly softens the appearance of the buildings.



(Image 18)

Overall Assessment

Integrity

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

The durability and quality of original construction is remarkable. Clearly, these dormitories are used and somewhat abused by the students, yet the whole is almost completely intact.

Preservation Priority

- ☐ Essential to University history and present character
- ☒ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Cover open expansion joints in perforated roof overhang.
- Treat top surface of perforated roof overhang with liquid membrane.

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Fill arched panel between precast panels and vaults with stucco.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- Protect and restore the character defining elements of the interior public spaces including Main Lobby/Lounge, and all three stairs.

Building Name: Mohawk

Historic Name: Building T (Tower Building)

Location: (49) Indian Quad, center

Dates of Construction: 1968-1971

Date(s) of Significant Modifications/Architect(s): Numerous small modifications.

Current Use: Dormitory

Original Use: Dormitory

Exterior - General Information

The dormitory quads use the same design elements as the Podium buildings, but are adjusted for scale and domestic functions. There is a stub off the service tunnel to the basement of Mohawk Tower (Image 1). Like the Academic Podium, services and mechanical circulation are handled at the basement level. The basement also included a bomb shelter, egress was the two exterior stairs on the west side of the Podium. The railings around the openings for these stairs are now covered with plywood. There is a central axial opening on the north side oriented to the main Academic Podium (Image 2). The dormitory tower is off center so that the central axis extends through the courtyard ending at the Main Lobby of Seneca-Tuscarora Building.

The design Mohawk Tower, with its uninterrupted vertical ribs, is a visual link to the main Podium building, and the low surrounding three-story dormitory buildings that form the quadrangle. Mohawk Tower provides the dramatic visual embodiment of the formal organization of the campus, and visually marks off the campus within the landscape. This is true from both inside the campus and when approaching from a distance when only the central carillon and the four tower buildings of the dormitory quads are visible.

Character Defining Elements:

Raised podium on which the building sits and the uninterrupted vertical lines of the ribs and piers.



(Image 1)



(Image 2)

Facades:

The building is raised three risers off the landscape on a low platform or podium. The twenty-two story dormitory soars above the surrounding three-story dormitories, which form the edges of the quad. There is also an enclosed and finished roof top weather station here (Image 3). This low podium uses the same grid of exposed aggregate concrete within the smooth trowel finished paving as the walkways and Academic Podium. This grid is an extension of the structural bays of the building.



(Image 3)

The four facades of Mohawk are virtually identical with the only exception being at the first floor entrances. The elevations of the building are similar in construction to all the building on campus with concrete columns running the full height of the building and the walls of precast concrete panels with continuous smooth finished ribs and spandrel panels of exposed aggregate concrete. The columns divide the façade into six bays, each with five windows. The building ends in a solid parapet flush with and uniting the columns.



(Image 4)

The east façade has the four entry doors organized as two doors flanking a glazed panel in both of the middle two bays of the building. Each entry doors have horizontal ribs of the same smooth white concrete flush with the vertical ribs (Image 4). These horizontals are the only visual break in the vertical ribs.

There is considerable exterior surface weathering, particularly in the concrete piers. There are numerous small patches in a white patching mortar (Image 5), which varies a little with exposure. The precast elements are better but also show some weathering of surface finish. There is also sufficient moisture absorption to rust rebar placed close to



(Image 5)

the surface, and there are a number of cracks and surface spalling visible without careful inspection (Image 6).

The precast panels are two stories high and there is a horizontal caulked joint between panels. There is also a caulked joint between the precast panels and the concrete piers. These joints, where visible, all appear to have been systematically maintained and in good condition. The caulk joint between the sill and concrete paving is open due to movement in the podium paving (Image 7). There is a good deal of movement in the podium, particularly on the west side (Image 8), which is presumably from uncontrolled surface drainage. However, all sides of the podium appear to be moving. The podium requires rebuilding, and a code-complying handicapped ramp should be designed as part of this project.

Roof:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The roof is relatively recent EPDM and in good condition. This configuration of the roof is different than the other tower buildings in that there is an enclosed rooftop weather station (see Image 2). The roofing membrane is carried up high parapet is fixed with a binder bar concealed by cap flashing below the parapet cap (Image 9). The roof surface at this level is protected with walkway surface mats. The roofing job is neat and probably above accepted industry standards.

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Skylights and upper roof elements were not accessible.



(Image 6)



(Image 7)



(Image 8)



(Image 9)

Walls:

Primary Material – Precast concrete, and poured in place concrete.

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Secondary Material(s) - Caulking

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Fenestration:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

All window sashes are single glazed in aluminum frames. These windows appear to have their original factory finish, and are generally in working order. Operable aluminum frame replacement windows were installed on the second floor in early 2008. These windows are a poor fit and the large caulked joints at the perimeters are visually and functionally unfortunate (Image 10).

The University has instituted a program of replacing these original single glazed units with an aluminum frame double glazed window unit, which has similar appearance; however, the sash installed here does not seem to be part of that program.



(Image 10)

Doors/Entrances:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The doors are all the original glazed doors used at all building entrance doors in Indian Quad, and seem to be replacement doors (see Image 4). These doors have two vertical lights with a wide central aluminum muntin, which continues the line of the vertical mullion above interrupted by the horizontal mullion at the head of the door. The doors have wider stiles and upper rails.

Foundation:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Podium Building-Not Applicable

Below grade walls are visible in basement and are in good condition.

Exterior Fixtures:

The wall sconces flanking the doors are relatively recent and replaced the original rectangular boxes.

Exterior Alterations:

Windows replacements.

Miscellaneous:

Stairs and podium have settled rather dramatically on west side of building and will require rebuilding.

Interior – General Information

Edward Durell Stone used the square form for the tall building because the rooms could be arranged around a central service core of stairs and elevators with the absolute minimum number of corridors. Indeed Mohawk demonstrates this principal very well with the elevator lobby serving as circulation space the corridors to the dorm room are exceeding short.

General Conditions:

This is a college dormitory and, as such, is seasonally abused by its occupants. The fact that so much original material survives is a testament to the quality and durability of the materials used.

Interior Alterations:

Numerous small alterations, but no major project with the exception of the windows.

1. Public Space: Lobby/Lounge

Description - Materials and Finishes:

This lobby/lounge for the dormitory is the main entry and lounge area for the building (Images 11, 12 and 13). It has many common features shared by the campus as a whole and some shared by the surrounding buildings of the quad. This lobby/lounge survives largely intact and is a good example of the original appearance of these rooms.

The original floor is terrazzo in two colors, with a field of buff colored squares within borders of white



(Image 11)



(Image 12)



(Image 13)

terrazzo laid out as long rectangles. The original 3" base is the buff colored terrazzo.

The ceiling is the original 12" x 12" acoustic tiles with a concealed support grid. Integral to the appearance of the room is the grid of original recessed down-lights. These fixtures have a flange at the ceiling and flush lens and are laid out to reinforce the architectural grid.

The walls are typical for original elements. The interior walls are plaster on both concrete masonry units and metal studs. The exterior wall is simply the finished backside of the precast concrete wall panels. There are five, tall vertical windows, extending to the underside of the ceiling, between the solid piers. The windows appear to date from two periods, as some are single glazed units in aluminum frames, and some are double glazed units. The single glazed units are fixed, and the double glazed units are operable hopper type sash. The single glazed aluminum sashes appear original. There is a continuous, painted, sheet metal enclosure for the heating below the window. This unit is mounted above the terrazzo base, and near the top edge has perforated grille on its front face.

The interior doors are all in original openings and span the full of the height frames, however, it appears that the hollow metal doors to the stair hall are replacement, rated doors with a vision panel, somewhat bigger than the original one. The north doors have brass lever handles and Corbin mortise lock, while the south has the Corbin mortise lock but reuses the original bronze Russwin knobs. The original, flush, solid core wood door to the residence hall director's office is original with a solid panel above to fill in the full height frame. The hardware on this door is typical, with McKinney 5-part bass butt hinges, Russwin mortise lock with brass lock plate, rose, and spherical knobs.

The glass and steel vestibule projects into the room and is more or less typical of this type of wall used through the campus with small variations for different situations. Here, the vertical tubes are the typical 2" x 4" steel tubes as are the horizontal rails at the top and bottom of the glass sheets. The base below the horizontal 2" x 4" steel tube used as the bottom rail is a 1" x 3" steel tube. Stops used for the glass and doors are ½" square bars. Here, the shorter north and south walls have glass sheets to about 30" above the floor corresponding to the line of the window sill and top of the radiator cabinet. Below is a solid sheet metal panel. The floor is the same buff terrazzo squares set in a boarder of white terrazzo. There are bronze strip diffusers in the floors close to the short north and south

walls. The original interior doors are full height glazed doors in steel frames (Image 14). The hardware is largely original: floor closer, two intermediate pivots, top pivot with brass bar, Von Duprin Series 55 panic bars and two piece brass thresholds. The panic bar on the southern handicapped entrance has been removed and replaced with a modern brass pull. The exterior doors are two light modern white anodized aluminum units with aluminum push bars and thresholds. These two light doors approximate the original steel units although the stiles and rails are all substantially heavier in appearance than the original steel framed doors. The ceiling is the same acoustic tiles with concealed supports used in the lobby and there are four original down lights.



(Image 14)

The stair down to the basement level is an integral element of this space (Image 15). The treads are all the same buff colored terrazzo used in the floor. The balustrade is composed of 5/8" steel bar stock at 5-1/2" on center with a 1-3/4" square plate at the floor and a diminutive 1"x2" wood (walnut, mahogany?) handrail. There are some unfortunate repairs to the tread using a white terrazzo mix.



(Image 15)

Character Defining Elements:

- ☐ Intact ☒ Substantially Intact ☐ Compromised
☐ Destroyed

Terrazzo floor, exterior window walls, ceiling with grid of down lights, stairs, glazed vestibule, and flush full height doors.

Alterations:

Aluminum mail boxes, paint and color scheme, and modern detection and alarm systems.

Comments:

This space is largely intact, but worn and in need of appropriate furniture. The lower portion of the steel doors have considerable rust and are badly in need of repainting and repair.

2. Public Space: 22nd floor Lounge

Description - Materials and Finishes:

This space on the top floor of the tower was originally used as a “Lounge and Eating Area.” It was a U-shaped space with a small kitchen in the middle. The west side of this space is now the Lounge (Image 16), while the east side has been made into the Exercise Room. The kitchen is no longer used, but the space is intact. The Lounge is a 1 ½ story space that spans the width of the building and 1/3 of the depth. The north, west and, south walls are window walls. The window walls are separated into bays. Each bay has five vertical windows with concrete vertical ribs. There is a large concrete column separating each bay. The windows in the Lounge have large cloth curtains for window treatments, typically two curtains per bay. Below the windows are heating units with a ledge that projects about two feet that runs continuously between columns. The east wall is painted plaster with six modern high intensity wall mounted sconces (Image 17). The floor is the original eight inch square vinyl asbestos tile and the ceiling is the original drop-in acoustical tile ceiling with four rows of recessed down-lights. The grid of these incandescent lights is a design element as much as the majestic height.



