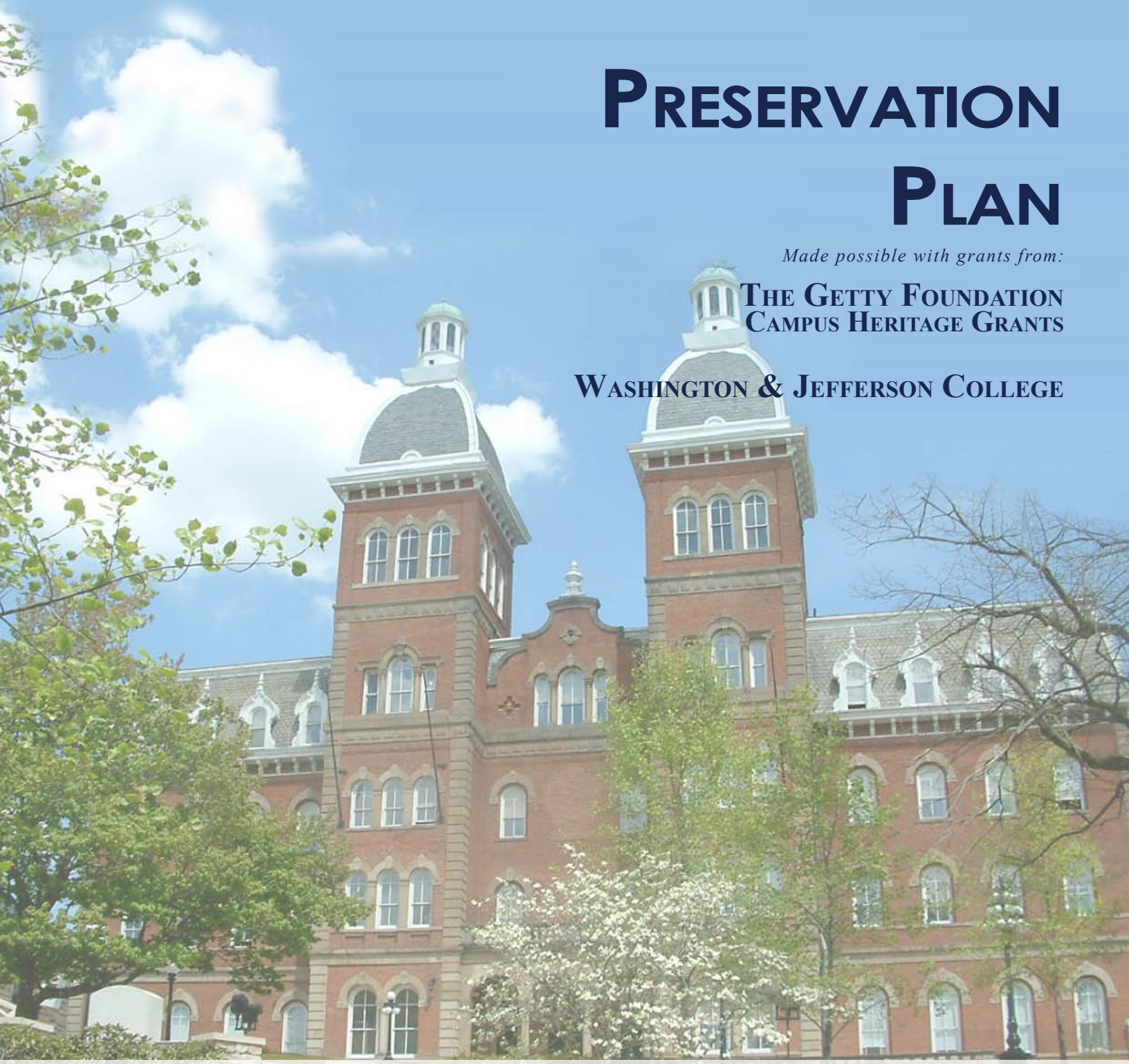


Preservation Plan

Made possible with grants from:

The Getty Foundation
Campus Heritage Grants

Washington & Jefferson College

Washington & Jefferson College
Washington, Pennsylvania

Prepared by

Pittsburgh History & Landmarks Foundation

Consultants

Landmarks Design Associates Architects

Ronald Block
Horticulturist

Washington & Jefferson College

Washington, Pennsylvania

The purpose of this plan is to outline recommendations for the preservation, conservation and continued use of the historic landscape and buildings of Washington & Jefferson College.

Funding for this project was provided through a Campus Heritage Grant awarded by

The Getty Foundation

and by

Washington & Jefferson College

Researched, Written and Produced by:

Pittsburgh History & Landmarks Foundation
100 West Station Square Drive, STE 450
Pittsburgh, PA 15219 • 412-471-5808 • www.phlf.org

Primary Staff:

Arthur P. Ziegler, Jr., President
Eugene V. Matta, Director of Real Estate & Special Development Programs
Thomas Keffer, Property & Construction Manager
Louise Sturgess, Executive Director
Albert Tannler, Historical Collections Director
Ronald C. Yochum, Jr., Chief Information Officer

Consultants:

Ellis Schmidlapp, Landmarks Design Associates Architects
Ronald Block, Horticulturist, R. Block Landscape Design

Washington & Jefferson College Administration and Project Staff:

Dr. Tori Haring-Smith, President
Kristen Gurdin, Director of Foundations and Legal Issues
Michael Grzesiac, Vice President Development and Alumni Relations
Mary Kaczorowsky, Foundation & Corporate Relations Officer
Dr. Anthony Fleury, Associate Professor, Theatre and Communications
James Miller, Director of Facilities and Planning
Rebecca H. Keenan, Interim Director of Library Services, Archivist
Kimberly J. Urcho, Student

Contents

Introduction

Pittsburgh History & Landmarks Foundation (PHLF) has completed the second of two grants from the Getty Foundation's Campus Heritage Grants program. As a result, a total of eight colleges and universities in Southwestern Pennsylvania have Preservation Plans outlining recommendations for the preservation, conservation, and continued use of the historic landscape and buildings on their campuses. The resulting Preservation Plans have been successfully used for campus planning, fund-raising, and for bringing awareness to the college community about the distinguished architectural and landscape features of these colleges and universities. Further, the communities where these educational institutions are located have also benefitted and several of them have initiated projects that include historic preservation components.

The PHLF team that worked on the Getty's Campus Heritage Grants program included Eugene Matta, Director of Real Estate & Special Development Programs and Manager of the Getty Campus Heritage Grants project; Thomas Keffer, Property & Construction Manager; Albert Tannler, Historical Collections Director; Ronald C. Yochum, Jr., Chief Information Officer; and consultants Ellis Schmidlapp, President of Landmarks Design Associates Architects; and Ronald Block, Horticulturist and Landscape Designer. While Messrs Schmidlapp, Keffer and Block worked in the field, the rest of the team provided support as needed.

Mr. Schmidlapp's work focused primarily on a history of Campus Plans. His recommendations for renovating or protecting historic buildings included, but were not limited to, roof coverings, cornices and external woodwork, restoration of windows, decorative railings, building entries, and corridors and significant interior spaces. He used archival resources and physical plant files in his survey work.

Mr Keffer's primary focus was to survey the physical plant and report on the structural soundness of the historic buildings; he also addressed lighting of the historic campus buildings. His work also included a list of short-term maintenance items that need to be addressed.

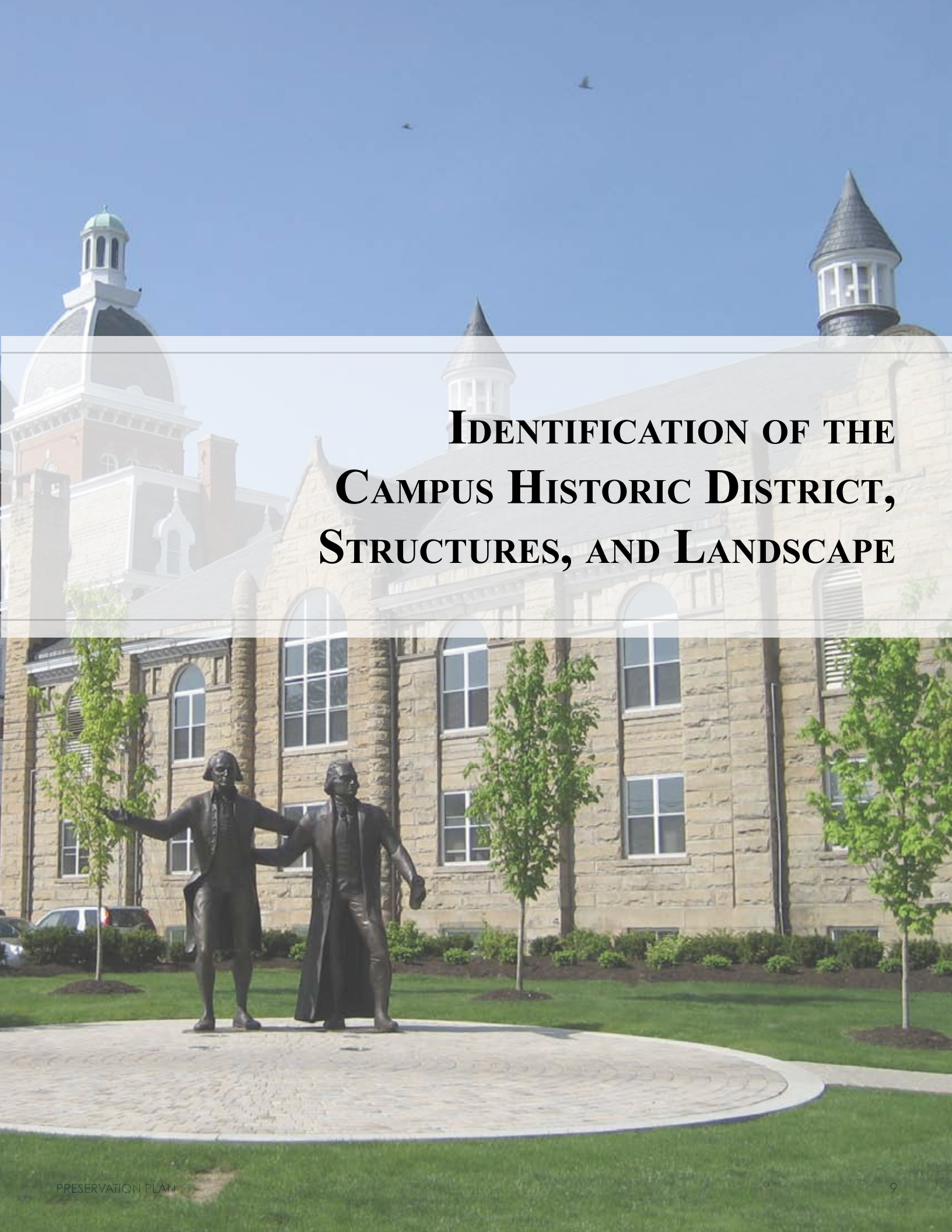
Mr. Block's work entailed a survey of the landscapes within the historic district, and he worked on recommendations for the preservation of specimen trees and shrubs, and for the conservation of green/lawn areas.

Mr. Yochum created and customized the preliminary draft report utilizing the research, photos, and field survey material provided by the on-site survey team. The draft report was used by the schools to provide feedback, allowing everyone interested in the project to study our historical research, analyses and recommendations and to comment and provide new information or revisions. Mr. Yochum incorporated the edits and new material into this final report that was sent to The Getty Foundation as well as to the four participating institutions in June 2009.

The Campus Heritage Grants Program has a strong collaborative character, and this is reflected in the process followed as well as in the end product. For instance, students from Indiana University of Pennsylvania and Seton Hill University wrote articles about the project, and the whole team was interviewed twice at the student-run radio station at Washington & Jefferson College. California University of Pennsylvania published an article on the project and PHLF's President and the Project Manager were guests of California U. of PA's President. Our field team worked side by side with faculty and staff members in all institutions. Our efforts also had a positive influence in some of the communities where the colleges are located. In Washington PA, and next to W & J College, we are engaged in a project to restore a historic train station, adapting it to become a Farmer's Market that will benefit farmers, the university, and downtown area, and will provide amenities and a meeting place for the college as well as the community at large. In Greensburg PA, Seton Hill University is building a performing arts center and a number of other projects. Because of our work there PHLF and Seton Hill University have decided to create a Westmoreland County Historic Preservation Fund. Each institution has pledged $51,000 a year for 3 years and the two are now soliciting additional funds.

This final report is an example of what working together, even under challenging circumstances, can accomplish.

E. Matta



Identification of the Campus Historic District, Structures, and Landscape

Identification of the Campus Historic District, Structures and Landscapes

After a review of the historic structures and landscapes of the Washington & Jefferson campus as well as the history of the design and construction of these resources we recommend that the historic Washington & Jefferson campus historic district be defined as shown on the map in this section.

This area includes historic structures constructed between 1793 and 1955 and the related campus plan and landscape features.