(Image 16)



(Image 17)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Window walls, height and volume of space, and ceiling with grid of recessed down lights.

Alterations:

There are exposed conduits for lights, fire detection, strobes and alarm system. Throughout the space there is added furniture, a television, and a pool table.

Comments:

This space retains majority of its original aspects much like the symmetrical exercise room on the east side of the building (see Public Space 3, next page).

3. Public Space: 22nd floor Exercise Room

Description - Materials and Finishes:

As mentioned in the Lounge description on the previous page, this floor was originally a “Lounge and Eating Area,” but has since been modified. The eastern portion of the space is now the Exercise Room (Image 18). It is a 1 ½ story space that spans the width of the building and 1/3 of the depth. The north, east, and south walls are window walls. The window walls are separated into bays. Each bay has five vertical windows with concrete vertical ribs. There is a large concrete column separating each bay. Below the windows are heating units with a ledge that projects about two feet and runs continuously between the columns (Image 19). The remaining wall is painted plaster. The floor is vinyl tile. The ceiling is the original drop-in acoustic tile in a concealed track system. There are four rows of the original recessed down-lights. On the plaster wall there are six modern wall mounted up-lights and a wall mounted white board. On the north and south ends of the room there are large hollow metal doors. The door on the south leads to a small common room and the door on the north leads to a corridor which has restrooms and entry into the West Lounge.



(Image 18)



(Image 19)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Window walls, height and volume of space, and ceiling with grid of recessed down lights.

Alterations:

There is exercise machinery placed throughout the perimeter of the entire space. There are exposed conduits that run across the ceiling and down the walls for outlets and fire detection and strobes.

Comments:

The space retains the majority of its original aspects, including the ceiling, walls, and floor systems. Some of the ceiling tiles are missing and should be replaced.

Miscellaneous

Accessibility:

There is a plywood ramp at the front entry, however, it is awkward if not dangerous to use. The building has three relatively new elevators. Exterior ramp is not code complying as it has no handrail and is be too steep.

Critical Concerns:

Windows, exterior caulking, exterior concrete and general interior maintenance.

Related Site Features

Like all of the dormitory quad buildings, the Mohawk tower building is conceived as part of the formal landscaped courtyard. These form the backdrop and necessary enclosure for the privacy of the courtyard, which is the basis for creation of a sense of community. Within the dormitory courtyard there is a small raised podium with a plaza on top of it.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Inspect all exterior surfaces of concrete and patch. Treat surfaces with sealant or breathable paint.
- Rebuild podium, incorporating handicapped access and perimeter drainage system.

Necessary:

- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.

Desirable:

- Protect and restore the character defining elements of the interior public spaces including Main Lobby/Lounge, stairs, and Lounge and Exercise rooms on twenty second floor.

Building Name: Health and Physical Education Building

Historic Name: Health and Physical Education Building

Location: (50) South of Podium, on axis with Campus Center

Dates of Construction: 1965 - 1968

Date(s) of Significant Modifications/Architect(s): None

Current Use: Physical Education

Original Use: Physical Education

Exterior - General Information

The Health and Physical Education Building is placed along the main north-south axis of the campus, continuing the formal geometry of the Academic Podium. It is surrounded by a plaza, with the same paving as the Podium. Originally, there were concrete planters around the perimeter, that now survive only on the east and west sides. Like the Podium buildings, some of the basement rooms are actually under the plaza.

The overall mass is concealed by a berm, and the use of a parapet above the walkway roof overhang. On the north side, the berm transitions into the tiered bleachers for the track and football field. The plaza was extended to the south when the SEFCU arena was constructed, and the berm extended to partially encompass that building as well.

The building contains two the great volumes for the pool, and dividable gym flanking a central circulation spine, which divides it in the north south direction. Offices are spread throughout the building and there is a mezzanine surrounding the void for the pool and second floor above the pool in the western half of the building. The main locker rooms are in the basement.

Character Defining Elements:

Flared roof overhang with perforated edge, exposed concrete columns and precast tilt-up wall panels, steel window sash and entry doors, flagpoles on parapet, and seamless transition to the plaza. The raised parapet with its decorative flag poles is unique to this building.

Facades:

The tall two story structure uses the design vocabulary and construction of the Podium buildings with a poured-in-place concrete structure and walls of tilt up precast concrete panels (Image 1). The wall panels are similar in design to those on the Podium.



(Image 1)

Every fourth rib is paired, and this represents the division between separate panels and happens at third points of each bay. This joint is caulked, as is the perimeter joint between precast panels and cast in place concrete columns. The windows are all single glazed steel sash windows with half the unit being operable hopper type sash. The same flaring capitals used on the exterior are used in the interior lobbies and circulation concourse to form the floor structure. The roof slab is extended, similar to the Podium buildings, and the edge perforated. The top of the wall panels follows the curved shape of the flaring capitals as at the classroom building on the Podium. Where exiting doors are required, they are paired and a horizontal rib of the same smooth white concrete flush with the vertical ribs spanning the opening between four ribs.



(Image 2)

The middle three bays of the thirteen bay north (Image 2) and south facades are fully glazed walls with a grid of ribs which align with the horizontal rib at the head of the door and the bottom and top of the windows (Image 3). The three structural bays encompass the lobbies and flanking stairs.



(Image 3)

The east and west facades are eight bays of typical panels (Image 4). The second and seventh bays of the east façade incorporate a pair of exit doors. The roof overhang defines the top of the façade when viewed from the plaza, however, the façade is taller and the wall extends past this level as a parapet. The top of the parapet is the actual level of the main roof to the building. The parapet is ringed with a series of flagpoles.



(Image 4)

The grid of smooth trowel finished concrete beams, at the structural columns and at the midpoint between the columns, is filled with exposed aggregate paving. Like the Podium, these are poured in large ten foot square sections. All of the ribs have hairline cracks, which are probably not a problem except where they are exposed to water. There is some significant water staining on the

underside of the roof slab overhang at many of the expansion joints between structural bays (Image 5). These joints that extend beyond the roof have not been maintained but allowed to deteriorate. These joints were intended to be filled and caulked. There is also some rust staining from moisture penetration within the body of the vaulting, which is indicative of roof leaks and will lead to spalling of the concrete. However, these may well predate the recent EPDM roof and may not be actively leaking.



(Image 5)

There is settlement in the paving, presumably due to a lack of controlled surface water runoff. This settlement is most noticeable along the northern portion of the west elevation where the joint between the wall and the paving has opened exposing the backer rod (Image 6). There is also some scattered localized deterioration and some settlement and cracking in the slabs around the perimeter. It may be necessary to replace portions of the plaza and to add drains to prevent surface water from running back to the building.



(Image 6)

The caulk joint between the building and plaza has been recently re-caulked, but the caulk has not bonded properly and the joint is now open almost the full perimeter of the building. Caulking between wall panels, the wall panels and concrete columns, and at the perimeter of the windows has not been maintained. The joints between the panels and the columns is often torn or not bonded on one side (Image 7).



(Image 7)

Roof:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

The roof is a recent EPDM rubber roof (.060 Carlisle membrane) laid over tamped insulation (Image 8). The main roof is arranged in three levels: the lower level around the perimeter is the overhang for the terrace, the large raised area over the main gymnasium encompasses most of the building,



(Image 8)

and finally, the raised roof of the large mechanical monitor. This roof appears to be functioning well and there seems to be good positive drainage to the internal drains. There is some ponding along the outer edge on the lower walkway roof (Image 9), however, this is acceptable and in general, the workmanship on this roof is very good.

Roof Overhang:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

There is considerable erosion of the top surface of the slab on this building exposing the aggregate, and the top surface has been partially coated. There are a considerable number of patches with a white patching compound. This deterioration is no doubt accelerating and there is a threat of significant damage if left unaddressed. This surface need to be comprehensively repaired building up any depressions caused by deteriorations in original casting. This process must be treated as concrete repair not just surfacing.

There is significant staining and deterioration of the roof overhang (Image 10). A traditional drip edge at the outside edge would be visually unacceptable, so slow continued deterioration of the wash surfaces is inevitable.

There are several down-lights suspended from galvanized channels and/or pipes, which are starting to rust. There are also speakers and lights mounted on the edge of the overhang, some using ferrous connectors, which are now rusting (Images 11 and 12). Every connector represents a potential problem, and all these added elements should be removed and a comprehensive system of improvements to the exterior lighting and sound system designed.



(Image 9)



(Image 10)



(Image 11)



(Image 12)

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is a series of tie-backs around the lower roof, which are safety items added at the time of the EPDM roof. The large mechanical monitor is generally in good condition, however, the louvers could be painted. The original copper cap flashing at the base of the monitor was reused and the edge is now distorted and bent (Image 13). A replacement may involve removing the louvers. There is surface conduit to the added lights on the overhang.



(Image 13)

The flagpoles are mounted on the upper portion of the walls. These connections all seem to be in nonferrous connectors and are in reasonably good condition, although, only a small portion were inspected. The flagpoles are painted and will require repainting in the near future.

Walls:

Primary Material: Concrete both precast wall panels and poured in place structural elements.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) – Caulking.

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Steel window sash, both fixed and hopper. These windows are high on the wall and protected by the roof overhang, so they are in better condition than typical sashes on the Podium buildings. There is some rust on the sill and lower portions of the frame. The perimeter caulking has not been maintained. These windows appear to have their original factory finish, and need to be repainted and have the perimeter caulking replaced.

Doors/Entrances:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The entrance doors are steel frame glazed doors which are typical of building entrance doors. These original doors have two vertical lights. The central rib of these doors continues the line of the vertical rib above. The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. Where the

doors have been modified for handicapped entry, the interior panic bar has been replaced and a motorized opening device is fitted at the top of the door. The intermediate pivots have not been replaced, nor has the steel bar pull. These doors are heavy and difficult to operate from the pull side in particular.

In addition to the entry doors, there are six pairs of the same doors used as exit doors from the gymnasium. For these doors, the glass panels were replaced with steel covered plywood panels. The lower portions of many these panels (at or near the bottom rail) are rusted or have deteriorated completely.

There seems to be deterioration of the concrete under the sills with many of the anchoring screws now missing, and there is considerable water staining and some cracking of the concrete under the door (Image 14).



(Image 14)

Foundation:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Not visible from the exterior. The first floor level is the plaza level. No visible signs of settlement or movement, and where it is exposed on interior, it is visually sound.

Exterior Fixtures:

There is a typical rectangular box wall sconce mounted on each column, two on the corner columns. These simple, rectangular boxes are still finished in their original white finish. Although not dramatic, these geometrically simple minimalist fixtures are part of the original appearance of the building.

Exterior Alterations:

No significant modifications

Miscellaneous:

The plaza grid of grade beams and exposed aggregate pavers is on the structural grid, and repeats the architectural motifs of the Podium paving.

Interior – General Information

This building is more spatially complex than the typical classroom building. There are two great interior voids for the pool and the gymnasium, between which a central circulation spine is run. The lobbies at each end of the one story corridor are both two stories volumes. The two story volume of the pool starts at the basement level and has circle of seats at the first floor and a mezzanine level of offices surrounding its volume. The central

corridor has a glass wall looking into the pool at the first floor level with the mezzanine above. There is a second floor above the pool, which also encompasses the circulation space in the middle of the building. The volume of the gymnasium starts at the first floor level and rises two stories to the underside of the roof. Below the gym are the main locker rooms and service areas of the building.

1. Public Space: Main and North Entrance Lobbies (Rms. 101 and 120)

Description - Materials and Finishes:

Both of these entry lobbies are very similar with their two story volume rising to the underside of the walkway roof slab (Image 15). The south lobby has a balcony overlooking the space at the second floor level while the north lobby has a second balcony below at the mezzanine (Image 16). The free standing columns flare at the second floor level to form the floor lounges/ reception areas, which project into the spaces about three quarters of the way toward the window wall forming a sort of lower ceiling. The columns continue and flare again above the balcony level to form the 'vaulted' ceiling with the flared capitals of the exterior walls. This level repeats the form of the exterior overhang.



(Image 15)

The floors at the first floor entry level are white terrazzo, while the second floor lounges and mezzanine level balcony is the original vinyl asbestos tile. The base is the typical low wood base, and is only used with the vinyl asbestos tile, but not usually with the terrazzo. The aluminum bar grills of the heating system are flush with the floor in front of the windows.



(Image 16)

The walls are all plaster on concrete masonry units in some places and metal studs in others, except for the exterior wall, which is the exposed backside of the precast tilt-up concrete wall panels and concrete columns. The grid of concrete ribs and fixed glazing in steel frames forms the entire exterior wall. The steel frame doors, with two vertical lights, continue the grid visually. There are linear aluminum slot diffusers just below the ceiling and just below the floor slabs of the lounges for the original ventilation/ air conditioning system.

The ceilings are the underside of the flared caps of the columns forming a vaulted ceiling. The recessed down lights of the ceiling subtly reinforce the architectural lines of the ceiling with a single row around the perimeter and a circle of eight in the middle and the intersection of the 'vaults'. There is a second row at the edge of the extended floor slab of the lounges.

The doors are all flush door in steel door frames. The door to the exit stairs are hollow metal fire doors with a small vision panel. The elevator doors are bronze and are the same height of the wood doors. The original paired doors to Public Lobby have a fixed mullion at the middle. The eastern pair of doors in both lobbies has been replaced with hollow metal doors and the mullion has been cut out. One leaf of these hollow metal doors has a small vision panel, and although the original hinges have been reused, the lever handles and mortise locks are new. The original wood and hollow metal doors all retain their original hardware, with the exception of the doors to the pool which have modern level handles.

The second floor Lounge on the north is really a circulation space for the elevator, fire stairs and toilet rooms. Even though the south side Reception and Meeting Room is a little more usable, it too serves as circulation for the stairs, elevator, and toilet rooms, and it's doubtful that these spaces were ever much more than open corridors (Image 17). The floors in these spaces are the original eight inch square greenish vinyl asbestos tiles. There is a wide four foot strip of white terrazzo at the edge of



(Image 17)

the openings to below. The floor on the second floor balcony of the south side is a recent twelve inch square vinyl tile. The railing is set on the inside edge of the strip and is the typical steel bar stock railing painted brown with a rectangular varnished wood handrail. The mezzanine floor is handled similarly, although, the terrazzo is only about one foot wide and the railing is at guardrail height. The railings are composed of square steel bar stock, painted white, with a rectangular hardwood handrail with a clear finish. Railings of the same design as this are used though out the campus for stairs and guardrails.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

White terrazzo floor, freestanding columns, flared vaults at underside of the mezzanine level balcony, second floor lobbies and at the ceiling, glazed walls at exterior, flush door, and recessed down lights.

Alterations:

There is surface mounted conduit for wall mounted lights, outlets, fire strobes, call boxes, and ceiling mounted smoke detectors. There are remote command centers for the detection system in both lobbies. There are the ubiquitous plastic signs, aluminum and glass framed bulletin boards in both lobbies, and the doors are all painted blue within yellow door frames.

Comments:

These soaring spaces form a grand entry into the well used facility. Together with the Public Lobby, which connects the two lobbies and overlooks the swimming pool, they constitute the main circulation space of the building. They are largely original without offending modifications. The school color paint on the doors is a bit much but probably to be expected in an athletic facility. The railing on the second floor balconies is to low comply with current guardrail requirements.

2. Public Space: Public Lobby (Rm. 113)

Description - Materials and Finishes:

This space is more corridor than lobby and connects the two entrance lobbies at the ceremonial north and south entrances (Image 18). There are openings for the mezzanine stairs and first floor rooms leading to the gym on the east side and the entire west wall is a glass wall overlooking the pool. The lobby is a long space with engaged columns on both sides. The capitals of the column flare to form the 'vaulted' ceiling which divides the space into quarters. An original saucer light fixtures hang down the center of each 'groin vault' of the ceiling. There is a single row of recessed down lights at the north and south end of the ceiling.



(Image 18)

The north, south and east walls are painted plaster walls and each has three sets of double doors. The east wall has recessed diffusers between each column. The west wall is typically detailed minimalist glazed walls. The mullions are a thin steel tube and muntin bars and stops are steel bare stock. The base is a thin steel tube turned on edge. The single horizontal muntin bar aligns with the push bar on the glazed steel frame doors. The doors give access to the two tiers of seats around the pool.

The floor is white terrazzo with aluminum dividers.

Character Defining Elements:

Columns, ceiling, saucer light fixtures, flush doors and minimalist glazed wall.

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Alterations:

There are exposed conduits of fire detection, strobes and exit signs. There are portable concession stands. There is also new wall mounted strip fluorescent light mounted on the east wall.

Comments:

This space remains original, and the glass wall and view of the swimming pool and the vast volume of its room is very dramatic. There is a good deal of rust on the office walls at pool level. The glazed wall to the Public Lobby, at times, is covered in condensation.

3. Public Space: Swimming Pool (Rm. B-116)

Description - Materials and Finishes:

The Swimming Pool area is a two and a half story space with a six lane pool in the center of the space (Image 19). One story above the pool area is a cantilevered, two tiered balcony that surrounds the pool on all four walls (Image 20). The ceiling is a series of large precast beams with flare sides running east and west which support the small precast floor panels, which have integral slightly arched ribs running north south (Image 21). There are pendant hung lights, modern high intensity discharge lamps, hung off at the recessed groove between the precast floor panel and edge of the beam. The floor around the pool is beige small square tile with an approximate two foot boarder of purple and gold tiles immediately around the pool. The four walls around the pool are a large rectangular clay tile that has a dark beige tint to them. The ceiling under the balcony is a perforated metal tile ceiling with a single row of original recessed down lights down the center. The north and south walls, on the pool level, have offices that are enclosed with the typical steel framed glass wall and door (Image 22). These office walls are the typical minimalist glazed walls (see Public Lobby above). On the east wall there are hollow metal doors that lead to the locker rooms



(Image 19)



(Image 20)



(Image 21)



(Image 22)

and storage areas. On the second level, the north, south, and west walls are an off-white perforated glazed clay tile (Image 23). The west wall has two record boards mounted on it and the north and south walls have a series of hollow metal doors that lead into the north and south Corridors. The east wall is the minimalist glass wall framed in steel tubes and bar stock (see Public Lobby above). The glass wall gives access to the Public Lobby on the main level of the building. The balcony has two tiers separated by concrete half-walls with stairs at the corners to lead from one tier to the other. The stairs have pre-cast terrazzo treads with varnished wood handrails that are attached to the concrete dividing walls. The floor is terrazzo with aluminum dividers. The balcony has the original seating which are plastic seats that each sit on their own individual steel rod. A varnished wood handrail is mounted to the top of each concrete half wall. On the east and west side a series of attached columns rises from the pool level, up through the balcony, and to the barrel vault ceiling.



(Image 23)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Pool, balcony, exposed concrete beamed ceiling, minimalist glazed walls, ceramic tile on walls, and plastic seats on viewing balcony

Alterations:

On the pool level there are exposed conduits for fire strobes. There is also lifesaving equipment mounted on the walls and columns along with temporary tables and chairs scattered around the pool deck. On the second level there are exit signs and exposed conduits for fire detection and strobes. There is also recessed emergency lighting above the doors on the north and south walls.

Comments:

This area is mostly original with very little to no alterations and is a marvelous volume.

4. Public Space: Dance Activity Room (Rm. 250)

Description - Materials and Finishes:

This large open space has a hardwood floor and painted concrete masonry unit walls (Image 24). The east and west walls have attached columns that raise up one story to form a half vaulted ceiling on cantilevered projection of about twelve feet (Image 25). There is a single row of recessed down lights at the edge of each cantilever. The main ceiling is the same ceiling as the pool (see previous description #3) composed of precast beams and precast ribbed roof slab panels. The flared beams run east to west and visually sits on top of the cantilevers. There are strip fluorescent lights at the edges of each beam that run the entire length of the vault, which do not appear to be original. The north wall is a mirror wall with two sets of double doors at each corner that lead to a almost identical Body Mechanics room. The doors are the typical flush solid core wood doors painted dark brown. In front of the mirror wall is an exercise bar that stretches the length of the mirrors. The original bars were brass, which still survive today, but two sections have been replaced with stainless steel bars. On the south wall there is a wall-mounted wood exercise bar, a projection screen and a white board. On the east cantilever, there is a nylon curtain that hangs from the edge of the cantilever. This curtain is on a track and able to be slid back and forth.



(Image 24)



(Image 25)

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Attached columns with flared capitals, exposed concrete beam ceiling, mirrors, and wood floor.

Alterations:

There has been the addition of a white board, wall mounted fluorescent lights, exist signs, fire detectors and strobes.

Comments:

The space remains mostly original, but it has become cluttered with classroom desk chairs and other mobile equipment.