Briefly, the proposed campus historic district includes the campus between South College Street and Franklin Street from East Maiden Street on the south to the area north of Upper Class and Mellon Halls. Almost every structure within these boundaries is included in this study except the President's Residence and the Alumni House which lie to the east along East Wheeling Street. The landscape areas include the area surrounding these buildings.

Washington & Jefferson is in an extraordinary good state of preservation with only modest alterations having been made to the oldest and most original historic buildings. The district has a high degree of integrity with only one new structure, the Hut, included within it. Old Main with the lawn stretching down to College Street is at the core of the district. This is supplemented by the historic buildings and campus which lie immediately to the north of this area and to the south as far as E. Maiden Street.

Recommendation for National Register Listing

McMillan Hall is currently listed on the National Register. We recommend that the entire historic campus be nominated to the National Register of Historic Places. The National Register will formalize the recognition of this historic campus and will assist in future fundraising for historic building and landscape restoration.

Proposed Washington & Jefferson College Historic District

Recommendation for Campus Planning Process

We recommend that any alterations, renovations, or additions that may be contemplated to the historic resources or any new construction which may be contemplated within or adjoining the historic district be subject to a formalized review within the Washington & Jefferson's planning process.

Aerial view of Washington & Jefferson College

General Recommendations

General Recommendations

The historic buildings of Washington & Jefferson have been sensitively maintained with past alterations and additions which have generally respected the historic character of each building. McMillan Hall is the oldest college structure in Western Pennsylvania still in use. In addition to the historic campus buildings such as Old Main, Lazear, and Thistle, which have continued to serve their original purpose, Washington & Jefferson has a number of examples of historic buildings restored for new uses including the Old Gymnasium, now the Wellness Center, Thompson, Admissions, and Alumni House.

Example of roof coverings – the Wellness Center

Building Exteriors

The character of each historic building is defined by the original materials and details of the structure. These include the roof covering, cornice details, exterior brick and stone, windows, doors, porches, railings and other exterior elements. Washington & Jefferson has a history of maintaining these elements and replacing deteriorated materials with items of similar quality and detailing.

We recommend continuation of building exterior preservation practices with special attention to the following:

Roof Coverings

When a roof covering must be replaced, use a new covering to match the historic one. Most historic roofs at Washington & Jefferson were slate or standing seam metal. Slate, if installed using copper or terne-coated stainless steel flashing, is an 80- to 100- year system which has the advantage of having the lowest life-cycle cost of all available options as well as being historically consistent with the original roof. Standing seam metal roofs can have an equally long service life if fabricated in stainless steel or copper.

Cornices and Exterior Woodwork

Many cornices at Washington & Jefferson are wood. At the time the buildings were constructed, high-quality old growth lumber was used for exterior wood trim. This is a very long lasting material and, if protected from roof and gutter leaks, should not require replacement except in areas of extreme exposure such as at cupolas and balcony railings.

Example of woodwork – Lazear Hall

Windows

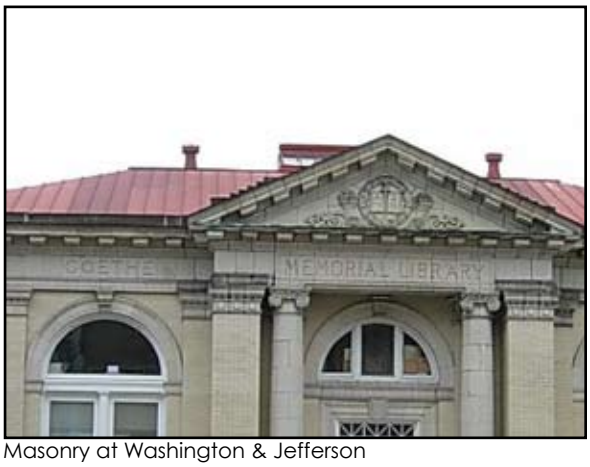
Where windows are in fair condition and not subject to constant operation, retention of historic windows is preferable. Interior storm windows can be added in areas where heat loss or occupant comfort is a major concern.

Where windows must be replaced, a range of competing manufacturers should be solicited to ensure that the best matching design is provided. Depending on the specific details of a given window, different manufacturers will provide a better match.

Windows are in fair condition.

Masonry

The proper cleaning and re-pointing of historic brick and stone is now well known in the construction industry and is detailed in Preservation Brief #1 and #2 distributed by the National Park Service. Glazed terra cotta which is used at Thompson and Thistle is covered under Preservation Brief #7.



Masonry at Washington & Jefferson

Building Entrances and Corridors

Each historic structure has an entrance foyer, lobby, and central corridor system which serves as the organizing design elements of the building and typically includes decorative architectural elements. These decorative elements include floor surfaces, base boards, wainscoting, doors and door trim, ceiling trim, and frequently, historic light fixtures. These elements exist at all of the buildings included in this study. In all future repair and restoration projects these features should be retained and restored.

Retain and restore any remaining detailing.

Significant Interior Spaces

Special care and attention should be paid to the interior spaces with exceptional architectural character and detailing.

These spaces include the following:

- **McMillan Hall**: Central, first and second floor rooms
- **Old Main**: Foyer, stairs, corridors, chapel space
- **Davis Hall**: Hall and stairs
- **President's House**: Halls, stairs, principal rooms
- **Swanson Wellness Center or Gymnasium**: Foyer, stairs, gymnasium
- **Admissions**: Halls, stairs, principal rooms
- **Alumni House**: Halls, stairs, principal rooms
- **Thompson Memorial Hall**: Corridors, principal rooms
- **Thistle Hall**: Entry and stairs
- **Lazear Hall**: Entry

Interior spaces.

Impressive staircase.

Landscape

Tree Care and Renewal

Large trees are the longest-lived and most important features of the landscape and their value should be unquestioned. By far the greatest investment needed for a tree is the decades it takes to reach an impressive maturity, and as with buildings, ongoing care to ensure a long life is a wise investment.


Valuable longed lived trees on main lawn.

"Trouble up top means trouble down below" goes the old saying, and dead or dying branches often indicate problems at the base of the tree or in the root zone. All trees should be evaluated for good health at the base. Trees should have a natural flare where the trunk enters the ground. If a tree comes straight from the ground like a telephone pole, a problem is evident. Possible issues include mulch that is too thick, mechanical damage to the trunk, a tree planted too deeply, or girdling roots. All can create serious problems to tree health and should be corrected whenever possible. The Airspade is a useful tool to excavate root collars without damage to the trees. Resolving root flare issues will extend and improve the life of campus trees. Older trees would benefit from an ongoing aeration and deep-root fertilization program. Young trees need proper planting, regular watering and close attention to soil conditions to ensure a healthy start.

String trimmers, mowers and other mechanical equipment can do great damage to trees, and all trees should have an area clear of grass around the trunk to lessen the chances of this type of damage. Damaged bark creates opportunities for the introduction of insects and disease, and trunk damage can destroy the thin cambium layer, which is the only living part of the trunk. This has serious consequences for the health of the tree.


Dead branches are an indication of other problems.

Herbicide use was noted around tree trunks to manage grass. This must be used with caution and must not be used where bark wounds would allow the chemicals to contact the cambium layer, as chemical uptake would affect the health of the tree.

The main lawn and other open areas should have a cathedral-like feel, with tall boles and a high canopy allowing uninterrupted views through the space to the buildings. The central areas should be largely free of small trees, dense, broadly-shaped (fastigiate) trees and evergreen trees or large shrubs. Smaller-growing trees are useful for color and interest throughout the seasons, and to increase the variety of species on the campus, but their placement must be carefully considered.


Roots girdling a tree, essentially starving itself to death.

As a general rule, the most sustainable campus landscapes contain large trees, open lawn, and simple foundation plantings, with more intensive plantings located in a few key areas for additional color and interest.

Selective uplighting of notable trees could add evening and winter interest to the campus, and tree labels for significant specimens would increase awareness and appreciation.


Improper use of string trimmers can cause damage.

An evaluation of campus trees was undertaken by Van Yahres Associates in 1997 and a further study was completed in 2006. A large number of trees has been added to the main campus streets based on these recommendations. Trees noted include Lacebark Elm, Japanese Pagoda tree and London Planetree. This is a significant addition to the campus landscape which will add beauty in coming years. In some cases, however, these trees are placed directly under wires, which will create conflicts in the future and likely lead to disfiguring pruning. Often there is open lawn right across the sidewalk, and it is unfortunate that the trees were not planted where the overhead conflicts would be less severe. Campus plans have explored the possibility of burying utility wires. Consideration should be given to adding additional trees to the open areas where trees can grow with minimal interruption.


Herbicides used too close to trees can cause damage.


Add shorter trees in this area.

Foundation Planting and Shrub Pruning

Large mulch beds are less attractive than grass, shrub masses or ground cover. Large mulch beds should be reduced in size and replaced with grass, or planted appropriately with shrubs and/or ground cover.

Deciduous plants are dormant for much of the student year, and this fact should be kept in mind when planning foundation plantings. Evergreen shrubs like holly, yew, boxwood, and Japanese holly should form the basis of plantings for best winter effect.

Shrub pruning could be relaxed in some cases to allow a more natural shape. Hand-pruning rather than shearing will provide a softer effect. In cases where regular severe pruning is needed to keep a shrub in bounds, replacement of the shrub with a smaller-growing species would be the best long-term strategy. When groups of like plants are planted together, they should be allowed to grow as a single mass and not be pruned as individual shrubs.

Mulching

Many trees have no mulch at the base, and this has allowed damage to the lower trunk and root-zone areas. Properly-applied mulch would help lessen mechanical damage, ensuring better tree health.

Proper application is crucial. While the benefits of mulch are well-documented, mulch can be damaging to the health of trees and shrubs when improperly applied. Mulch too close to a plant can keep moisture against the trunk, encouraging rot and creating conditions favorable to insects and disease. Mulch should be kept back from all shrubs 4-5 inches, and from all trees a minimum of 8-12 inches from the edges of the root flare. The flare where the trunk enters the ground should always be visible and free of mulch.


Significant root flare damage

Mulch applied too thickly can impede the passage of air and water to the roots, causing trees to suffocate. Tree roots can grow upwards into the mulch in an effort to get water, weakening the health of the tree. Thick mulch also becomes attractive for mice and voles, which can live under the mulch and chew on the bark of trees and shrubs for sustenance, causing injury or even death to the plant. Mulch should be kept to a layer approximately two inches thick. In no case should it be piled up against the trunk.

Choices of mulch can be important too. Ideally, mulch imitates conditions on the forest floor, which consists mainly of decaying leaves with some decaying wood. Bark mulch does not decay as quickly as leaf compost, which increases the durability of product but does not create ideal soil conditions. If bark mulch is applied yearly, without time to decay, a dry crusty layer can develop that can interfere with the movement of air and water. In addition, if mulch is too fresh and not composted, it can rob nitrogen from the soil as it decays. This comes at the cost of plant health and vigor. When bark mulch is used, it should be one that has been allowed to age and begin the process of composting to lessen interference with plant growth. Leaf compost and mushroom manure are ultimately more beneficial to the soil and their use should be considered as part of the overall mulching strategy. They are better food for earthworms and other soil dwellers, which is the best method of soil improvement. Mushroom manure can sometimes raise the alkalinity of soil so this should be considered when using it around acid-loving plants.

Landscape fabrics and plastic weed barriers interfere with the breakdown of organic mulches (worms and insects can't get through them). They can also interfere with water passage and root growth and their removal is recommended whenever possible. Planting of ground covers would help keep weeds down while lessening the need for both mulch and landscape fabrics.

Gateways

In the mid 1920's brick gateways were installed to link the campus from east to west. They are found at East Beau Street near Swanson, along East Wheeling Street between Thistle and Thompson, along East Wheeling Street between the Admissions House and Lazear, and along East Maiden Street near Davis Memorial. The gate pillars are of matching design on all four gateways. Additionally, the East Beau St. Gate and the E. Maiden Street Gate have decorative iron gates, and the latter has a curved brick wall to either side, making it the most elaborate of the early gates.


Beau St. gate.

The College Street gate originally consisted of short brick pillars and was not as elaborate as the others. It was redone in the late 1940's-early 1950's to its present form.

The East Maiden Street Gate is also known as the Algeo Gateway. Trees could be planted behind to either side of the gate to increase the sense of passage and to better enframe the gate.

An attractive iron fence encloses this portion of the campus, starting at the Davis Memorial house and running north along East Maiden Street, and then continuing around the corner to S. Lincoln Street. The fence appears to be in good shape. The concrete base is deteriorating in some places. Both fence and base should be maintained and repaired as necessary.

Near this gate is the Soldiers and Sailors Memorial, which was installed in 1940 to honor servicemen. This decorative flag pole forms the focal point along the walk from East Wheeling St. to East Maiden Street.

There is also an historical mile marker in this area along East Maiden Street. It should be reset to level and repainted.

The East Beau Street Gate has damage to base of pillar that should be repaired. A new boxwood hedge south of gate is not parallel to sidewalk. Replant closer to walk and parallel, and consider adding matching hedge to north side of gate as was found in earlier years.

The College Street gate has damaged brickwork at base and along top edge. Old crab apples were removed from this gate area in the summer of 2008. Consider adding new trees to increase emphasis at gateway.

The Wheeling Street Gate (Admissions side) has a single yew to the north and nothing to the south. This yew could be removed. If plantings are desired at the gateways they should be symmetrical on either side.

Wheeling St. gate.

Wheeling St. gate

Maiden St. gate

College St. gate.

Flag pole serves as a wonderful focal point.

Gate damage.

College St. gate damage. Match color and texture.

Reseat and level historic mile marker.

College St. gate damage. Repair.

Campus Historic District Plant Suggestions

Partial list of suitable shrubs:

- Glossy Abelia (*Abelia grandiflora*)
- Flowering almond (*Prunus glandulosa*)
- Arrowwood Viburnum (*Viburnum dentatum*)
- Bayberry (*Myrica pensylvanica*)
- Chokeberry (*Aronia arbutifolia*)
- Rockspray Cotoneaster (*Cotoneaster horizontalis*)
- Summersweet (*Clethra alnifolia*)
- Alpine and Clove Currant (*Ribes alpinum and R. odoratum*)
- Deutzia (*Deutzia gracilis*)
- Red-stemmed Dogwood (*Cornus stolonifera*)
- Hydrangea –shrub and upright form (*Hydrangea paniculata and H. grandiflora*)
- Kerria (*Kerria japonica*)
- Lilac (*Syringa vulgaris*)
- Mockorange (*Philadelphus coronarius*)
- Nannyberry (*Viburnum lentago*)
- Ninebark (*Physocarpus opulifolius*)
- Pearlbush (*Exochorda racemosa*)
- Smokebush (*Cotinus coggygria*)
- Snowberry (*Symphoricarus alba*)
- Spicebush (*Lindera benzoin*)
- Spirea – Japanese and cascading (*Spirea thunbergii* and *S. x vanHouetti*)
- Summersweet (*Clethra alnifolia*)
- Sweetshrub (*Calycanthus floridus*)
- Sumac – Fragrant, Smooth and Cutleaf (*Rhus aromatica, R glabra and R. typhina*)
- Koreanspice and Cranberrybush Viburnum (*Viburnum carlesii, V. trilobum*)
- Weigela (*Weigela florida*)
- Witchhazel (*Hamamelis virginana*)

Example of the Ninebark (*Physocarpus opulifolius*)

Flower detail of the Tulip tree (*Liriodendron tulipifera*)

Partial list of suitable trees:

- American Beech (*Fagus grandifolia*)
- Catalpa (*Catalpa speciosa*)
- Cherry (*Prunus subhirtella*)
- Cornelian cherry dogwood (*Cornus mas*)
- Crabapple (*Malus 'Sugartyme' and Malus 'Donald Wyman'*) - disease resistant
- Dawn Redwood (*Metasequoia glyptostroboides*)
- Hawthorn –English and Washington (*Crataegus laevigata* and *C. phaenopyrum*)
- Horse Chestnut (*Aesculus hippocastanum*)
- Kentucky coffeetree (*Gymnocladus dioicus*)

Example of the airy Japanese Maple (*Acer palmatum*)

- Larch – European and Japanese (*Larix decidua* and *Larix kaempferi*)
- Linden –Littleleaf and American (*Tilia cordata* and *T. americana*)
- Magnolia –Cucumber and Sweetbay (*Magnolia acuminata* and *M. virginiana*)
- Maple-Japanese, Red, and Sugar (*Acer palmatum*, *A. rubrum and A.* saccharum)
- Oak –English, Red, White, Willow (*Quercus robur*, *Q. rubra, Q. Alba*, and *Q. phellos*)
- Plane tree –London (*Platanus x acerifolia*)
- Pagoda tree (*Sophora japonica*)
- Goldenrain tree (*Koelreuteria paniculata*)
- Redbud (*Cercis canadensis*)
- Serviceberry (*Amelanchier canadensis* and *A. laevis*)
- Sorrel tree (*Oxydendron arboreum*)
- Sweetgum (*Liquidambar styraciflua*)
- Sugar Maple (*Acer saccharum*)
- Tulip Tree (*Liriodendron tulipifera*)
- Tupelo (Blackgum) (*Nyssa sylvatica*)
- Walnut (*Juglans nigra*)
- Yellowwood (*Cladrastis kentuckea*)

This is an example of a stately Tupelo (Blackgum) (*Nyssa sylvatica*). This species would be a welcome addition to the W&J campus.

Example of the common horsechestnut (*Aesculus x carnea*). The large expanses of space at W&J are conducive for such a stately and commanding tree.

Example of the refreshing blossoms of the Redbud (*Cercis canadensis*). After winter, these impressive blooms can give the W&J campus a spring boost.

Campus Lighting

While not specifically a preservation activity, Washington & Jefferson should consider designing lighting for the significant buildings and architectural details such as cupolas, arches, roof lines, landscapes, statues, stained glass, specimen trees around campus and the driveway, and other important historical features.

Artistic lighting of these assets will showcase the uniqueness of the campus, while simultaneously creating a warm and inviting visual field for students and staff walking through the campus at night.

We suggest limiting or hiding light sources that are directly visible or shine into eyes, or that obscure the view of a building by installing fixtures that are either shielded or that are hidden tastefully within the architectural or landscape fabric of the campus. Consider an exterior walk lighting master plan that unifies fixture styles and lamp color.

When illuminating buildings and landscaping, direct walk, road, glare and blinding pole and spot lighting may be significantly or entirely eliminated adjacent to the lighted structure, reducing energy consumption. Using lamps with a Color Rendering Index (CRI) of at least 70 will show much more of the architectural detail that is currently washed out with the existing lighting. Also lighting with HID, such as Metal halide Lamps and others, can achieve a 70 CRI and best show the actual color of the subject area.

Lighting of the St. Petersburg Stock Exchange, Russia

This Cleveland church spire has been creatively lighted in a cool metal halide contrasted against warmer high pressure sodium vapor light. Areas adjacent to the building are well lit with reflected architectural light.

Up-lighting with high pressure sodium lamps lessens the need for more obtrusive street lighting. The Landmarks Building at Station Square, the former Pittsburgh & Lake Erie Railroad main terminal.

Facade lighting, Salamanca Spain

Bala Mosque, Bala, Oman

The characteristics of good lighting at night:

- Illumination levels are sufficient for the visual task.
- Illumination levels are reasonably uniform
- Glare is limited

Lighting of the Campus Historic District can be integrated into the educational programming by considering a "Design Challenge" for the students. The challenge could be extended to include the use of alternative energy sources, such as wind, solar or other green, experimental, or research-related power generating sources and consider advantageous placement of the generating source in terms of obtaining the most energy possible while being as inconspicuous as possible. State and Federal funding programs or tax credits may exist to offset renewable and green energy initiatives.

An example solar power generation system, an alternative green and renewable energy resource that Washington & Jefferson can include in lighting historic resources.

Two examples of the benefit of uplighting trees which provide both an interesting visual field of view at night, and provides pleasing indirect and dispersed light for adjacent walkways.

Archival Resources

Washington & Jefferson College archival resources should be consulted in the planning phase of each preservation and restoration project. These include, within their existing conditions documents, valuable information on early room configurations and building details. We recommend that the original drawings for all of the historic buildings be moved to the college archives and copies be made for use in the Physical Plant Office.

Individual Recommendations and Immediate Maintenance Issues

Admissions

The Admissions Building is a single family house of 1894 in the Queen Anne style. By 1949 it had been converted to a funeral home with modest interior alterations. W & J purchased the building in 1984 and renovated it for use by the Admissions Office in 1999. The building is in generally good condition.

Exterior

Long Term Recommendations:

- While the building was brought up to code standards in effect in 1985-86 it will eventually need to be upgraded to provide a truly accessible entrance and accessible facilities on the first floor. We recommend that these be incorporated at the rear and west side of the first floor.

- Continue routine maintenance of exterior woodwork.

Interior

Recommendations for Maintenance for Years 1 Through 3

- To help prevent damage to paint, prune trees back to eliminate brushing against roof fascia and siding.

- Remove any extraneous hardware from exterior walls. These are normally left behind from electrical services etc. but cause rust stains and spalls on stone.

- Re-point masonry as needed to match original color, size and texture.

Prune trees back from structures.

Prune trees back from structures.

- Entry doors should be refinished and hardware polished to help eliminate further damage to wood doors and improve historic appearance.

- Check roof and roof flashing at portico if not repaired recently; stains on masonry and damage to underside wood deck indicate a possible leak.

- Scrape, re-glaze, prime and paint, wood windows as needed.

- Remove vegetation from chimney. Vegetation allowed to grow through mortar joints will allow mortars to be released and may lead to brick damage.

Match repairs to color and texture.

Refinish entry doors.

Check roof and flashings. Evidence of water leakage.

Check roof and flashings. Evidence of water leakage.

Remove vegetation from chimney.

Scrape and prime wood windows as needed.

Landscape Recommendations

East

Porch is edged by azaleas and summer annuals. Soil is washing and azalea roots are exposed due to lack of mulch. Porch slopes to left to create wheelchair ramp, noticeable in winter. Denser screening would disguise this slope from street view.


Admissions

Consider boxwood, holly or Japanese holly hedge for a better screen of porch base. 'Green Gem' boxwood would remain small and need minimal pruning. At 18" spacing it makes a dense hedge. Azaleas could be transplanted to front of boxwoods or moved to north side of house.

Koreanspice viburnum is too close to walk, necessitating constant pruning. Consider moving further from walk toward sign and allow to grow to natural size.

North

No plantings exist along the foundation. A lower-growing shrub mass would soften this edge of the building. Consider azalea or hydrangea or perhaps a ground cover like pachysandra.
The elm has an excellent shape and strong character. Monitor regularly for signs of Dutch Elm disease and treat as necessary. Tree would benefit from regular treatment program.


Spruce specimen is healthy, but blocks architecture.

The Siberian elm is shading out other plants. This is a weedy tree with few redeeming characteristics. One hemlock is dead beneath it. Consider removal of Siberian elm along with dead hemlock.

The large oak in this area appears healthy. It could be limbed up somewhat to allow more light to reach the plantings beneath and open sight lines.

The nearby spruce appears healthy. Aesthetically it interrupts sight lines and makes the area darker and more constricted. If a more open campus feel is desired it could be removed.


Add trees to open area.

East

The Burning bush (*Euonymus alatus*) hedge is an effective parking lot screen. This area would benefit from the addition of large canopy trees to help tie together North and South campuses. Currently a young Japanese cherry tree is the only tree in the area.

South

The wall supporting the parking drive is leaning outward and should be monitored for stability.
Privet hedge along driveway provides screening from church. A young white oak on the church property will add significant interest to this area in the future.

Wall is leaning. Monitor and repair when necessary.

Alumni House

Alumni House is a single family house of about 1890 which passed through a variety of owners before being purchased by W&J in 1990. It was initially used as a woman's dormitory and was restored in 2005 as the Alumni House.


Exterior

Long Term Recommendations

- Continue routine maintenance of exterior brick and woodwork.
- Plan for an enclosed second stair and a first floor accessible restroom within a compatible addition to the structure at the east or north side of the house.

Recommendations for Maintenance for Years 1 Through 3

- Scrape, prime and re-paint all wood trim as needed**.**
- Re-glaze window sashes as needed, then scrape, prime and re-paint.
- Repair / replace in kind, square wooden porch lattice.
- Keep trees pruned back from roof lines to help eliminate wood damage and roofing issues.
- Repair masonry joints as needed to match original color, texture and size.
- Continue the existing termite treatment. Carpenter ants were observed and it is recommended to safely keep them in check.


Interior


Repair or replace with similiar materials.


Scrape and prime wood trim as needed.

- Check all gutters and downspouts regularly. Moisture from a possible split downspout or clogged gutter was noted.

- Keep basement floor drains free of leaves and debris to help eliminate wood damage and termites.

Repair joints to match.

Prune trees back from building.

Repair or replace with similiar materials.

Prune trees back from building.

Repair masonry and joints to match original.

Continue with termite and ant treatment.

Keep drains free of leaves to prevent water damage.

Landscape Recommendations

The entry lawn is nicely shaded by three Thornless Honeylocusts which are well-shaped and well-placed.


Alumni House

Steps near the street have beds planted on either side. Beds are mounded with mulch spilling to walk. Consider reducing height of mounds and replacing junipers with lower-growing varieties to lessen long-term maintenance. Ground cover would improve the overall effect.

The ground at the foundation has a noticeable slope to the south, creating an exposed effect at the foundation. Though the porch is well-detailed to mitigate this effect, an evergreen mass at the corner of the porch would help to restore aesthetic balance.

Current foundation plants include azalea, barberry, burning bush, inkberry and Koreanspice viburnum.

Inkberry will eventually get leggy at the base, while burning bush will grow too large for this position without regular pruning. Consider simplifying the foundation planting using evergreen shrubs like boxwood, holly, or Japanese holly, with deciduous shrubs as accents


Alumni House

Treat azaleas for lacebug infestation.

South

There is a nice oak in the lawn area. Consider a regular maintenance program for all large trees. Allow Koreanspice viburnum to take on a more natural shape.