5. Public Space: Gymnasium (Rm. 104)

Description - Materials and Finishes:

This huge volume of space encloses the entire east wing of the building and soars to the underside of the roof deck at the top of the parapet (Image 26). The precast concrete beams, which flare like the capitals of the columns, also contain the ducts for the air conditioning and ventilation system. The perimeter of the room is defined by the columns, which raise two stories to the flared capitals, forming the roof overhang on the exterior and that visually support the girders on the interior (Image 27). Spanning between the girders are precast beams and floor slab panels, which are the concrete roof slab. Between the beams are acoustic tile panels. The pattern of the precast beams is altered every third bay to provide a track for the folding partitions. These partitions are full height and composed of panels, which fold into original recessed pockets on the west side of the room. The floor is the original maple strip flooring.



(Image 26)



(Image 27)

The three exterior walls are the backside of the precast tilt-up wall panels. These walls have a band of windows that are high on the wall, half of which are hopper type windows and are operated by a track mechanism, surface-mounted on the walls. At about nine feet above the floor on the exterior wall is a sheet metal cover for the continuous fin tube radiation heating unit. The west wall is concrete masonry unit infill between the concrete columns. There are some acoustic panels applied to the east and west wall, which appear to be latter additions. On the west wall are two large bar grilles, which are original and may be the return air grilles for the ventilation system.

The interior doors are mostly original. The typical door is a flush solid core wood door. At the stairs, the doors are flush hollow metal rated doors. The hardware is the original, typical brass units. One of the doors to the gym vestibule on the south has been in-filled with concrete masonry units.

The pendant, high intensity discharge light fixtures are modern industrial type fixtures appropriate for this use. These are wired with surface mounted conduit.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Vast volume, flared column capitals, precast concrete panels, precast girders and ceiling system.

Alterations:

The additional, surface mounted conduit for outlets, strip fluorescent lights, electric heater, smoke and fire detection pulls and strobes. Conduit for the recent high intensity discharge lights and smoke detectors are surface mounted on ceiling.

Comments:

The vast volume of this space is very impressive, with the sweep of the sides of the girders repeating the flare of the column capitals or vaulting. Although there is much clutter in the added lights and surface mounted conduits, the sheer volume of the space and original character is unchanged.

Miscellaneous

Accessibility:

Generally accessible with an automatic door and two elevators, however, there are some code issues with modified toilet facilities and entry doors.

Critical Concerns:

Maintaining architectural character of interior and exterior during renovation projects.

Related Site Features

The precast concrete planters along the edges of the berm (Image 28) are no longer maintained as landscaped elements and many have been removed from the south and totally removed from the north sides. These were conceived as design elements of the building to both soften the rigid physical appearance and to use for dramatic night lighting of the campus.

The concrete paving is an integral design statement, however, there are many area of uneven settlement, particularly at the building's perimeter, some surface



(Image 28)

weathering, and a lack of positive drainage away from the building. Like the podium water was controlled by very low slope in the paving, which even minor settlement disturbs. At some point, this paving will require replacement and at that time, a system of surface water drains should be stalled to help control runoff.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority:

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Fill all open expansion joints in roof overhang.
- Repair/replace caulk joint between paving and perimeter of building.
- Patch upper surface of roof overhang and coat with a liquid elastomeric roofing.

Necessary:

- Replace caulked joints in elevation.
- Clean facades using low pressure wash of water.

Desirable:

- Restore paving, and provide surface water drainage system.

Building Names: Service Building A and C, Power Plant

Historic Name: Service Buildings A, B, and C

Location: (51, 52, 53) Uptown Campus, west of University Drive West

Dates of Construction: 1966 - 1968

Date(s) of Significant modifications/ Architect(s): None

Current Use/Original Use: Maintenance Facility, Commissary, Power Plant, Offices/
Maintenance, Power Plant, Offices

Exterior - General Information

Part of the Phase I construction, this group of service buildings is located south and west of the Academic Podium and west of the perimeter road. The buildings are arranged along Fuller Road to make truck and vehicular delivery access easier. There are two screened in courtyards, and there is actually a fourth building, a maintenance garage, which forms the west side of the enclosed northern courtyard mirroring Service Building C. There are driveways flanking the Powerhouse connect the southern courtyard to the loop road.

These two-story structures continue the basic construction of the Podium buildings, but simplify or rearrange many of design elements. The precast panels vary in design and finish creating the individual character and reflecting the varying function of each building. Service Buildings A and C (Images 1 and 2) use the same off white/buff colored pre-cast panels, with white marble as the exposed aggregate. The Power House (Image 3), Service Building B, uses the same dark exposed aggregate as the Podium buildings. Construction varies from the public buildings with Service Buildings A and C using concrete masonry units as backup for the precast panels. Although Service Building C repeats the use of poured in place columns with precast panel walls, the roof appears to be precast plank on a steel frame.



(Image 1)



(Image 2)



(Image 3)

Character Defining Elements:

Roof overhangs with and without perforated edge, exposed concrete columns with flared capitals, precast tilt-up wall panels with continuous ribs, steel window sash and entry doors, and screens of precast slats.

Building Façades:

Service Building A:

The Office of Facilities Planning for the University now occupies this original service building. The low two story building occupies the north east corner of the service complex. The basic precast panel used for this building and Service Building C has a single two story panel of exposed aggregate surrounded by a smooth mullion. The vertical ribs have a recessed extension, which form a smooth vertical panel looking much like a structural column. The precast panels of north and south walls of the building are extended out to enclose a service courtyard (Images 4 and 5), the west end of which is a small vehicle maintenance garage. The original portions of the building devoted to offices and circulation are clearly delineated by the insertion of windows and doors in the otherwise blank facades. These elements are designed as continuous vertical strips running from sill to upper horizontal rib (Image 6). The glass and operable sash windows have the same steel frames used throughout the campus. At each floor there is an operable horizontal hopper type window. Below the operable sash on the first floor and second floor levels there is an opaque glass spandrel panel.

The roof slab is carried out to provide shade for the upper windows and for a visual horizontal top to the building, echoing the overhang of other campus buildings. This strong horizontal line is continued by slatted or solid screen walls to tie the complex together.



(Image 4)



(Image 5)



(Image 6)

The screen walls, which are not protected by the roof overhang, show considerable amounts of surface weathering and are much dirtier (Image 7). There is staining and streaking on overhang on all elevations. This is active and emulating from the open joints in the roof overhang, which may not have a roofing membrane (Image 8). This joint is typical and needs to be sealed with a gasket. Drainage flowing against the building rather than off the edge of the overhang is also problem in the northwest corner where the slab has been drilled and a down leader installed (Image 9 - this is not a well thought detail). The overhangs need to be dealt with comprehensively as part of a roofing project, and at a minimum these areas should be treated with a liquid elastomeric membrane. There may be a good deal of patching required to the concrete and perhaps a low pitch could be created to ensure proper flow.

On the low portions of the wall, in an area which might get wet from blowing rain, there are dark stains that may require patching at some point (Image 10).

Service Building B:

The powerhouse facades are composed of precast panels between the exposed poured in place concrete columns, which are the typical elements of the podium building façades. Each structural bay is typically composed of three precast panels with the paired ribs marking the junction of individual pieces. The design of which varies due to function on the interior. The doors have horizontal ribs of smooth white concrete flush with the vertical ribs as are the



(Image 7)



(Image 8)



(Image 9)



(Image 10)

grid of ribs at the glazed entrances bays (Image 11). The precast panels follow the curvature of the flaring capitals to form an arched top, which is filled with either a louvered grill or screened opening.

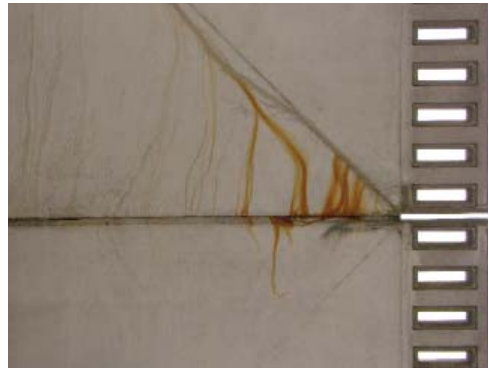
The south and north facades are virtually mirror images of each other and are composed of the typical panels. The original doors seem to be the flush doors while the glazed ones are in original openings but appear to be early replacements.

There is staining and streaking on the ribs of the vaulted overhang on all elevations. This is active and emulating from the open joints in the roof overhang, not a failed roof membrane (Image 12). This open expansion joint is typical and needs to be sealed with a gasket.

The joint at the intersection of horizontal and vertical mullions above the doors and windows often has small vertical or horizontal hairline cracks, which may be from contraction rather than a structural problem, but should be monitored (Image 13). There are only two locations where deterioration is advanced at the southwest corner (Image 14) where spalling has occurred due to rusting rebar, and adjacent to the overhead door on the west façade (Image 15). This overhead door appears to have been cut in later and this panel appears to be later infill of an original opening and may simply not be of the same quality as the original construction.



(Image 11)



(Image 12)



(Image 13)



(Image 15)



(Image 14)

Several panels on the east side of the building have been damaged by the rusting and expansion of steel bolts embedded into the walls, which were cut off flush rather than removed when the object they were supporting was removed (Image 16).

Service Building C:

This building originally functioned as the Commissary (Image 17), where much of the food preparation and cooking was centralized. The building has two loading docks, one for deliveries and a second for distribution of the prepared items to the many facilities serving food throughout the campus. The eastern loading dock has been filled in with concrete infill similar in appearance but not nearly so well executed (Image 18).

The basic precast panel used for this building and Service Building C has a single two-story panel of exposed aggregate surrounded by a smooth rib. The vertical ribs have a recessed extension, which form a smooth vertical panel looking much like a structural column. The interior organization is clearly expressed on the exterior. The panels on the west and east walls are solid as are most of those on the south wall, however, the central panels on the south incorporate louvers just below the roof overhang. All service areas have these blank walls, which form a ring around the central offices on the north side. The original portion of the building, devoted to offices and circulation, was flanked by the overhead door bays of the loading docks and is clearly delineated by the insertion of windows and doors in the otherwise blank facades. These elements are designed as continuous vertical strips running from sill to upper horizontal rib (Image 19). The glass and operable sash windows have the same steel frames used throughout the campus. At each floor level there is an operable horizontal hopper type window. Below the operable sash on the first floor and the second floor level there is an



(Image 16)



(Image 17)



(Image 18)



(Image 19)

opaque glass spandrel panel.

The roof slab is carried out to provide shade for the upper windows and for a horizontal top to the building, echoing the overhang of other campus buildings. This strong horizontal line is continued by a slatted screen wall to tie the complex together.

There is staining and streaking on overhang on all elevations. This is active and emulating from the open joints in the roof overhang, which may not have a roofing membrane (Image 20). This joint is typical and needs to be sealed with a gasket.