West

Two large oaks are in good condition. Remove mulberry tree from bed along house.

North

Consider planting some large trees between Alumni house and Whitworth House to right.

Davis Hall

Davis Hall is an excellent example of an early Western Pennsylvania house in the Greek Revival style. Built in 1848 it was purchased by Washington & Jefferson in 1939. The building has lost its original interior mantles and ceiling trim and has been subject to interior wall alterations although it retains most of its exterior detailing and interior center hall and stairs.


Davis Hall exterior.

Long Term Recommendations

- The exterior requires comprehensive restoration including a new slate roof and restoration of exterior woodwork.
- Additional exit and accessible facilities should be designed within the rear wing of the building. This is a building of exceptional quality and every effort should be made to restore as many of the building spaces as possible.

Recommendations for Maintenance for Years 1 Through 3

- Prune trees back from roof lines.
- For safety, consider iron handrail at exterior stairs.
- Re-glaze windows as needed, then scrape, prime and re-paint.
- Remove vegetation from chimney.
- Check all roofs and gutter system including downspouts to be certain they are clear and flowing away from building. Signs of water damage at porch roof.
- Repair all wood trim as needed then scrape, prime and re-paint including columns.
- Repair any damaged shutters and install


Remove vegetation from chimney.


Davis Hall interior.

appropriate shutter hardware. Companies such as Timberlane carry complete line of shutters and historic hardware.

Prune trees back from roof lines

Check flashings and downspouts for obstructions.

Check flashings and downspouts for obstructions.

Davis

Landscape Recommendations

The lawn extends to foundation on all sides except the East Maiden street side where a few shrubs are planted along the porch.

An impressive sycamore gives a high canopy of shade to the lawn area on the East Maiden street side. A stone wall and decorative iron railing separate the lawn from the street. This wall is leaning outward toward the sidewalk. Old crab apples flank the entrance steps. The wall is a potential hazard for pedestrians and should be taken apart and rebuilt to its original condition. Make certain adequate drainage is provided behind it to alleviate future problems.


Repair leaning stone wall.

The crab apples should be removed and replaced. Choose a disease-resistant variety like 'Sugartyme'.

Remove existing plants along the front foundation. A simple uniform planting should line the porch. An evergreen hedge could consist of holly, yew or boxwood. For summer color, a deciduous planting of Hydrangea arborescens 'Annabelle' along the side of the house would be appropriate. Make certain gutters are properly connected. Wash is visible along the porch foundation.


Example of a hydrangea massing.

North

A row of old Osage orange trees separates this building from the lawn area to the north.

This is an unusual tree with an interesting history. It was often planted by early settlers as a windbreak on the prairie where few other trees would thrive. The trees have thorny branches and were also used as field hedges in the years before barbed wire was patented (1874). A dye made from the roots of Osage orange was used to obtain the khaki color for WWI uniforms. The orange coloring is visible in the bark. The odd-looking fruit, also called monkey brains, has a citrusy odor and is considered by some to be an insect deterrent. Posts made from Osage orange can last for 50 years or longer. These trees are generally free of pests and diseases and can live for many years. They are appropriate within the historical context of this area. The Osage orange closest to East Maiden Street has a Slippery Elm sprout growing in the bark that should be removed.


Great Osage Orange trees flank Davis to the north.

A large sycamore is found on the west side (back) of the building. The newer sidewalk comes quite close to the trunk of this tree. The sidewalk will eventually come in conflict with the trunk flare of the sycamore as it expands. The sidewalk should be narrowed to give the tree room.

A large sweetgum (*Liquidambar styraciflua*) between Davis and Dieter-Porter appears in good health. Sycamores and sweetgums were common landscape trees of the 1800's and are appropriate to the site.

All trees would benefit from deep root fertilization and a regular care program.

Additional area notes

Plane trees have been planted in the tree lawn between the sidewalk and East Maiden Street alongside Dieter-Porter. These will eventually come in conflict with the street wires and will likely suffer disfiguring pruning. In addition, the tree lawn is very narrow here and the plane tree trunks will eventually spread into the sidewalk. There is ample space in the lawn between the building and the sidewalk for large trees. A row of trees planted in this space would be able to grow with much less conflict and would produce better-formed and healthier specimens.

Crab apples could be planted at the corner of Dieter-Porter near College Street and East Maiden Street.

There is a dead maple tree on the College Street side of Dieter-Porter.

Stub pruning was noted on crab apples on east side. Always prune to branch collars.

Prune water sprouts from crab apples.

Rhododendrons in this area are nutrient-deficient and should be fed.

A wild mulberry tree is growing up within the shrubs to the right of the north entry door to Dieter-Porter and should be removed.

Osage Orange color evident in bark of specimen.

Wrong species for this location. Plane trees will rapidly come in conflict with overhead wires. Consider moving.

Lazear Hall

Lazaer Hall, built in 1940, is an interesting hybrid, a contemporary and utilitarian interior designed to incorporate up-to-date science teaching rooms within a Colonial Revival exterior.

Long Term Recommendations

- Maintain exterior masonry and woodwork.
- We suggest that an accessible entrance be provided at the north or south ends of the building and an elevator be added near the new accessible entrance.

Recommendations for Maintenance for Years 1 Through 3

- Repair any damaged wood and then scrape, prime and paint as needed the cupola and windows as needed.
- For safety, consider handrail of appropriate iron at exterior stairs.
- Repair and repaint steel window lintels.
- Repair masonry as needed to match original.
- To help eliminate damage to wood trim and gutters, keep trees back from buildings.
- Re-caulk around fenestrations where needed.
- Clean masonry where stained by paint.
- To help eliminate damage to brick and interior wall and ceilings, grout parapet capstones to stop water from penetrating.

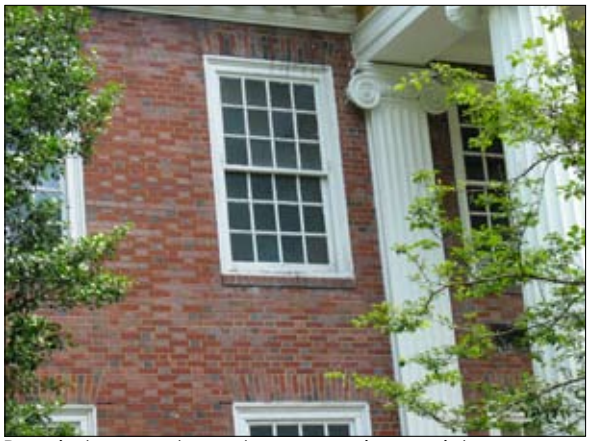
Exterior – Lazear


Interior – Lazear

Repair damaged wood, scrape, prime, paint.

Consider a hand rail that matches period of building.

Repair and repaint steel lintels.



Repair damaged wood, scrape, prime, paint.

Match mortar repairs to existing color and texture.

Clean masonry stains caused by old paint.

Recaulk fenestrations as needed.

Grout parapet capstones to prevent water damage.

Landscape Recommendations

East

A large and impressive copper beech tree anchors the lawn to the west of Lazear. The tree has large conks (fungal growth) up high on the trunk, a sign of interior rot. Squirrels were noted going into the tree. This tree should be evaluated for soundness by a qualified tree expert and appropriate action taken. Old spotlights should be removed from trunk. Pruning cuts should be taken back to branch collars.

The oak in this area appears healthy.

A nice oak exists between Lazear and McIlvaine. Additional trees could be planted in this area between buildings.

A beech across the street has lost a significant number of branches and is a candidate for removal. A new beech should be started in an open area of campus where wires are not an issue.

Impressive Copper Beech specimen.

South

Entry hawthorns poorly pruned, leaving stub ends. Always prune to branch collars.

Old yews are handsome and possibly original. While the original intention was probably the shrub form, they make a fine small tree. They could be thinned to show off attractive bark and let more light through, and also allow views of some of the building details. This should be done by a person experienced in this type of yew pruning.

Large holly has branches to ground, flanking building.

Building foundation planting is very dense in comparison to much of the rest of campus.

The beds have numerous tree and weed seedlings growing within, and some of the plants are

Beech detail.

Hawthorns are improperly pruned.

Beech has been brutalized by the utilities. Replace.


Good example of an effective dense planting.

chlorotic. Vines are growing into the yew trees and the shrub dogwoods. Beds contain weigela, variegated red osier dogwood, forsythia, rhododendron, yew and holly.

Consider rejuvenating these beds with a simpler plant palette, and planting the base with a ground cover.

The gutter to the left of the entry is over-flowing, washing dirt onto sidewalk and creating areas of standing water.

North

Gutter to left side of building overflows, causing wash issues on ground.

Consider planting additional boxwoods to make a solid hedge and planting ground cover.
Large oak near building is in need of pruning.

Existing liriope is a good choice for these conditions.

Many maple seedlings and other weed seedlings were noted in beds. The use of a pre-emergent weed-preventer like Preen may reduce unwanted seedlings. A solid ground cover growth would also reduce the problem.

Kousa dogwood to right side is planted too high and needs more room to spread. Move into lawn area just outside bed and plant at proper depth. Water regularly until established. Add ground cover to bed.


Impressive yew. Only qualified personnel should prune this magnificent and rare specimen.


Consider moving to a more spacious place.


Gutter is spilling onto walkway creating mess.

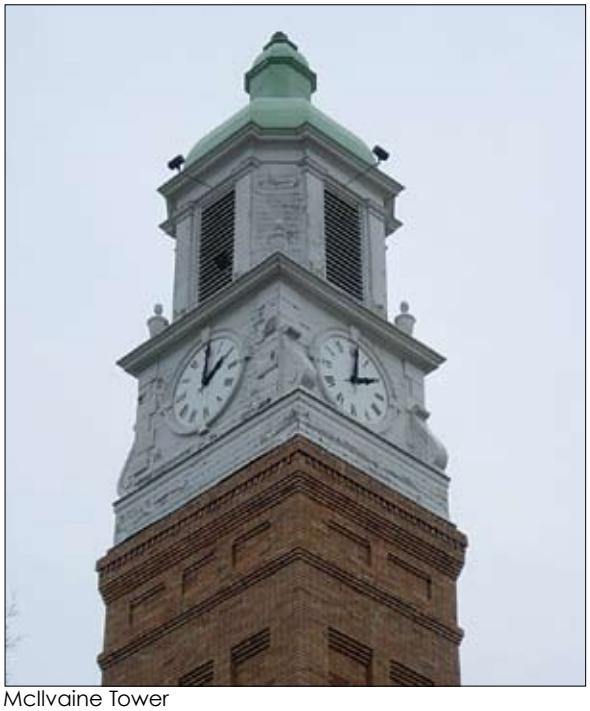
McIlvaine Hall

Built in 1897 as the Washington Female Seminary, this building was acquired by W & J in 1940 and modified to suit college needs. The building was demolished in June 2008.

McIlvaine exterior.

Recommendations for Maintenance for Years 1 Through 3

McIlvaine was demolished in the summer of 2008. No review or recommendations prepared.



McIlvaine Tower

Landscape Recommendations

The area was under construction summer of 2008.

Severe trench cut along side of oak may impact tree health due to root loss. Tree may require some crown-thinning to compensate for reduced water uptake. Root zone should be aerated to address compaction issues and watered regularly to allow tree to rebound from construction-related stress. All trees in vicinity of construction should have root zone aeration after construction is complete.

All trees in location of construction should have root aeration after construction is complete.

McMillan Hall

The center of this building was constructed in 1793 for the Washington Academy. Wings to the north and south as well as the portico were added in 1819. The building was moved 40 feet closer to Lincoln Street in 1900 to make space for the Thompson Memorial Library and has undergone numerous renovations and alterations since that time, most notably in 1912 and 1987. The interior appears to be largely the result of the 1912 renovations with some woodwork dating from earlier periods in the buildings history. McMillan is one of the oldest buildings in the United States in continuous use for educational purposes.

McMillan Hall exterior.

Long Term Recommendations

- The north basement is damp due to groundwater and/or defective storm drainage. The exact problem needs to be identified and corrected.
- A strategy for code compliant accessible entrances for the basement and first floor levels needs to be developed and carried out.
- Continue routine maintenance of exterior masonry and woodwork.

McMillan Hall interior.

Recommendations for Maintenance for Years 1 Through 3

- Scrape, prime and paint existing wood shutters as needed.
- Replace missing hardware with appropriate like material.
- Anchor existing shutters to make level and plumb.
- Replace missing shutters. One reliable source for replacement of shutters and hardware is Timberlane.

Replace missing shutters.

Anchor and level shutters.

- When possible make a smooth transition from the walk to the ADA ramp by re-laying stone walk pavers. Any rise over 3/4 of an inch at a ADA access point, makes wheel chair use more difficult.

- Scrape, prime and paint wrought iron as needed to help preserve iron and help eliminate rust stains.

- Repair soffit and roof trim as needed to match existing.

- Scrape, glaze, prime and paint wood windows as needed.

- Check each season all gutters and downspouts to make certain they are clean, connected and free flowing.

- Remove any vegetation and re-point masonry as needed. It is very important to match original color, texture and style of the mortar joints. If possible make test samples in inconspicuous areas, allow to dry, and check for proper match. There are many web sites that also are very useful on proper mortar mixtures for historic stone. One such site is the National Parks Service.

Fix rise to meet ADA requirements.

Repairs of mortar should match color and texture.

Downspout disconnected. Repair.

Mortars don't match. Match color and texture.

Landscape Recommendations

Magnificent old oak near left side of building. Tree appears to have been planted around 1920-21. Every effort should be made to preserve the health of this tree. Some crown die-back was evident, dead branches should be pruned and an overall evaluation of tree health obtained.


Oaks require qualified attention to maintain health.

Foundation bed is planted with rhododendron, with *ilex crenata* in front. Holly should be hand-pruned to a more natural shape. The plantings to the left of the entry are quite full, while the plantings to the right are sparse with many plants missing.

The front of the bed has a nice summer annual planting, though this leaves the bed bare through much of the year when school is in session.


Mass planting.

Replace missing plants. Plant right side to mirror left side. Feed rhododendron and carefully prune in spring after flowering to increase mass. Consider adding a pink dogwood to right-hand bed.

At area near secondary door, consider replacing existing plants with a 'Green Gem' boxwood hedge.

Dogwoods are planted on left corner nearest Old Main. Poison ivy was noted in bed.


Replace declining crabapples.

East

Azaleas are planted in mass, also *ilex crenata*. Looser pruning here creates a more pleasing shape. Use as an example for front treatment.

Fill bare areas around steps with replacement plants.

A very large locust tree on corner contains some dead branches which should be pruned out. Have overall health of tree evaluated.

Spirea mass on corner is being overgrown with bindweed. This can be difficult to control but should be managed before it spreads to other beds.


Spirea mass is infested with bindweed. Weed!

North

Planting consists of four old crab apples. One is in decline and will need replacement. Another tree could be added toward east corner. Bed appearance would be improved with some ground cover, hostas and ferns in place of bare mulch.

West

Two pear trees flank either side of the steps. Pears have very tight V crotches and it is common for them to split over time. Underneath them is a large bed sparsely-planted with azaleas and vinca. This bed is showing seedling growth from nearby trees as well as grass coming up in the bed. The azaleas are chlorotic and have lacebug infestation. Plants are not tall enough to screen the landing of the stairs.

This bed is a candidate for rejuvenation along more historic lines. The pears are a short-lived tree, usually lasting less than twenty years. The plants within the beds are not healthy and will need replacement at some point.

A pleasant lawn area exists between this bed and the street. Two mature trees provide a dappled shade that allows good growth of grass. The goldenraintree is well-sited, and a towering American elm anchors the opposite corner. Unfortunately, the elm tree is showing signs of decline in the crown and should be evaluated by a qualified tree expert.

A privet hedge encloses this lawn space creating separation from the sidewalk and street.

This hedge is neatly trimmed, however it contains numerous tree seedlings that should be weeded out. The hedges should also be trimmed so that the bottom sticks out slightly farther than the top. Currently the top edge of the hedge is wider than the bottom. Over time, this can limit the light reaching the bottom of the hedge and create a thin lower half of the hedge.


Completely renovate this garden.


Have tree expert evaluate this elm.


Weed out volunteer tree seedlings from hedge.


Improperly pruned hedge. Too wide at top.

Mellon Hall / Upper Class Hall / North Hall

These two dormitories were designed and constructed together although Mellon Hall opened in 1949, one year ahead of Upperclass Hall. There is insufficient data on North Hall.

At some point the ground floor vertical pine paneled common rooms were reduced in size to accommodate additional dorm rooms. A trace of the original paneling and a mantle remains. Code upgrades were underway in 2008.


Upper Class Hall


Upper Class detail.

Long Term Recommendations

- Maintain exterior brick, stone, and woodwork.
- These buildings have highly detailed woodwork and windows at the entries. These will require continued care in these high use locations.

Recommendations for Maintenance for Years 1 Through 3

Mellon Hall & Upper Class Hall

- Currently under renovations
- Re-point masonry as needed to match color. texture and size of original joints.
- Scrape, prime and re-paint windows as needed.
- Prune trees back from roof lines to prevent damage to roofs and trim.
- To help reduce damage caused by water infiltration, inspect all slate and roof flashing.
- Repair and or replace any broken or missing shutters and hardware.
- Upper Class under a complete interior and exterior


Repoint and match masonry color and texture.

Mellon exterior.

renovation project. No review or recommendations.

North Hall

- Consider a more period related, exterior light fixture for front entrance.
- Keep trees pruned back from building to help prevent damage to trim and light fixtures.
- Repair broken window sills and trim. Scrape prime and repaint.
- When repairing mortar joints, it is important to match color, texture and joint size.

Scrape, prime, and paint windows as needed.

Inspect flashing and slate to prevent water damage.

Prune trees back from buildings and roof lines.

Upper Class under complete renovation.

Replace modern fixture with appropriate period light.

Repair window, scrape, prime, paint.

Prune trees away from building

- For safety concerns, repair broken stairs as soon as possible.
- Repair damaged cornerstones. Masonry repair products such as Jahn or Mimic work well.
- Repair broken and missing roof slates.
- Repair shutters and hardware as needed.

Bad repair. Match color and texture on repairs.

Repair as soon as possible. Liability problem.

Repair damaged cornerstones.

Repair shutters as needed.

Repair broken or missing slate.

Landscape Recommendations

Building under renovation. No foundation plantings exist, just gravel to low windows. Low shrubs or ground cover would dress up edge of building.

Large trees on north side were poorly pruned for wires, area dug up for utilities. One tree appears dead. Prune living tree properly, add new legacy trees. Rebuild stone wall along this walk.

No plants on other sides due to construction.

A large tree on the East Beau Street side adds to the campus environment.

Consider a simple ground cover here.

North

Hornbeam is too close to building. Move to more open area.

Hornbeam between Upper Class Hall and Henry Memorial shows crown dieback, possibly from compaction around the base. Aerate soil and treat tree as needed.

This photo shows how simple ground cover is used.

South

Foundation plantings of inkberry, burning bush and ground juniper look patchy and poorly installed. Foundation is visible and water splash is evident.

Lower earthen berms. Replant foundations with simple hedges, mulch appropriately. Brick work is beautiful an evergreen hedge is needed to highlight it.

Trees are poorly anchored and planted too high. Leaning over due to improper root development.

Area would benefit from the installation of larger, canopy-type trees to create a shady environment. Green-leafed trees would better complement the brickwork.
Street trees are needed along East Beau Street

Improper pruning.

Foundation plantings are sparse. Consider redesigning.

Tree leaning due to improper root development.

beside Bica Ross Hall. The absence of overhead conflicts and a seven-foot-wide tree lawn make this an ideal place for the planting of canopy trees. Remove aged horsechestnut and add street trees toward the College Street corner.

Erosive wash along stairs to East Beau Street should be rectified.

Additional area notes

Trees along College Street near New Residence Hall are dead or dying. Honeylocusts planted in front of building are planted too high and are struggling.

Consider moving honeylocusts a few feet toward sidewalk and add additional trees to create continuous street effect in front of New Residence Hall. Remove dying street trees and add smaller trees such as *Acer ginnala* under wires along College Street.


Consider moving these trees toward sidewalk.


Canopy trees would enhance this area.


Street trees are needed on East Beau St.


Trees along road are dying. Replace.


Correct erosion wash along East Beau St.

Old Main

The center portion of this building closest to Lincoln Street was constructed around 1835. North and south wings were added in 1850 and a major remodeling was undertaken in 1875 when the front portion was constructed and a fourth story was added to the old structure. Since then the structure has been modified many times with the major alteration occurring in 1926 with the replacement of the two main staircases.

Exterior – Old Main

Long Term Recommendations

- The building is in need of a comprehensive restoration program. This would include upgrading the exits and other life-safety features of the building, adding a fire suppression system, all new mechanical and electrical systems and accessibility improvements while retaining and restoring the architectural character of the building. This process has been started with a 2007 building study by MCF architects.

- The essential character of the building is the appearance it assumed with the major expansion and remodeling of 1875 as modified by the 1926 renovations. Restoration should focus on these historic periods in the building's history. The appropriate historic period for the chapel space requires further study.

Interior – Old Main

Recommendations for Maintenance for Years 1 Through 3

- Re-point masonry as needed to match original color, texture and size of mortar joints.

- Replace and or repair damaged stone pavers as needed.

- Grout joint in paver stones to match stone and lessen damage by freeze thaw cycles.

Interior detail – Old Main

Repoint to match color and texture.

Repoint to match color and texture.

- Repair damaged and missing stone with restoration repair products such as those manufactured by Jahn or Mimic. Both companies offer masonry repair product to match most stone types in color and texture and greatly reduce replacement costs.

- Consider for safety a handrail at entrance stairs made of wrought iron.

- Fills holes on brick to match existing to eliminate spalling.


Replace or repair damaged stone pavers as needed.


Grout pavers to match stone as needed.


Repair damaged stone to match color and texture.


Repair damaged stone to match color and texture.


Repair damaged stone to match color and texture.


Consider period handrail for safety.


Fill holes in brick to match color and texture.

Landscape Recommendations

A broad porch stretches the width of the southern face of Old Main. The porch was an addition and has a stone railing that adds to the grandeur of the building.

Central stone on steps has shifted. Reset stone in proper position. Seal open joints in patio to prevent future damage.

Juniper around railing is well-kept and unobtrusive, and makes a suitable ground cover. Herbicide burns were noted on some plants, likely due to overspray during weed control. Weeds should be pulled by hand in these situations.

Kousa dogwood in this bed appears healthy.

East

A young maple in bed near school is developing co-dominant leader. Remove smaller leading branch.

A tulip tree on Thompson Hall side will become a massive specimen. It is near the sidewalk and may eventually create conflict. The walk may need to be narrowed or rerouted to allow space for the root flare to develop. Moving the tree a few feet into the lawn panel would be a possibility that would rectify the situation.

Two American holly (*Ilex opaca*) alongside of building have been limbed up, impacting their natural shape. Japanese spirea is massed between the trees. There is a third holly in lawn. The holly nearest the door is covering a window and might be removed to better show building details. An evergreen hedge would give a better winter effect than the spirea.

Magnolias have also been limbed up, creating a top-heavy effect. Pachysandra has been recently planted as ground cover beneath magnolias. This area would benefit from a mid-sized shrub such as

Stone railing along Old Main.

Seal open joints to prevent further damage.

Good example of juniper ground cover.

Tulip tree is too close. Move into lawn panel.

Be careful with herbicide overspray. Juniper damage.

a transition between magnolias and bed. Oakleaf hydrangea is one possibility.

There are two flowering cherry trees between Old Main and Thompson. Smaller one is poorly-shaped and could be replaced. Cherry trees have a short life span and a new tree would be coming to maturity as the older one declines.

North

Very large old oak is in good condition. Shape is somewhat affected by trimming for street wires.

Maple near building has some dead branches but is overall in good shape. Remove plastic from base of trees where found.

Allow newly-planted boxwood along base of building to grow into hedge.
Large maple nearest street almost dead. Remove.

Two new trees could be planted: one on corner near walk and one midway between existing maples.

Old Main lawn

This greenspace extends south of Old Main and is bounded by East Beau Street, South College Street and East Wheeling Street. It has been open space since the earliest days of the campus. In earlier times, paths and then plank walkways extended from the street corners to the front steps of Old Main.

The F. W. Bowditch plan of 1884 shows trees arranged in randomly-spaced groves, except for a line of trees paralleling College Street. Old locust trees are noted in the area near McMillan, and other trees are found in photos which pre-date the plan. There are approximately 57 trees noted on the plan within the lawn areas, not including the street trees along College and East Wheeling Streets which are mostly maple. Unfortunately the plan does not specify which type of maple was indicated. Tree species on the plan include 15 linden, 16 elm, 10 ash, 22 maple, 1 poplar and 16 locust. The young grove of elm and ash flanking the walk can be noted on the historical photos.


Consider a mid-sized shrub in liew of pachasandra.


Plant replacement cherry now before this one dies.


Remove and replace this dying maple.


Historic photo of main lawn.

The random arrangement of trees creates a natural, grove-like feel, and future plantings should follow this model rather than lining trees in evenly-spaced, more formal arrangements, or planting trees with much open space around them.

Current tree species include sweetgum, oak, silver maple, red maple, linden, London plane tree, tulip tree, Scholar tree, hawthorn, crabapple and dogwood. Zelkovas were removed in the summer of 2008. The massive oaks are currently the noblest trees in the lawn, and all mature trees should receive ongoing care to ensure a long life. Successional trees should be planted now to ensure great oaks and other large trees always fill this space.

A large silver maple near The Hub also carries a broad canopy. This tree is not generally recommended as it is weak-wooded, and has a shorter lifespan than oaks and other maples. It should be observed and managed as long as possible as it is an impressive presence, but new silver maples are not recommended.

Japanese Scholar trees (*Sophora japonica*) are planted along East Beau Street. These are a nice canopy tree, and it is unfortunate that they were not set back four or five feet from the sidewalk. As is, they are quite close to the walk, and will also come into eventual conflict with the overhead wires. The trees are showing some mechanical damage at the base, and should have grass removed from the immediate trunk area. Care must also be taken with winter ice-melt products, to be certain they do not contact the tree trunk or root zone.