(Image 20)

There has been movement at the northeast corner where the panels appear to be tipping outward at the top either from settlement of the foundation or failure of the connections to the back up wall (Image 21). The anchoring system to the backup wall and structural frame should be examined to verify its condition.



(Image 21)

Screen Walls:

The precast, slatted screen walls link the complex together as well as shielding the parking area and fuel tanks from view. They are designed as a closely spaced series of vertical slats, which are the same size and profile of the ribs used on the buildings. These elements are exposed to the weather on all sides and it is remarkable that they have survived as well as they have.

The eastern screen wall (Image 22) is generally in good condition. There is some loss of surface finish, but not as much as would be expected. The backside appears to have been coated with a thin parging, or cement paint, for protection. This coating is failing and needs to be renewed. Of greater concern is the movement indicated by



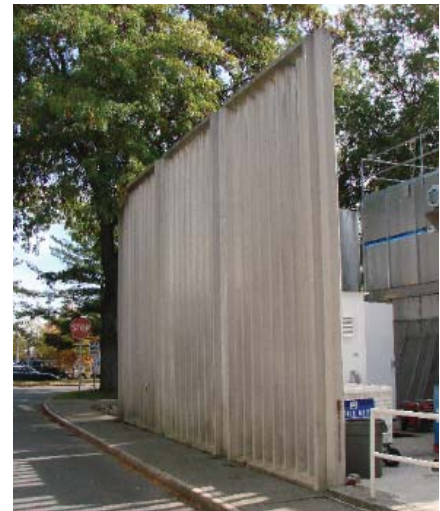
(Image 22)

open caulk joints especially at the north side, which indicate that the return wall is tilting outward (Images 23 and 24). This tipping is either an indication of movement in the foundation or perhaps failure of the anchors attaching the panels to the foundation, and should be addressed quickly. The south return appears to be moving, but to a much lesser extent (Image 25). There are added connectors usually anchored with steel bolts, many of which are starting to rust and need to be systematically removed. A long term plan should include opening a joint to inspect connections between panels. A well was built around the oil storage tanks with an EPDM liner to contain spills. The excavation exposes the backside of the foundation for the screen and it is now covered with EPDM. However, the depth of the footing is unknown and if this area was not originally excavated may expose the footing to frost (original construction drawings do not appear to be in archives).

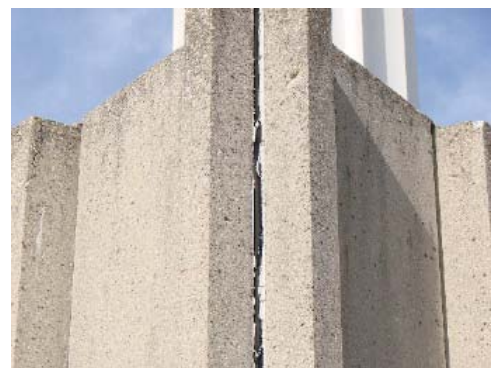
The western screen wall shows considerably more surface loss and deterioration than the eastern screen wall, however, the southern portion is significantly better than the northern portion. There are some open caulk joints on both sides of the west screen wall that indicate some minor differential settlement and movement, however, there is significant deterioration of the concrete slats on the northern portion of the wall. This may be attributed to a different batch of concrete at the precast factory. The southern portion has a very limited number of slats where there are rust stains from rusting of the embedded steel rebar, which will require patching at some point (Image 26). This image also shows the typically more advanced surface deterioration of the north screen wall. The northern portion of the



(Image 23)



(Image 24)



(Image 25)



(Image 26)

wall has numerous slats and sill members which have spalled or are deteriorating (Images 27 and 28). Again, on this screen, the original parging on the backside is deteriorating and needs to be renewed.

The walls are very slender and tall and unbraced except at the corners of the east screen wall. Additional bracing may well be required in the form of piers or columns on the backside. The parging on backside of all screens panels needs to be renewed. The panels on the northern portion of the screen wall need extensive patching, however, complete replacement may be a more prudent long term solution.

Roof:

(The roofs were not inspected as part of this survey)

Roof Overhang:

☐ Excellent ☐ Good ☒ Fair ☒ Poor

There is significant deterioration visible from water draining over the edge or through the expansion joints in these overhangs. This joint needs to be sealed with a gasket, which allows for expansion. The upper surfaces of the overhang should all be patched and sealed with liquid elastomeric roofing.

Roof Elements:

(The roofs were not inspected as part of this survey)

Walls:

Primary Material – Concrete, both precast panels and poured in place structural elements.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) – Exposed aggregate pavers, concrete grade beams, and sidewalks.

☐ Excellent ☐ Good ☒ Fair ☐ Poor



(Image 27)



(Image 28)

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

Steel window sash, both fixed and hopper sash. The sill and lower portions of frame are rusting and the perimeter caulking has not been maintained. These windows appear to have their original factory finish, and need to be repainted. The perimeter caulking needs to be replaced as well. When the windows are replaced the spandrel panels should be insulated.

Doors/ Entrances:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The doors are steel frame glazed doors which are typical of building entrance doors. These original doors have one vertical light. Hardware appears to be mostly the original brass units.

Foundation:

Slab on grade and foundation is not visible.

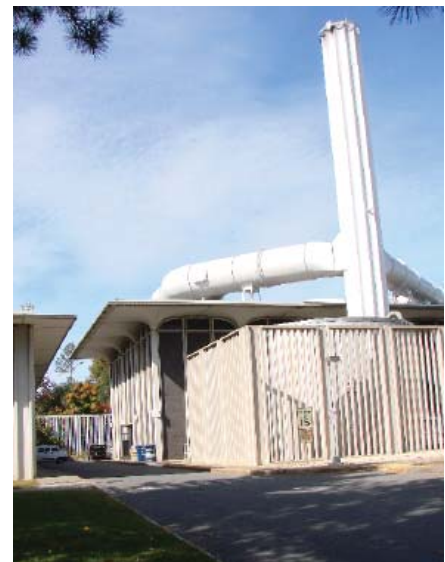
Exterior Fixtures:

There were exterior lights flanking the walkway at the east side. Although they are modern anodized aluminum fixtures they all appear to be in locations of the original fixtures. All of the buildings have the typical rectangular box sconces used throughout the campus. These are mounted on the columns of the Power Plant on the north, south and west walls, the South wall of Service Building A and the north wall of Service Building C. These all seem to retain their original white finish (Image 29).



(Image 29)

Although not part of a building, the fluted steel smokestack is an important visual element given architectural character (Image 30). The design reflects the water tank/carillon on the Podium and it physically marks this complex as the powerhouse. The fluted design enlivens the smokestack with ever changing vertical shadows much like a giant classical column.



(Image 30)

Exterior Alterations:

Infill of loading dock at Service Building C, but basically none of significance at other buildings.

Interior - General Information

The interiors of the Service Buildings were not surveyed as part of this study because they do not contain any significant public spaces, and many areas have been altered.

Miscellaneous

Accessibility:

There are grade level entrances for Service building A but it is not handicap accessible. There is not an elevator to the second floor or accessible toilet facilities. Service Building B is not a public building, and Service Building C is not accessible.

Critical Concerns:

Maintaining the exterior architectural character of the buildings when they are renovated.
Restoration of slatted screen.

Related Site Features

The whole complex was originally surrounded by a gravel bed extending to the concrete curb or the sidewalk on the east side. These grade beams exist at the structural columns and at the midpoint between the columns. This bed of white gravel separated the building from the landscape and visually reinforced the whiteness of the perimeter walls of Buildings A and C and the slatted screen walls.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

The construction drawings for the service building do not seem to be in the archives; however if they can be located the system for anchoring these wall to each other and to the foundation and the design of the foundation should be reviewed by a structural engineer.

Preservation Priority

- ☐ Essential to University history and present character
- ☒ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Roof replacement over building footprint (assumed – not inspected)
- Fill all open expansion joints in roof overhangs.
- Patch roof overhang and apply liquid elastomeric surfacing.

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

Desirable:

- New exterior lighting system retaining original wall sconces.

Building Name: Health and Counseling Center

Historic Name: Infirmary

Location: (54) West of Podium on far side of University Drive

Dates of Construction: 1966 - 1968

Date(s) of Significant Modifications/Architect(s): None

Current Use: Health and Counseling Services

Original Use: Infirmary

Exterior - General Information

Part of the Phase I construction this building is located west of University Drive, but along the east-west axis of the Academic Podium. The two-story structure continues the basic construction and design elements of the Podium buildings. It uses a poured in place concrete frame and floor slabs with precast concrete panels for the exterior walls (Image 1), however, the appearance is greatly softened by its more sylvan setting.



(Image 1)

Character Defining Elements:

Flared roof overhang with perforated edge, exposed concrete columns and precast tilt-up wall panels, steel window sash and entry doors, and the integration/transition into the landscape by the use of gravel beds and concrete paving. The roof overhang and perforations are scaled down in size compared to the Podium buildings.

Building Façade:

The facades of the Health and Counseling Center are composed of precast panels between the exposed poured in place concrete columns, typical of all the original Stone buildings.

The four bay, south and north facades are mirror images of each other. The two eastern bays incorporate entry doors paired around the structural column separating the two bays. The western two bays are completely glazed, while the eastern two bays each have six windows and the one door on the first floor level and nine windows at the second floor levels. The doors are treated as distinct elements with a column between (Image 2).



(Image 2)

The broad, seven bay east façade ends of the main east-west axis of the campus and are composed of the typical wall panels. The central bay on the east is recessed and although it repeats the vertical divisions of the typical bay is totally glazed (Images 3 and 4). At this bay, there is a continuous horizontal mullion at the top of the door and second above at the second floor level, which makes this a square. The glazing is all floor to ceiling and fixed in the typical steel sash. Because this bay is recessed half the depth of the structural bay the top is at the horizontal intersection of the flared capital rather than at the arched section of the capital like the other bays. The flanking walls of the recess are the typical ribs and exposed aggregate without windows. Hung in this bay is one of the iconic saucer light fixtures to provide further visual emphasis to this entry both day and night, although, this light has been replaced by the unsightly fixture mounted on the underside of the roof overhang. The west façade is similar to the east; except that all bays are typical.



(Image 3)



(Image 4)

There is some hairline cracking in the poured in place columns, and in a few instances is accompanied by rust stains from the embedded rebar (Image 5). The source of moisture here may be wind blown water or runoff through the open expansion joints in the overhang.