A small crab apple in this area is nearly dead and could be removed.

Locust tree near The Hub has been top-pruned in past. This practice is not recommended as it stresses and weakens the tree.

A number of trees were removed from the main lawn in the summer of 2008, based on the recommendations by Van Yahres Associates. Considerations were made by types of trees, condition of trees, and effect on views to Old Main.

A row of crabapples near the College Street edge was removed as part of this effort. The arrangement of these trees was in conflict


Historic photo of grove.


Plan care for these older majestic Oaks .


Monitor health of silver maple and substitute if required.

Preserve these interesting relics.

with the otherwise natural effect, and the removal was an improvement to the scheme.

Some of the trees removed were quite old and denoted by tree markers. Though damaged, these markers are interesting and should be preserved in some manner.

One large oak has a marker set upon the root flare. This could damage the bark and create an opening for insects or disease, and should be lifted off the tree.

The Geological Survey meridian marker is interesting and would benefit from a more prominent base and additional explanatory information.

Some remaining trees have damage to the lower trunk area or root flare. Trees should have mulch rings, properly applied, to preclude further damage.

A young tulip tree near the central fountain has severe bark damage, and should be evaluated for long-term health.

Another tree has nylon string visible from the original ball wrap, and appears to have a girdling root as well. This string will not decay and can cause additional girdling issues. The root collar should be excavated and the problems resolved.

College Street is planted with nicely-spaced red maple trees in the parking strip. The Bowditch plan of 1884 and postcards from the early 1900's also show trees along this street, so the current planting follows the historical model.

Maples in constricted planting beds tend to develop girdling roots. These roots wrap portions of the trunk, eventually cutting off tree circulation in that area. The trees should be examined and girdling roots removed whenever possible. Loosening the soil in the planting strips would help give a better root run.


Preserve these interesting relics.


Move this plaque forward off of the root flare.

Additional explanation of the purpose of this marker.


Resolve girdling problem caused by string.


Monitor damage to tulip tree. Replace if necessary.

Japanese beetles were noted on numerous trees, especially the Linden trees (*Tilia spp*). These are easiest to treat in the grub stage in the ground, either organically (with Milky Spore), or with insecticidal treatment.

The central walk leads from the College Street Gate to the front of Old Main. The focal point is the Phi Kappa Psi Fountain. This fountain was originally installed near the left wing of Old Main in 1902, on the 50th anniversary of the founding of the fraternity. It is dedicated to the memory of C.P.T. Moore and W. H. Letherman, who founded the group on February 19, 1852. It was later moved to the area between Old Main and Swanson Gym, and then in 1952 moved to the central lawn area where it now stands, and rededicated to celebrate the 100th anniversary of the fraternity. The walkway originally extended only from Old Main to the fountain. A flagstone walkway was later extended to the original College Street Gate, which consisted of two simple brick pillars. The lawn was enclosed by a hedge along South College Street.

The current walkway consists of numerous steps in place of the former ground-level, slanted walk. The sidewalk and steps are made of concrete unit pavers. The pavers have a somewhat contemporary feel, though it is consistent with the material used for other walkways. The largest issue is that the


College St. has historically been lined with trees.


Beetle damage. Effectively treat during grub stage.


Consider replacing with single-grade walkway.


Historic photo of old fountain.


Consider replacing with single-grade walkway.


Historic photo of original College St. gate.

edges and steps do not show good finish detail. Containment edging is visible at the edges, and the step edges look coarse and unrefined, not in keeping with the elegance of the architecture of Old Main.

Vinyl edges are giving way and the pavers are separating, creating dropped edges and large spaces between pavers. Loose steps have been re-set using construction glue, with material squeezing from the cracks.

A redesign using brick or concrete steps should be considered, utilizing a higher-degree of finish detail. If pavers are used, concrete edging should be used for better containment.The degree of lawn slope should be re-examined to determine if a ground-level walkway would be suitable for part of the way in place of the numerous steps, which would eliminate some of the current edging and maintenance issues. The edge where lawn meets steps is problematic and should be re-done for a better effect where the two surfaces meet.

The current patio around the fountain has a more substantial scale than in the past, which gives the fountain more prominence and makes a grander entrance walk. However, the blocks used are rough-textured and quite large for the setting, which threatens to overwhelm the more refined features of the marble fountain. The construction materials also lack a sense of permanence and historical character. Consideration should be given to the use of materials which would better echo the materials in the entry gates and Old Main itself. A wall built of red brick topped with stone would better highlight the fountain without detracting from it, and visually tie the College Street gate to the façade of Old Main. The juniper edging between the retaining wall and sidewalk is an effective planting.

The beds to either side of the walk are lined with yew hedges, an appropriate treatment for this setting. The remainder of the beds are largely mulch at this time, and should be replanted heavily with a simple planting scheme including ground cover, or reduced in size and replanted with grass. The mulch is too thick in these areas and should be reduced and pulled away from the base of the shrubs.

There are also erosive issues along the


Consider replacing with single-grade walkway.


Replace omnistone with period brick pavers.


Fill empty beds with heavy ground cover.


Improper drainage causing mulch to wash out.

steps, especially at the upper edge of the hillside where the walk curves around the fountain. Water is washing mulch onto the walkways. The ground above these areas should be deeply tilled and amended to improve water-holding capacity, and these areas should be planted with shrubs and ground cover to stabilize the bank. In severe cases, drainage tile must be provided to catch the water and funnel it away from the steps, though this approach is less desirable as it often just transfers the erosive problem to another location.

Correct cause of mulch washing out of bed.

President's House

The President's House is a private house built in an elaborate Queen Anne style in 1892 and acquired by the college in 1944. The building has been well maintained and the exterior was completely restored in 2008.


Exterior – President's House

Long Term Recommendations

- Continue routine maintenance of exterior roof, gutters, and woodwork.

Recommendations for Maintenance for Years 1 Through 3

- A complete restoration is underway. No review or recommendations prepared.

Landscape Recommendations

West

Very nice magnolia to left of front porch.

Front porch planting is a mix of rhododendron, azalea and ilex crenata. Plants are crowded and show signs of nutrient deficiency. Parts of porch are exposed. Consider replanting front with a simpler palette.

Privet hedge to right creates privacy for garden. Feed dogwood tree in lawn to right of drive.

Zelkova in this area would benefit from some thinning to remove crossing branches.


Magnificent magnolia

South

Viburnum and euonymus are too close to house for proper shape. To right of driveway, viburnum is pruned and held back with wires to stop encroachment onto drive. Consider moving viburnum to back edge of lawn and allowing to grow without pruning. Consider moving Rhododendron 'Roseum elegans' into viburnum spot near drive.


Consider redesigning with simpler palate of plants.

Main lawn contains a large oak and three large Carolina silverbell trees along property edge.

Garden area contains a nice mix of plantings including sweet woodruff, hardy geranium, lily of the valley, hosta, coleus, fern and vinca. Beds contained numerous seedlings and wild grapevines which should be removed. Allow shrubs to attain more natural shape.

Red-leafed 'Crimson King' maple casts very dense shade. This tree was not developed until 1939 in Belgium and did not become popular in the United States until after World War II. In color and density it looks out of place next to the Victorian architecture.

Open lawn could be planted with additional legacy trees.

Maple near the fence corner has severe bark damage and should be removed. Old crab apple could also be removed.

Privet hedge should be thoroughly weeded.

Allow doublefile viburnum in far corner to assume natural shape.

East

Yard contains Hibiscus syriacus in various colors, calycanthus, peony, and red maple. All are appropriate to the style of house.


Crimson King is historically out-of-context.


Prune cross-branching in this great Zelcova.


Replace this maple.

Swanson Wellness Center - Gymnasium

This structure was constructed in 1893 as Washington & Jefferson's first gymnasium. A major renovation was carried out in 1927 which gave the main floor the appearance it has today and put a swimming pool in the ground level. Around 1971 the ground level was converted to offices. In 2002 the building was completely renovated and renamed the Swanson Wellness Center.


Exterior - Swanson Wellness Center

Long Term Recommendations

- Since the building was completely restored in 2002 our only recommendations are for routine maintenance of exterior masonry and woodwork and the bronze doors.

Recommendations for Maintenance for Years 1 Through 3

- Repair all soffit and fascia boards as needed then scrape, prime and paint.
- Check roof slates and box gutters and repair as needed. Caution painters and roofers to be more careful and clean spills from stone and slates.
- For pedestrian safety, consider extending handrail to bottom of stairs.
- Repair mortar joints as needed to match original color, texture and style. Fill holes and repair cracks in stone as needed. Products such as Jahn or Mimic work well.

Interior - Swanson Wellness Center


Interior - Swanson Wellness Center

- It is also helpful to remove any extraneous metal anchors from masonry to help reduce rusting stains and spalls that further damage masonry.


Repair, prime and paint wood detail as needed.


Repair soffit and facia boards as needed.


Repair slate, box gutters, downspouts as needed.


Repair slate, box gutters, downspouts as needed.


Remove abandoned hardware and repair.


Remove abandoned hardware and repair.

Landscape Recommendations

The entry plantings consist of magnolias to the right and left of the door and barberry along the left side of the sidewalk.

The magnolias do not match in size as the left-side tree has had restrictive pruning. Incorrect pruning cuts have forced the tree to grow inward and form crossing branches. Prune this tree for improved shape and to remove crossing branches. Always prune to outward facing buds.

Lightly prune the right-side magnolia to lessen density.

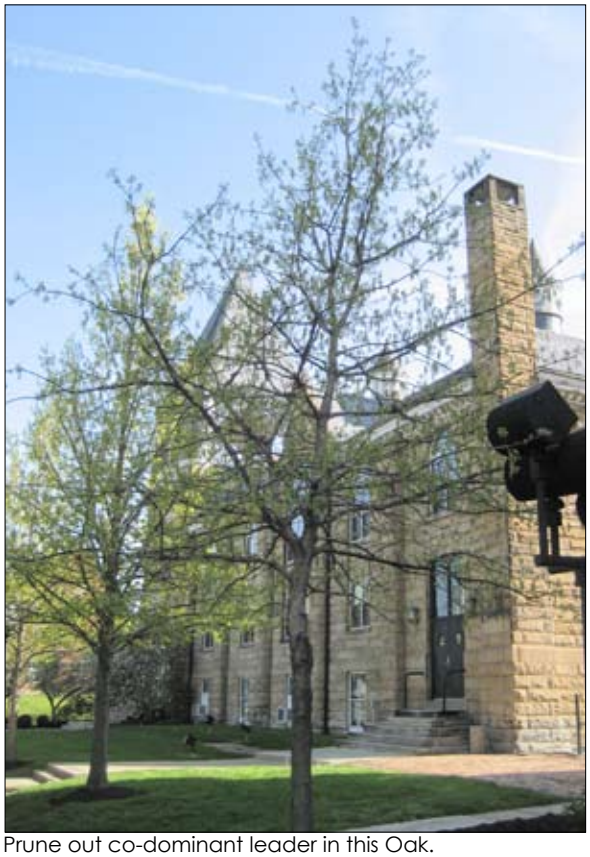

Magnolia

This entrance offers opportunities for new plantings. There are currently no plantings under the right side magnolia. At minimum a ground cover should be added to cover the large area of mulch.

Red-leafed barberries to the left of the sidewalk are being pruned as individual plants. There is a path of desire through these shrubs as students cut across the lawn near the steps. There are no plants to the right of the walk. Allow barberries to grow together as hedge, or consider removal and re-landscape area with a more symmetrical planting.


Do not shear like gumballs. Allow to grow into hedge.

A row of oak trees lines the walk between Swanson and Old Main. These trees will add much to the character of the space. The tree closest to Old Main appears to have co-dominant leaders. One leader should be pruned off.


Prune out co-dominant leader in this Oak.

West

Three old crab apples have been pruned artistically which adds character to the space. There are dead branches within. Crab apple closest to entry has significant dieback of one main branch.

Prune out dead wood, feed and treat trees as necessary.

There is room for a large tree on the NW corner of Swanson, in the lawn between sidewalk and building.

Japanese Scholar tree along street has significant recent bark damage, and may require replacement. There is also mulch piled around base. Keep mulch and mechanical equipment away from tree trunks as much as possible.

North

The northwest corner has been recently redone with new lawn and pathways and central statues of Presidents George Washington and Thomas Jefferson. Maple trees have been planted to give a background to the statues. A large planting bed contains boxwood, yews and viburnum. This area was originally lawn, and in more recent years a parking lot.

The new landscaping is a return to earlier aesthetics and is an improvement to the campus environment. Longer-term, the maple trees will eventually obscure building details from street corner view. The back bed is raised and transition from bed to lawn is steep. Consider re-grading edge of bed for better transition, and re-planting curve of boxwood for a cleaner line. Allow like plants to grow into masses. Back bed could use some small trees for height especially along parking lot (crab apples perhaps), and additional plants for greater mass. Prune dead branches from shrubs. Remove mulch from base of trees and shrubs. Add ground cover to bed.

Prune out dead branches in this crabpple.

Scholar tree severely damaged. Replace if necessary.

Washington and Jefferson statues.

Remove mulch and add ground cover.

Thistle Hall

Built in 1912 for the Physics Department, Thistle Hall has undergone minor alterations over its history but no major renovations.

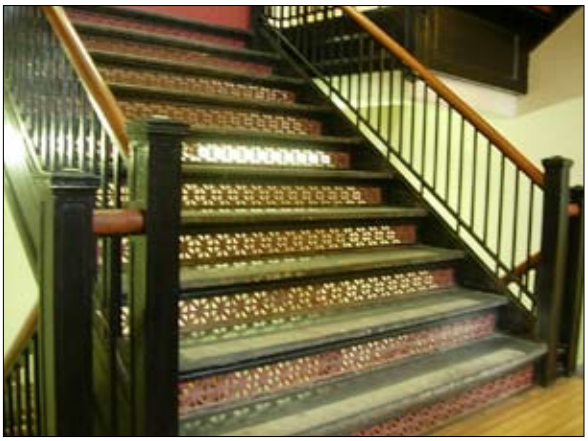
Long Term Recommendations

- Prepare a comprehensive plan for restoration. The exterior and entry foyer are the areas of primary architectural interest.
- Since the building has a relatively small floor plate and a central historic stair, a restoration plan will likely need to focus on new stair and elevator at the east end of the building. With the addition of a fire suppression system, a 50 foot dead end corridor is permitted under the IBC Existing Building Code; the Thistle corridor would be less than this.

Recommendations for Maintenance for Years 1 Through 3

- Re-point masonry as needed to match original color, texture and style.
- Grout joints in stone copings to help eliminate water infiltration. Grout as soon as possible damage from freezing of water between stone and brick to help eliminate masonry from bulging.
- To help eliminate staining of concrete and building masonry, keep metal handrail, escapes and iron fixture, scraped, primed and painted.
- If not already repaired, reconnect the junction box to eliminate unnecessary moisture and pests.
- Repair glazed window sills to match originals.

Exterior – Thistle Hall



Interior – Thistle Hall

Keep metal painted to prevent stains on masonry.

Repoint as needed. Match color and texture.

Grout joints in stone copings.

Repair window sills to match original.

Repair window sills to match original.

Landscape Recommendations

Building has lawn to foundation on three sides. A simple base of evergreen shrubs or ground cover would be appropriate if a foundation planting were desired.

Pin oak is in need of mild pruning. Poor pruning in past has left stubs. Always prune to branch collars.

North serviceberry has been poorly pruned, is diseased and is rotting. Remainder of this bed is empty. Replace serviceberry, and add hydrangeas, hostas, and groundcover to improve appearance of bed.

Reconnect junction box to prevent damage.

Replace dying serviceberry and add new plantings.

Consider simple evergreen foundation planting.

Prune off stubs to branch collar.

Thompson Memorial Hall

The Thompson Memorial Hall was constructed as the college library and continued in that function until the 1960s when it was renovated for offices. A 1993 adaptive use restoration maintained the large main level spaces and restored the architectural detail at windows, doors, and ceilings.

Exterior – Thompson Memorial Hall

Long Term Recommendations

- Accessibility. The building will eventually need to be upgraded to current accessibility standards. The best alternative which respects the historic character of the building will be an accessible entrance at ground level on the south side of the building and an elevator immediately inside the building to the east.
- Continue a program of routine maintenance of exterior stone and terra cotta.

Interior – Thompson Memorial Hall

Recommendations for Maintenance for Years 1 Through 3

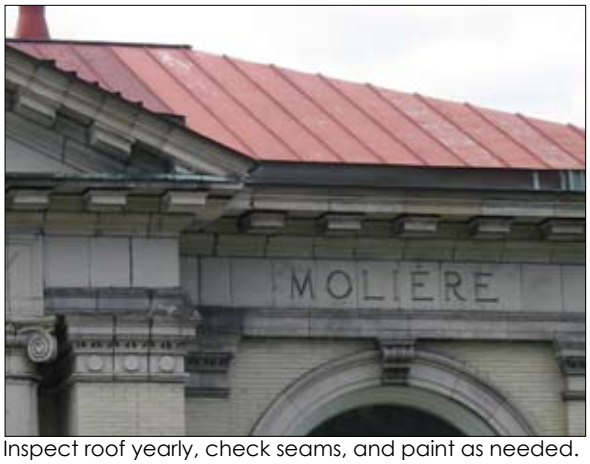
- Re-point masonry as needed to match original color, texture and style.
- Consider cleaning masonry when possible.
- Grout joints in stone capping to help eliminate water infiltration. Grout as soon as possible damage from freezing of water between stone and brick to help eliminate masonry from bulging.
- To help eliminate staining of concrete and building masonry, keep metal handrails, emergency escapes and iron fixtures, scraped, primed and painted. Also remove any extraneous hardware.

Consider cleaning masonry.

Repoint. Match color and texture.

- Inspect the standing seem roof yearly to make sure seems are water tight and repaint panels as needed.

Remove abandoned hardware.



Inspect roof yearly, check seams, and paint as needed.

Grout joints in stone capping.

Landscape Recommendations

Front

Entry magnolias pruned to smaller size are an appropriate treatment for this space. Add ground cover to base of bed.

Foundation planting shows good massing of plants, combination of rhododendrons, azaleas and Japanese holly (*Ilex crenata*).

Plants are somewhat chlorotic and gaps are visible in the beds. Some dead bushes found within planting. Azalea has lacebug infestation.

Japanese holly is planted in a mass at the front of the bed, but does not follow the shape of the bed, leaving a bare space in part of the front of the bed. Move *Ilex crenata* to follow curve of bed and lawn. Maintain a more natural edge to *ilex crenata*.

Weedy trees and vines are coming up within beds, especially to right of entry.

Feed plants and treat for pests. Weed beds. Remove dead plants and fill in planting gaps. Remove black plastic from base of nearby Tulip Tree and flowering cherry.

Add ground cover to magnolia beds.

Lacebug infestation evident. Treat as needed.

Left

A pink and a white dogwood grow on this side. The pink tree is larger, but shows signs of disease, while the younger one looks healthier. Trees have stubs from improper pruning. Cut stubs at branch collars. Feed and treat trees. Consider adding another pink dogwood to east corner of building.

Mulch is thick around trees, keep away from trunks.

Inspect larger pink dogwood for disease.

Move Japanese holly to shape of the bed.

Cotoneasters have a natural shape and are very pleasing and of good scale to building. An excellent example of foundation planting.

Azaleas are chlorotic. Feed plants and fill gaps in plantings.

Street Side

The hillside to East Wheeling Street was recently planted with ivy. Two pear trees flank the stairs. Mulch is piled around the trunks, with landscape fabric very tight around southernmost tree. Northernmost tree has telephone pole appearance due to covering of trunk flare. Pull back mulch around trunks to expose flare, cut back landscape fabric to prevent girdling.

An old row of azaleas was removed from alongside the building in Spring 2008. This area has been planted with ivy. Ivy is suitable for slope, however along the building the bed is narrow. The ivy will encroach on the sidewalk as it matures and may become an ongoing maintenance issue. An ivy planting gets thick over time, with woody stems, and becomes a place for small rodents to live. Thickness will have to be trimmed at sidewalk, leaving an unsightly edge.


Consider a boxwood hedge along walk.

Vinca does not get as thick as ivy and is perhaps a better choice for ground cover in this situation.

A small boxwood hedge would add height to planting and soften foundation.

Young street trees improve the aesthetics of this area; however wires may eventually become an issue. Slope area could be planted with additional trees.

Right Side

Forsythia has pleasing natural shape. Plant choice is historically appropriate. Arborvitae hedge is suitable for hiding mechanical equipment.

Mulch is needed behind hedge, as water is washing dirt down the slope.

Two new forsythia plants were recently planted to continue the hedge to the steps. They will get too large for this spot. Use a smaller plant near the steps that can then merge with the hedge.


Forsythia is too large next to steps.

Individual Histories and Surveys

Chronology of Construction of the Historic Campus

Existing Buildings

1793	Administration Building, additions 1819, moved 1900 (now McMillan)
1836	Old Main, additions 1847, 1875
1847	Davis Hall, acquired 1939
c. 1890	Alumni House, acquired 1990
1892	President's House, acquired 1944
1893	Gymnasium (now Swanson Wellness Center)
1894	Admissions, acquired 1984
1905	Thompson Memorial Hall
1912	Thistle Hall
1940	Lazear Hall
1949	Mellon Hall/Upper Class Hall

Demolished Buildings

1897	McIlvaine Hall, acquired 1940, demolished 2008
1902	Hays Hall, demolished 1994

Admissions

1894	Constructed in Queen Anne style for the Harper family.
1936	Purchased by Piatt Funeral Home.
1949	Renovations by William King, Architect for Ritchie and Piatt Funeral Home.
1984	Purchased by Washington & Jefferson
1999	First reference of building use by the Admissions Office.
2006	Interior painting.
Photo:	Admission H C 1960.

Admissions c.1960

Existing Historic Materials and Details

Roof
Slate in good condition
Semi built-in metal gutter.

Masonry
First floor is coursed sandstone in good condition.
Upper floors are wave patterned wood siding and painted wood shingles in good condition.

Windows
Original 1/1 wood double-hung sash in fair condition.

Cornices
Modest crown moulding-type cornice.

Entry Porches
Queen Anne entry porch has been modified with a side approach to provide an accessible porch.

Exterior Doors
Original stained paneled and glazed oak doors with transom.

Other Exterior Features
Numerous Queen Anne details including bays, inset porch at third floor, tower with conical roof, porte cochere.

Entry Foyers
Mosaic floor.
Oak wainscoting.
Inner paneled oak door with glazed area and transom above.

Principal Rooms

1. First floor entry hall: Oak stair, mantle at fireplace, sliding door to parlor.

2. First floor rooms: These have largely been restored. They retain mouldings at ceiling, original mantles and woodwork.

3. Second floor rooms: These have largely been restored. They retain original wood trim and fireplace mantles.

Interior Doors
Most interior doors are original wood paneled doors.

Interior Woodwork
Most interior woodwork in the building is original.

Building Code Issues with Historic Preservation Implications

Exit Stairs:
Two historic stairs at opposite ends of building.

Fire Ratings at Open Floors:
Not required for 2 stories.

Life Safety Systems:

Smoke/Fire	Yes
Strobes	No
Pull Station	Yes
Fire Suppression	N/A

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
None.

Elevators:
None.

Entry Steps:
First floor is one step above accessible porch.

Steps within Historic Spaces:
None.

Public Restrooms:
Not accessible.

Alumni House

c. 1890	Constructed for the J. A. McIlvaine family.
1897-1935	Private owners.
1935	Purchased by Phi Delta Theta fraternity.
1964	Purchased by private owners.
1990	Purchased by Washington & Jefferson for use as a women's dormitory.
2005	Building renovations and conversion for use as Alumni House.


Alumni House

Existing Historic Materials and Details

Roof
Asphalt shingle roof in good condition.

Masonry
Painted common bond brick. Painted stone window sills and stone foundation.

Windows
Steel casement windows in good condition.

Cornices
Exposed rafter style cornice and soffit in good condition.

Entry Porches
Large porch on south and west sides with paired columns, stone piers, and wood balustrade.

Exterior Doors
Modern paneled glazed doors modeled on historic styles.

Other Exterior Features
Front center "tower" gable.

Entry Foyers
Strip wood floor, wood wainscoting, plaster crown moulding.

Principal Rooms

1. First floor rooms: These rooms retain original wood paneling, plaster mouldings and wood trim.

2. Second floor rooms: These rooms retain most of their original woodwork.

Interior Doors
Most interior doors are original historic doors.

Interior Woodwork
Most interior woodwork is historic.

Building Code Issues with Historic Preservation Implications

Exit Stairs:
One interior stair plus exterior wood exit stair.

Fire Ratings at Open Floors:
Not required for 2 stories.

Life Safety Systems:

Smoke/Fire	Yes
Strobes	No
Pull Station	Yes
Fire Suppression	No

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
N/A

Elevators:
None.

Entry Steps:
Accessible route is provided via ramp to front porch.

Steps within Historic Spaces:
None.

Public Restrooms:
Not accessible.

Davis Hall

1847 Built for the Alexander Reed family. Blueprints were ordered from Massachusetts according to Helen Coleman in "In the Wilderness".
1870 Two-story rear addition.
1939 Purchased by Washington & Jefferson.
1945 Remodeled for the Engineering Department.
1947 Offices and classrooms.
1972 First reference for use of house by the English Department.
Photo: Davis 1955.

Existing Historic Materials and Details


Davis Hall, c.1955

Roof
Green standing seam metal in good condition.
Aluminum hanging-K gutters and downspouts in good condition.

Masonry
Common bond brick, painted white, good condition.

Windows
Original 6/6 wood double-hung windows in fair-to-good condition.
Larger 6/9 windows at first-floor front.