(Image 5)

Roof:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The large flat roof extends past the footprint of the building to the edge of the flared capitals, or vaulting, of the covered walkways and is terminated in a sheet metal drip edge. The roof is an EPDM membrane with insulation and stone ballast above (Image 6). This limits visual inspection of the membrane. The insulation is eliminated on the overhang, the concrete pavers mark where the insulation ends. There was



(Image 6)

standing water visible around the roof vent (Image 7) were the insulation had been removed, and there is considerable growth of moss and grass under the overhang, which would indicate these areas are staying wet (Image 8). This condition is noticeable more advanced in the areas shaded by trees, which stay wet longer, and a number of shrubs over the roof surface. There is visible failure of the filter fabric and the insulation has several expansion cracks above which the filter fabric has torn and the ballast and dirt have been washed into.

At the east entry, the expansion joint between capitals is badly streaked with water stains. This could be from failure of the membrane at this location or it could be an outlet for a leak nearby (Image 9). The leak at the roof of the main entrance is of particular concern, where it appears to be rusting the anchors for the saucer light.

There are also a few spots of rust staining on the underside of the roof overhang with the body of the vaults, which would indicate additional minor leaks. These will develop into problems if not addressed. The replacement roofs where the tapered insulation is brought all the way to the perforated overhang seems to provide for better drainage.

Roof Overhang:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

There is considerable erosion of the top surface of the slab on this building exposing the aggregate and in a few places rebar that was placed to close to the surface of the concrete (Image 10). There are a number of patches with a white patching



(Image 7)



(Image 8)



(Image 9)



(Image 10)

compound (Image 11). This deterioration is no doubt accelerating and the exposed and rusting rebar represent a threat of significant damage.



(Image 11)

Water running through open expansion joints in the roof overhang follows the ribs of the flared capitals back to the columns in the walkways (Image 12). Water on these concrete surfaces causes problems of deterioration of the surface of the concrete or can rust rebar embedded close to the surface causing spalling of the concrete. These joints need to be sealed; perhaps with a flexible rubber gasket.



(Image 12)

There are several down lights suspended from galvanized channels, which are starting to rust. The perforations above these lights have filled with leaves, which will keep the moisture and snow against the concrete increasing deterioration over the long term. These added elements should be removed and a comprehensive system of improvement to the exterior lights designed.



(Image 13)

Roof Elements:

☐ Excellent ☒ Good ☐ Fair ☐ Poor

There are two original roof monitors and several added air conditioning units as well as plumbing vents. The roof monitors, which are all original, are faced in brick incorporating aluminum grilles, and have concrete roof slabs (Image 13). These roof slabs are starting to weather and protecting them

with a membrane seems like a good idea. Every air conditioning unit requires a hole through the membrane for power and chilled water circulation each one of which represents a potential for problems. This is not a good solution for central air conditioning.

Walls:

Primary Material – Concrete, both precast panels and poured in place structural elements.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Secondary Material(s) – Exposed aggregate pavers, concrete grade beams, and sidewalks.

☐ Excellent ☒ Good ☐ Fair ☐ Poor

Walks:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The whole building is surrounded by a gravel bed divided into squares by concrete grade beams. These grade beams exist at the structural columns and at the midpoint between the columns. Beyond that is a concrete walkway. At the entry doors, on the north and south elevations, the gravel is replaced with exposed aggregate concrete matching the paving of the Podium. At the recessed entry, four of the same paving squares are used.

There is significant settlement in the paving at the front entry, presumably due to surface water runoff (Image 14). There is also some scattered localized deterioration and some settlement and cracking in the grade beams around the perimeter. It appears that the construction of the new dormitories to the north has altered the surface drainage at the northwest corner of the building. The surface water is running over the sidewalk and against the building.



(Image 14)

Fenestration:

☐ Excellent ☐ Good ☒ Fair ☐ Poor

The Windows are all single glazed steel sash and alternate between fixed and operable casement sash. All sashes on the facades are the entire width of the exposed aggregate panels and are fitted with a caulked joint between the sash and concrete rib. The sill and lower portions of frame are rusting (Image 15) and the perimeter caulking



(Image 15)

has not been maintained. These windows appear to have their original factory finish, and need to be repainted. The perimeter caulking needs to be replaced as well.

Doors/Entrances:

☐ Excellent ☒ Good ☒ Fair ☐ Poor

The doors are steel frame glazed doors which are typical of building entrance doors. These original doors have three vertical lights. The hardware is all original brass with US10B finish, with the exception of where handicap accessible hardware has been installed. There is a two part threshold. Where the doors have been modified for handicap

accessibility, the interior panic bar has been replaced and a motorized opening device is fitted at the top of the door. The intermediate pivots have not been replaced, nor has the steel bar pull. The concrete under the sills seems to be deteriorating where many of the connecting screws are missing.

Foundation: Slab on grade and foundation is not visible.

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☒ Not applicable

Exterior Fixtures:

There were two exterior lights flanking the axial walkway at the east entrance. They are now replaced with modern anodized aluminum fixtures.

Exterior Alterations:

None of significance. Landscape pole lights by front entry.

Miscellaneous

Accessibility:

Generally accessible with automatic doors and elevator; however, some code issues with toilet facilities and doors on all floors.

Critical Concerns:

Maintaining architectural character of interior when building is eventually renovated.

Landscaping:

Grove of trees on east side is planted on structural grid and is critical to appearance of building, but also contributes to roof problems.

Interior – General Information

1. Public Space: Main Lobby and Vestibule

Description - Materials and Finishes:

The vestibule immediately inside the exterior doors is typical of the Podium buildings, however, on a smaller scale (Image 16). The exterior wall is the typical grid of precast ribs with full height glass in steel sash frames. The west wall, to the lobby, is a typical glass wall with a frame of steel tubes and steel bar stock. The north and south walls are plaster on concrete masonry units. The original



(Image 16)

heating register grilles survive above the base and near the ceiling on the north and south walls. The floor is the typical white terrazzo, as is the low base on the north and south walls. The ceiling is plaster on metal lath with four original recessed down lights

The doors are the typical two vertical light steel doors with steel bar pull on the exterior. One side has a modern polished brass panic bar and automatic opener for use by the handicapped, and one retains the original Von Duprin panic bar on the interior. The interior pair of doors have been fitted with bronze pulls, which are not new, but probably not original. The shadows for connections for the typical steel bars are visible.

The lobby expands from the vestibule in a square shape that encompassing two structural bays in both the east–west and north-south direction (Image 17). The floor is white terrazzo with a bronze grid divided into squares half the width of the structural columns spacing. The low base is the same white terrazzo. The four freestanding structural columns have plaster on metal lath furring creating a cruciform shape. The doors are typical solid core wood doors painted a dark brown. The steel door frames rise full height to the underside of the ceiling and there is a panel above the eight foot door height. The hardware is the original brass units typically used throughout the campus.



(Image 17)

The stair in the northwest corner of the room leads to the second floor waiting room (see below) and is typical of stairs in the podium buildings (Image 18). The structure is concrete with precast terrazzo treads with an integral bronze nosing strip. The baluster is the same steel bar stock with rectangular wood handrail. The steel bar stock elements of the balustrade have been painted white. The inside handrail is bracketed off the wall.



(Image 18)

There is an original stainless steel water cooler/drinking fountain recessed in the north wall below the stair landing in the northwest corner of the room. There is a stainless steel grille for ventilation of the chiller coil below. The faucet mechanism has been replaced.

The original lighting scheme used incandescent down lights. These down lights were arranged in two rows around the perimeter of the room with a central circle of eight lights

around one in the middle of the room. The current lights are strip fluorescents, suspended on aircraft cable with both up light and down light component. Although the fixtures are perfectly appropriate for a renovation, being clean and modern in appearance, the linear aspect establishes a visual direction, and the original light pattern focusing on the center of the room would have been more dramatic.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Flared capital of freestanding and engaged columns, white terrazzo floor, stair and balustrade, recessed down lights, and glazed wall to vestibule.

Alterations:

There are surface mounted electrical conduit for outlets, smoke detections and alarm systems. Aircraft cable suspended strip fluorescent fixtures replaced original recessed down lights, which are still in the ceiling covered with a flush plate. The control panel for the detection system is mounted on the south wall in the vestibule. There are portable air conditioning units throughout the building, some vented to the outside by opening a casement window others just vent into the room. The unit in this space is connected to the original central air conditioning system by sheet metal ducts.

Comments:

This room is now filled with clutter and encroachments and is unwelcoming; however, the original room would have been open, clean, white, and a very pleasant entry into building. The strip fluorescent fixtures are particularly unfortunate here, and the original down lights would have been much better at making the room feel taller.

General Conditions:

Good.

2. Public Space: Second Floor Waiting Room

Description - Materials and Finishes:

The Waiting Room is one structural bay wide and two and a half in length. This room has an almost ecclesiastical character with the flaring capitals springing from the engaged columns on the wall up to the center of the room (Image 19). The form gives the space a tall, narrow feeling.

The north, south, and west walls are plaster on both concrete masonry units and metal studs. The east



(Image 19)

wall is a glass partition wall composed of steel tubes and bar stock frame, corresponding in plan to the vestibule wall on the first floor. The east wall of the small office is the exterior wall composed of the precast concrete ribs with full height glazing in steel sash frames.

The floor is newer carpet. The low wood base is original. The ceiling is concrete vaults formed the flaring capital which spring from the necking composed of three grooves. The pattern of recessed down lights consists of two rows down the center of the junction of the vaults in both directions. This strong grid of lights reinforces the architectural division of the space into structural bays.

The doors are all solid core wood doors painted a dark brown, door frames are all steel. The paired doors to the four north-south corridors have a large square wire glass light (Image 20). These doors have a fixed center mullion. The door to the stairs has a typical small vision panel, while the doors to the closet and east west corridor are simple flush doors. The door in the glass partition on the east wall is the typical steel frame glass door. The hardware is all the typical original brass units including the surface mounted closers.



(Image 20)

There are original grilles for the central air conditioning system, not working, above the northwest, southwest and southeast corridors. Heat is provided in the office by a continuous sheet metal enclosure with aluminum bar grilles, which runs at the full width of the east window wall.

Character Defining Elements:

☐ Intact ☒ Substantially Intact ☐ Compromised ☐ Destroyed

Ceiling vaults, down lights, flush doors and glass office partition.

Alterations:

There has been the addition of modern fabric and sheet metal counter/workstation. The portable air conditioning unit is connected to the original ducts above the northeast corridor doors with sheet metal ducting. There are surface mounted electrical conduit for outlets, and the smoke detections and alarm systems.

Comments:

This room now has some clutter and encroachments, but the strong original character and volume of the space still comes through. The pattern of down lights in the ceiling

vaults is very effective at reinforcing the architecture even though many are not working. There appears to be an original bench with square chrome legs upholstered in brown vinyl, however, these cushion are not tufted as are the other surviving benches.

General Conditions:
Good.

Miscellaneous

Accessibility:

One door of the front entry has been modified for automatic opening for handicapped access. There is an elevator near the south stair, making the second floor accessible.

Critical Concerns:

Health and Counseling Services is being relocated across Washington Avenue. This building will temporarily house various functions displaced by construction projects.

Related Site Features

The grove of trees to the east is planted on the building's structural grid, and is integral to the approach and design of the building. The building is designed to be set into a lush landscape to be properly appreciated, and the current parking area immediately adjacent on the south side is detrimental to this effect.

Overall Assessment

Integrity:

- ☐ Intact - Unaltered
- ☒ Substantially Intact - Altered, essential character clearly discernible
- ☐ Compromised - Altered, essential character still discernible
- ☐ Destroyed - Altered, essential character completely effaced

Comments:

Preservation Priority

- ☒ Essential to University history and present character
- ☐ Important to University history and present character
- ☐ Contributing to University history and present character
- ☐ Not contributing to University history and present character

Preservation Recommendations:

Urgent:

- Roof replacement over building footprint, walkways, and monitors.
- Fill all open expansion joints in roof overhang.
- Patch roof overhang and apply liquid elastomeric surfacing.

Necessary:

- Clean facades using low pressure wash of water.
- Replace all caulked joints.
- Replace windows for energy conservation with double glazed sash of similar design and color to original steel sash.
- Replace doors with double glazed sash of similar design to original steel doors, maintaining frameless appearance and original width between concrete ribs.
- Paint exterior concrete elements except exposed aggregate panels.

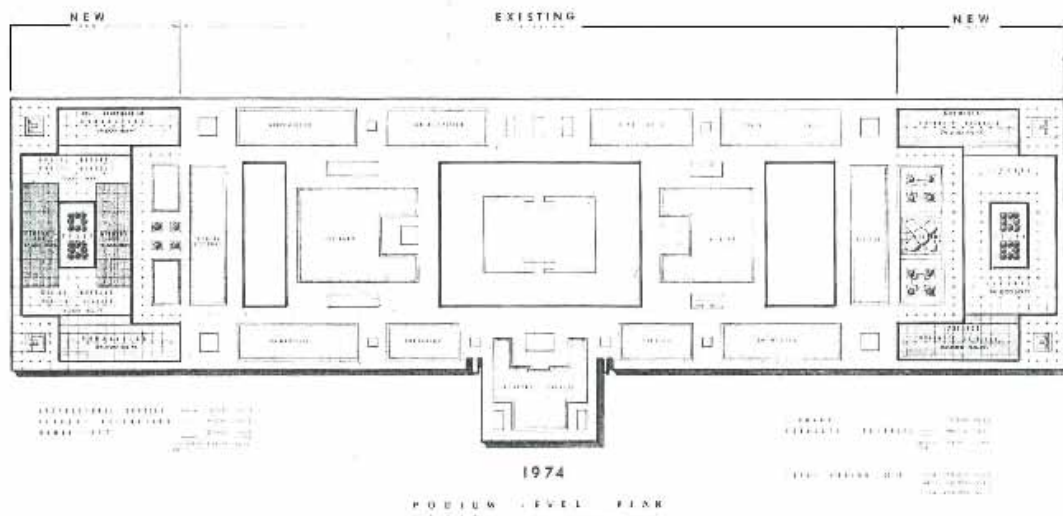
Desirable:

- Space planning study to analyze for future uses to utilize existing space and allow for restoration of public spaces.
- Protect and restore character defining elements of interior: first floor vestibules, second floor waiting room and office, and the three stairwells.
- New exterior lighting system.

Recommendations from Previous Studies

As part of the research for this Campus Heritage Preservation Plan, previous studies and master plans for the Uptown Campus were examined, ranging from the earliest plans for expanding the campus produced by Stone himself, to studies from as recently as July 2008. While some of the recommendations from these documents have been carried out, others have yet to be realized. This section outlines those recommendations from previous studies and master plans that could help to improve the Uptown Campus.

- **1974 Comprehensive Site Plan Updating State University of New York at Albany, Edward Durell Stone and Associates (1968)**
 - Expansion of the Podium on the east and west ends by 360 feet, extending the existing roof line, adding new three-story academic structures, providing parking for 1000 cars below.



Stone's plan for the expansion of the east and west ends of the Academic Podium from the 1974 Comprehensive Site Plan Updating the State University of New York at Albany (1968).

Although the construction of the Life Science Building eliminated the possibility of carrying out Stone's expansion plan for the east end, the possibility still exists for the west end and this should be taken into consideration when planning for any additions to the site.

- **University at Albany State University of New York Master Plan Report, The Hillier Group (March 1998)**
 - Restore Podium setting and pedestrian circulation by removing all parking (except visitor and disabled) between the Podium and dormitory quads.

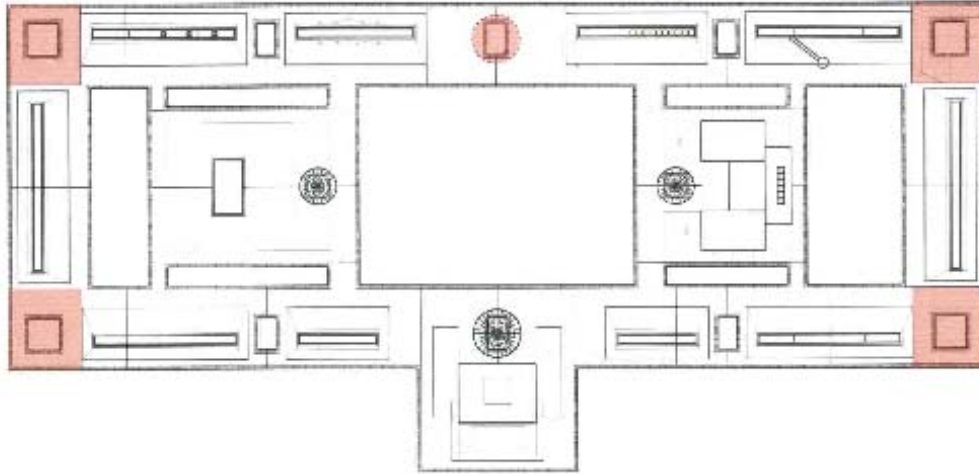
- Preserve natural areas such as Indian Lake.
- Establish zones around significant areas:
 - Zone 1 - up to 300 ft. out to the north and south of the Podium and up to 400 ft. out to the east and west, limits vehicular traffic.
 - Zone 2 - up to 1200 ft. out from the Podium, sets a limit of four stories (the height of the Podium building roofs) for any new construction.
 - Zone 3 - beyond 1200 ft. from the Podium, no restrictions on building height or vehicular traffic.

Establishing zones is a useful tool for regulating development on the campus, and this report uses the same idea but bases the zones on an area encompassing all of Stone's original buildings rather than just the Podium.

- **University at Albany Concept Site/Landscape Design**, Final Concept Presentation, Thomas Balsley Associates (December 2002)
 - Establish a clear 'Front Door' to the campus on the north side of the Podium.
 - Create paved walkways and paths between the Podium and dormitory quads to guide pedestrian circulation.
 - Eliminate parking in front of the Podium.
 - Create a design that can be completed in incremental phases.

The main entrance to the Podium has always been somewhat ambiguous, and the creation of a clearer entrance, even beyond the most recent renovations, could improve the problem drastically. Pedestrian walkways and parking around the Podium have been a problem since day one. Creating permanent paths and removing parking in some areas would make the campus a more safe and pleasant place.

- **Podium Skylight Domes University at Albany State University of New York**, Program Verification Phase Report, Robert Siegel Architects (June 2008)
 - Establish plant maintenance schedule.
 - Update exterior lighting to be energy efficient, add uplight to saucer fixtures and update wall mounted fixtures.
 - Accentuate corner skylight areas as places for social interaction and gathering.
 - Install skylight domes at corner locations and at main entrance.



Podium roof plan showing locations for the proposed skylight domes from the Robert Siegel Podium Skylight Dome report.

The installation of skylight domes will not only provide shelter for the areas below, but will also protect and prolong the life of the stairs. Since the original drawings and details for the skylight domes exist in the SUNY archives, it is recommended that Stone's design be used if skylights are installed on the Podium.

- **University at Albany Lighting Masterplan Report**, Naomi Miller Lighting Design (July 2008)
 - All saucer light fixtures should be refurbished and updated with new lighting components. Those that have been removed should be restored to their original locations.
 - The suspension length of the saucer fixtures should be reduced to create a more appropriate scale.
 - Old box light fixtures should be removed and replaced with new, similar looking fixtures that are more energy efficient. Newer, non-conforming fixtures should also be replaced so that the lights are consistent throughout the campus.
 - The floodlights on the roofs of the buildings should be removed and replaced with less visually obtrusive hinge-mounted fixtures.

The lighting scheme and fixtures were a significant part of the original design, especially the saucer light fixtures. Effort should be made to retain these original elements, however, they should be updated to increase energy efficiency.

Preservation Guidelines

The purpose of the Campus Heritage Preservation Plan is to guide the decision making process in the management and care of the University at Albany Uptown Campus. As the stewards of Edward Durell Stone's monumental campus, the administrators of the University at Albany have a responsibility to maintain and protect the site to ensure that future generations may experience Stone's work as intended.

Stewardship of Stone's campus comes with a number of considerable challenges, foremost being the need to balance the preservation of the architectural qualities of the site, while at the same time accommodating the programmatic needs of a functioning and expanding university. Unlike museums, where buildings often exist as static objects, an academic campus is a dynamic site, serving both as an institution for learning and a "community" for students and faculty. As such, it is understandable that improvements and modifications above and beyond routine maintenance are necessary in order to provide a modern learning environment. While change is inevitable, it is not necessary that it adversely impact Stone's architecture or its surroundings. Change within historic contexts can be successful, however, achieving it, requires careful planning and consideration.

It should be understood that these guidelines are not meant to be read as step-by-step instructions, but rather address the wide-ranging issues facing the campus, and should be applied at the University at Albany's discretion. The purpose of these guidelines is to help establish standards and practices that safeguard the essential character-defining features of the original buildings and campus plan. Each zone of the Uptown Campus has been identified and prioritized based on the level of preservation needed (see Map 1 Campus Zones and Original Buildings pg. 16/17).

Zone 1

- Highest preservation priority. All new buildings and additions should adhere to guidelines, with the appropriate placement and relationship to the original structures being absolutely critical. The original site and landscape design concepts should be maintained.

Zone 2

- Moderate preservation priority, specifically for areas adjacent to the core campus. This is a prime area for architecture that contrasts with Stone's buildings. Stone's original design included the site and landscape features that extend to the perimeter of this zone, hence they should be preserved and

maintained accordingly.

Zone 3

- Lowest preservation priority, since this zone is the farthest from the Core Campus. No restrictions on building heights and styles, or landscape except that new construction should not negatively impact Zones 1 and 2.

General Guidelines

- University at Albany policy must acknowledge the significance and importance of the Edward Durell Stone campus in relation to its greater goals.
- There must be coordination and communication at the earliest stages of development for work directly or indirectly impacting the Core Campus.
- Work adjacent to Zone 1 of the campus should be carefully planned and studied to determine its effect on the original architecture and site features in that area. Any change that diminishes or has a detrimental impact on the site should be avoided.
- The importance of Edward Durell Stone's design is not only in the physical appearance of the individual buildings, but in the way they collectively combine to create the unified campus. Just as the individual buildings, covered walkways and landscapes combine to create the campus, there must be a respect for the individual materials that form the buildings and landscapes.
- Future planning must recognize the need to retain the visual qualities of the spaces created by the buildings, covered walkways and landscapes so as to retain the atmosphere created by the sum of these parts.
- Consideration must be given to what affect the removing of historic fabric, no matter how minor or insignificant it is thought to be, may have on the greater whole. The cumulative effect of such changes may not be immediately obvious, but can be detrimental over time.
- The reuse of buildings and landscapes should be compatible with their original intended use (as residential, academic and/or public spaces), and should not negatively impact their original design.
- Previous alterations and changes not appropriate for and/or unrelated to Stone's intent or design should be removed as circumstances allow.
- Proper stewardship of the campus cannot be accomplished without respect for the site. Efforts must be made to establish and foster a sense of pride and appreciation for the Edward Durell Stone's campus at all levels of affiliation.
- Preservation is both a process and a treatment. It is essential for the long-term

protection of the Core Campus that it be sensitively maintained on a permanent basis. Careful consideration should be made in order to accomplish this goal including funding, planning and executing these efforts.

Administrative

A formal policy for the care and maintenance of the Uptown Campus should be embraced throughout all levels of the administration. The management and conservation of the site must be a priority throughout all phases of work. Currently, the recently formed Advisory Planning, Architectural and Aesthetics Committee is in place to oversee the implementation of the state's Master Capital Plan for the maintenance and preservation of the University at Albany physical plant. However, this plan does not address the specific issues surrounding the treatment of historic or architecturally significant buildings. This Heritage Plan is designed to provide the Committee with standards and guidelines to be used for appropriately maintaining and expanding the Uptown Campus. The recommendations and guidelines herein should be used to establish an approach and direction for future changes and alterations, moving beyond the case specific recommendations outlined in the individual building survey forms.

- The Advisory Planning, Architectural and Aesthetics Committee shall be responsible for implementing and administering all preservation guidelines as they affect Zones 1 and 2 of the Uptown Campus.
- A design review process should be established to evaluate major, character-changing alterations, and additions to Zones 1 and 2.
- All future consideration regarding construction, repair, and conservation activities in Zones 1 and 2 should endeavor to protect, reinstate or enhance Stone's original buildings, features and landscapes.
- The current collection of records and information chronicling the development and evolution of Stone's campus should be coordinated with a website recommended as a follow-up to the completion of this report.
- The website should be linked to the University at Albany's main site, display the information in this report, and be easy to update with current information. Access to the site should be managed by the University, allowing users to obtain information on a need-to-know basis.

Care, Maintenance and Expansion

The main issues addressed in this section concern the care and maintenance of the campus as it stands today, as well as future expansion on or adjacent to it. Because the Stone

campus was built in a relatively short period of time, with the same building materials and systems, all of the buildings are the same age and thus many of the maintenance issues common to all of the buildings are arising all at once across the entire campus. Proper maintenance is fundamental to the long-term care and conservation of the Stone Campus at the University at Albany. In the on-going process of maintenance, the most appropriate action is one which achieves the appropriate level of repair/preservation with the least negative impact on the original design and appearance of the structures. As the needs of the University continue to grow, the Uptown Campus is constantly evolving, and change is inevitable. However, this change should be managed to prevent any unnecessary damage to the Edward Durell Stone campus. Improvements and alterations to the Core Campus should produce minimal impact to the integrity of the buildings and/or landscapes, while at the same time extending the life and use of the site on a long-term basis. The University needs to continue to develop a long-term maintenance and repair plan based on the state of building conditions and a prioritized program of necessary repairs and improvements. This will require procuring the necessary funds to permit expenditures for maintenance and improvements in accordance with the long-term goals.

For the purpose of this report, the issues of care, maintenance, and expansion have been organized by zone, then into more specific sub-categories based on the preservation needs of each area.

Zone 1

General

- All buildings should retain their original programmatic use, maintaining academic, public, and residential structures as such.
- Original building components and character-defining features should be retained to the greatest extent possible. Priority should be given to restoring those that have been removed, or similar ones, to the original locations. These features include:
 - o Plantings and planters
 - o Light fixtures
 - o Built-in benches and other seating
 - o Landscaping in the courtyard areas
- Materials used in the repair of original buildings and landscapes should meet or exceed the quality of those used in the original construction.

- Substitute materials and/or systems should be carefully considered. They should be visually compatible and utilized only when they do not sacrifice, damage, or diminish the original fabric.

Site

- Vehicular traffic and parking should be eliminated in this zone to adhere more strictly to Stone's original design for a pedestrian campus. More efficient parking opportunities outside of Zone 1 should be developed to aid in this goal.
- Informal recreational areas should be improved so that students gather in appropriate open spaces. For example, Collins Circle is prominently located at the ceremonial entrance to the campus and should not be filled with students.
- An attempt should be made to retain or refurbish the original planting patterns and plant species where possible and any changes should be in context with Stone's original intent.
- Original plantings and planting patterns should be retained and/or improved where possible on the Podium and dormitory quads. This includes the concrete planters and courtyards.
- The University should develop a master palette for site furnishings to encourage the use of informal gathering spaces on the Podium and dormitory quads.

(The following Site Guidelines apply to both Zone 1 and Zone 2)

- The University should work to further improve on-campus orientation with better visual cues for students and guests in accordance with the recently completed signage and way-finding study.
- A more stringent, multi-faceted parking program should be developed to manage parking demands. This would include increasing off-campus parking opportunities and providing alternative on-campus parking away from Zone 1.
- Mass-transit opportunities should be further improved and expanded to be more comprehensive and efficient.
- A Vegetation Master Plan and Maintenance Plan should be developed for all existing and future plantings.

Podium

- No new buildings should be constructed on top of the current podium structure.
- Non-original features that add to visual clutter on the campus should be removed, to include:
 - o Spotlights and other light fixtures that detract from the original design

- o Unnecessary signage and bulletin boards
 - o Wastebaskets and recycle bins
 - o Newspaper stands
- Any of the above-listed elements that are necessary to the campus should be of a unified design and should be freestanding (i.e. not attached to or mounted on the buildings, such as kiosks or other reversible structures).
- Any future changes made to the Podium should follow Edward Durell Stone's design, when the original drawings or construction documents are available. This applies to delineated features and components that were intended to be provided as part of the original design but never executed. For example, designs for Podium skylight domes at the corner open stairways, and the expansion of the Podium at the west end exist in the University at Albany Archives and future work on either of these elements should be modeled after them.

Existing Building Exteriors

- The exterior envelopes should only be modified when absolutely necessary to comply with current standards and/or programmatic requirements. Any changes made should be reversible. This applies to original exterior features such as:
 - o Building skin
 - o Fenestration
 - o Doors
 - o Light fixtures
 - o Vestibules
- Any of the above elements that require replacement should be replaced in kind or with compatible materials that are as close to the original as possible. The replacements should not significantly change the original design intent or visual characteristics of the building exterior and should be made consistent throughout the campus.
- Any substantial additions to the exteriors should be designed to read as new expressions that can be distinguished from the original. However, they should be sensitive and compatible, and should not overshadow or compete with Stone's design.

Existing Building Interiors

- It is understood that the interiors of the housing and academic buildings will require alteration to comply to current standards and programmatic requirements. With

the exception of the significant public spaces, highlighted in the individual building surveys, changes to the secondary interior spaces are acceptable and should be performed with a consistent approach. Secondary spaces include:

- o Offices
 - o Classrooms
 - o Laboratories
- In renovating these spaces, the building envelope, original structure, and spatial expression should be preserved. New separations, walls and features should be conscious insertions and read as new.
- With the exception of main corridors, the following interior elements can be changed:
 - o Interior partitions and doorways
 - o Division and arrangement of spaces
 - o Lighting
- Significant interior spaces such as public lobbies and places of assembly, should be preserved. Elements of these original spaces that warrant preservation include:
 - o Original footprints
 - o Interior partitions and doorways
 - o Division and arrangement of spaces
 - o Lighting and fixtures
 - o Materials and finishes

New Buildings or Additions

- Any new buildings within this zone should maintain the axial organization and layout of the original design.
- The height of any new structures should not exceed the roof line of the existing Podium buildings (approximately 4 stories).
- Any expansion of the Podium structure should maintain pedestrian circulation at the upper level. The Campus Center Extension and Science Library are good examples of this, as they allow pedestrian passage on the Podium.
- New structures built within this zone that are located off the Podium should be complimentary to Stone's design and visually contextual, but should not mimic the original buildings.
- If the Podium is ever expanded at the west end, the preferred approach would be for any structures built on the top level to strictly replicate Stone's design for the building exteriors, so that the symmetry and unity of the original design is preserved.

Zone 2

Site

- Indian Lake and the wooded areas around it are prominent natural features of the original campus landscape design and should be preserved. However, improvements such as walking/jogging paths are acceptable.
- The basic configuration of University Drive should be retained as an original site feature that maintains the character and controls the size of Stone's campus design. Changes are acceptable if the intent of enclosing the campus is maintained.
- This Heritage Plan, as well as the previous plans and studies reviewed in it, should be used to guide future development of campus facilities, including structures and parking, so that they are in keeping with Stone's design.
- All new site improvements should maintain or relate to the axial organization of the original design.

New Buildings

- Any new construction within viewing distance of Zone 1 should not exceed the height of the roof line of the Podium buildings (approximately 4 stories).
- New buildings should not attempt to recreate the forms or architectural language of the original buildings (i.e. mimic Stone's buildings), but should make separate design statements, preferably creating juxtaposition with Stone's design.
- New buildings should contrast with the original design in a complimentary way. This can be achieved through careful treatment of material, scale, and exterior details.

Zone 3

Site

- The University should improve pedestrian and mass-transit linkages to adjacent neighborhoods, community resources and activities, and the Downtown Campus.

New Buildings

- Structures in this zone should be distinct, with building facades, forms and features that make a new statement, responding to their specific location, site features, and programmatic requirements.
- No restrictions are set for building height, size, orientation, or style, except that new structures should not copy or mimic the original campus architecture.