Cornices
Modest wood cornice with fascia board. Front of cornice covered with K gutter.

Entry Porches
Main porch is a Greek Revival 5-bay one-story wood porch with Ionic columns and a dentiled cornice.
Bases of columns have been boxed with plywood.

Exterior Doors
Original wood paneled doors.

Other Exterior Features
Wood louvered shutters at all windows.
Paired chimneys and parapets at gable ends.

Entry Foyers
Center Hall. Simple wood trim at ceiling. Wood staircase.

Principal Rooms

1. None. Originally constructed as a house, the rooms would once have contained mantles at the chimney areas and would likely have had ornament at ceilings on the first floor.

   The plan of the main part of the house retains its original configuration with some walls between rooms on either side of the hall altered.

Interior Doors
Most interior wood paneled doors are original.

Interior Woodwork
Interior woodwork is largely original to the house including shouldered trim at doors and windows.

Building Code Issues with Historic Preservation Implications

Exit Stairs:
One single historic stair at center hall.

Fire Ratings at Open Floors:
N/A

Life Safety Systems:

Smoke/Fire	Yes
Strobes	Yes
Fire Suppression	No
Pull Stations	N/A

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
None.

Elevators:
None.

Entry Steps:
None at rear first-floor entry.

Steps within Historic Spaces:
N/A

Public Restrooms:
Not accessible.

Lazear Hall

1939 Built as the Chemistry Building.
Jens Fredrich Larson, Architect.
1953 Exterior woodwork repainted.
The building appears to have only minor modifications during its 69 year life.


Lazear Hall, c. 1939

Existing Historic Materials and Details

Roof
Green standing seam metal in good condition with built-in gutters and galvanized downspouts.
Flat roof over rear portion of building.

Masonry
Flemish bond brick in good condition.

Windows
12/12 wood double-hung in fair condition.

Cornices
Colonial revival console bracketed wood cornice in good condition.

Entry Porches
Two-story 3-bay Colonial Revival portico with round window in gable. Good condition.
Porch is set up 2 risers from walk below which is 6 risers above campus walk.

Exterior Doors
Original wood doors with panels below and multi-paned windows above. Transom above.

Other Exterior Features
Wood cupola with multi-paned arched-topped windows.
Eyebrow dormers.

Entry Foyers
Small entry foyer with marble wainscot walls.

Principal Rooms

1. First-floor corridor. Marble wainscot at center entry with crown moulding at ceiling. Tile walls, steel door frames, and flush wood doors with glazing are original. Historic light fixtures.

Interior Doors
Most flush wood doors are original.

Interior Woodwork
Minor original woodwork in classrooms at chalkboards.

Building Code Issues with Historic Preservation Implications

Exit Stairs:
2 stairs well placed.

Fire Ratings at Open Floors:
N/A

Life Safety Systems:

Smoke/Fire	Yes	corridor
Strobes	Yes	corridors
Fire Suppression	No	
Pull Stations	Yes	

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
None.

Elevators:
None.

Entry Steps:
Yes

Steps within Historic Spaces:
N/A

Public Restrooms:
Not accessible.

McIlvaine Hall

1897	Constructed as the Washington Female Seminary. Elise Mercur Wagner, Architect.
1940	Building purchased by Washington & Jefferson. Dormitory wing demolished. Portico and tower added on west elevation. Building remodeled to house the Biology Department.
1981	Structure converted for use by Economics, Business, and Philosophy Departments.
2008	Building demolished.

McIlvaine, 1950

Existing Historic Materials and Details

Roof
Slate in fair condition.

Masonry
Common bond orange brick in good condition.
Sandstone lintels and sills.
Brick at 2-story entry porch has been painted white.

Windows
Multi-paned double-hung wood windows in fair condition.

Cornices
Modest classical cornice with dentil course at fascia in fair condition.

Entry Porches
Two-story five-bay square columned entry porch up 4 risers from walk.

Exterior Doors
Wood doors are not original.

Other Exterior Features
Engaged tower at front corner of building. The upper portion of the tower is wood construction. It includes clock faces below an octagonal cupola with louvered sides.
Simple single windowed dormers.

Entry Foyers
Entry doors lead to main stair lobby.

Principal Rooms

1. Main stair lobby. Plaster moulding with dentils at ceiling.
   Open monumental wood staircase with four balusters on each tread.

Interior Doors
Most interior paneled wood doors are original.

Interior Woodwork
Most original interior woodwork remains with its original stained finish at windows, doors, wainscoting and stairs.

Building Code Issues with Historic Preservation Implications

Exit Stairs:
Fire escape at north side of building supplements main stair. Exits do not meet current code requirements.

Fire Ratings at Open Floors:
None.

Life Safety Systems:

Fire Suppression	No
Smoke/Fire	Yes
Strobes	No
Pull Stations	Yes

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
None

Elevators:
None.

Entry Steps:
Yes.

Steps within Historic Spaces:
N/A

Public Restrooms:
Not accessible.

McMillan Hall

1793	Center 30 x 35 foot section built for Washington Academy.
1819	Wings added to north and south. Two story portico added on west side.
1900	Building moved 40 feet closer to Lincoln Street to make way for Thompson Library.
1912	Stair added at center section of building and center section remodeled to accommodate Treasurer's Office, a Meeting Room, and the President's Office.
1928	North wing converted from a residence hall to office space.
1947	South wing converted from faculty residence to office space.
1949	End and rear porches removed.
1987	Restoration of entire structure for President's Office and Administration Offices.
1993	Building dedicated as John McMillan Hall.

Note: A more detailed history of McMillan Hall can be found at the U. Grant Miller Digital Archives of W & J.

Historic photo of McMillion Hall

Historic view of McMillion Hall porch

McMillion Hall stair

Existing Historic Materials and Details

Roof
Standing seam green metal roof in good condition.

Masonry
Rough coursed shaped sandstone center section with painted brick north and south wings on painted stone foundations. All masonry is in good condition.

Windows
Multi-paned double-hung wood windows. 12/12 at center section, 6/6 at wings.

Cornices
Modest plinth type wood cornices at gutter line.

Entry Porches
3-bay 2-story porch on west façade with simple round columns and roof gable 7 risers from walk to entry level.

Exterior Doors
Historic 6 panel door at main entry. (Two 3-panel doors strapped together.)
Twentieth-century horizontal-paneled doors to sides of porch.

Other Exterior Features
Shutters at all windows.

Entry Foyers
Main door opens directly into main first-floor room.

Principal Rooms

1. Entry hall and stair. This room occupies the entire center section of the building. Crown moulding, chair rail, square fluted columns on bases.

2. First floor rooms. These contain a mix of nineteenth- and twentieth-century woodwork and doors.

3. Second floor rooms. These spaces contain a mix of nineteenth and twentieth century woodwork and doors.

Interior Doors
Most doors date from 1912 or earlier or are modeled on historic styles.

Interior Woodwork
Most interior woodwork is from 1912 or earlier and is modeled on historic styles.

Building Code Issues with Historic Preservation Implications

Exit Stairs: Two sets of stairs flanking center section of building.

Fire Ratings at Open Floors: Not required for two stories.

Life Safety Systems:

Smoke/Fire	Yes
Strobes	No
Fire Suppression	No
Pull Stations	No

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge: None.

Elevators: None.

Entry Steps: 5 risers to main porch. 2 risers from porch to entry.
First floor is accessible at north entry door. Basement is potentially accessible from east side.

Steps within Historic Spaces: Main stair at center section.

Public Restrooms: Not accessible.

Mellon Hall / Upper Class Hall

1949	Buildings constructed. Mellon Hall opened. Upper Class Hall was opened one year later in 1950.
1985	New tile, paint, and carpeting.
2008	Accessibility and bathroom and corridor improvements. MCF Architects.

Mellon Hall

Existing Historic Materials and Details

Roof
Green standing seam metal roof in good condition.

Masonry
Flemish bond brick with limestone trim in good condition.

Windows
Aluminum replacement windows.

Cornices
Simple wood crown moulding cornices.

Entry Porches
Colonial Revival entry porches with square fluted columns and curvilinear tracery in sidelights and transom.

Exterior Doors
Modern GFRC doors with glass above.

Other Exterior Features
Wood bay window, paired vertical windows with wood spandrel panel at stairs.

Entry Foyers
N/A.

Principal Rooms

1. None. Traces of original paneled commons rooms remain.

Interior Doors
Doors have been largely replaced during remodeling programs.

Interior Woodwork
Minor historic interior woodwork.

Building Code Issues with Historic Preservation Implications

Exit Stairs:
2 stairs well placed.

Fire Ratings at Open Floors:
N/A

Life Safety Systems:

Fire Suppression	Yes
Smoke/Fire	Yes
Strobes	Yes
Pull Stations	Yes

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
None.

Elevators:
None.

Entry Steps:
Accessible route being created in 2008 remodeling.

Steps within Historic Spaces:
N/A

Public Restrooms:
Accessible restrooms being created in 2008 remodeling.

Old Main

1835-1837	Construction of original structure.
1847-	A wing was added to the north and south as well as a 3-story columned porch of 1850 and a cupola.
1875	4-story addition constructed at the front with towers and a fourth story was added to the older portion of the building.
1909	Benches in chapel replaced with "opera chairs."
1926	Major renovation included replacement of wood staircases with poured terrazzo ones, installation of restrooms on each floor, a new heating system, and exterior masonry repair.
1946	One-story kitchen addition constructed at northeast corner of building and chapel modified to serve as a dining room.
1952	Chapel space restored.
1970	Exterior masonry sand blasted.
1998	Mansard and tower roofs replaced.

Note: A more detailed history of Old Main can be found in the U. Grant Miller Digital Archives at W & J.

Old Main 1850

Historic photo from street.

Chapel in 1907

Existing Historic Materials and Details

Roof
Slate mansard roof in fair condition.

Masonry
Common bond brick in fair condition.
Areas of pointing required.
Sandstone trim.

Windows
Wood thermopane replacement windows in same size and pattern as original windows.

Cornices
Ornamental bracketed wood cornice in good condition.

Entry Porches
Three-arched sandstone-entry porch up 6 risers from balustraded limestone terrace.

Exterior Doors
Brass or bronze and glass entry doors at main façade.

Other Exterior Features
Two towers with cupolas.
Elaborate ornamental wood dormer windows.

Entry Foyers
Brass door soffits.
Terrazzo floor.
Inner set of wood-and-glass doors with bronze hardware.

Principal Rooms

1. Main Lobby.

Terrazzo floor. Cast iron columns with unique Corinthian capitals. Pair of curved terrazzo stairs with terrazzo balustrades.

2. Second-floor and third-floor lobbies.
   Same details and finishes as first-floor lobby.

3. Chapel (former dining hall).
   Cast iron columns.
   Paneled wood doors.

Interior Doors
Original 6 panel painted wood doors in most locations.

Interior Woodwork
Original woodwork at most doors and windows.

Building Code Issues with Historic Preservation Implications

Exit Stairs: Pair of open monumental stairs.
Fire escape on north side of building.

Fire Ratings at Open Floors: None.

Life Safety Systems:

Smoke/Fire	No
Strobes	No
Fire Suppression	No
Pull Stations	Yes

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge: None.

Elevators: None.

Entry Steps:

Steps within Historic Spaces: Pair of monumental stairs connects all 4 levels.

Public Restrooms: Not accessible.

President's House

1892	Constructed as a family residence for the Duncan family
1944	Purchased by Washington & Jefferson. Bathrooms modernized, kitchen altered, interior woodwork painted. Robert Schmertz, Architect.
1987	Electrical renovations.
2007	Exterior restoration.


Historic view of President's House, c. 1950

Existing Historic Materials and Details

Roof
Slate mansard roof in fair condition.

Masonry
Common bond brick in fair condition. Areas of pointing required.
Sandstone trim.

Windows
Wood thermopane replacement windows in same size and pattern as original windows.

Cornices
Ornamental bracketed wood cornice in good condition.

Entry Porches
Three-arched sandstone-entry porch up 6 risers from balustraded limestone terrace.

Exterior Doors
Brass or bronze and glass entry doors at main façade.

Other Exterior Features
Two towers with cupolas.
Elaborate ornamental wood dormer windows.

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Brass door soffits.
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1. Main Lobby.

Terrazzo floor. Cast iron columns with unique Corinthian capitals. Pair of curved terrazzo stairs with terrazzo balustrades.

2. Second-floor and third-floor lobbies.
   Same details and finishes as first-floor lobby.

3. Chapel (former dining hall).
   Cast iron columns.
   Paneled wood doors.

Interior Doors
Original 6 panel painted wood doors in most locations.

Interior Woodwork
Original woodwork at most doors and windows.

Building Code Issues with Historic Preservation Implications

Exit Stairs: Pair of open monumental stairs.
Fire escape on north side of building.

Fire Ratings at Open Floors:
None.

Life Safety Systems:

Smoke/Fire	No
Strobes	No
Fire Suppression	No
Pull Stations	Yes

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
None.

Elevators:
None.

Steps within Historic Spaces:
Pair of monumental stairs connects all 4 levels.

Public Restrooms:
Not accessible.

Swanson Wellness Center - Gymnasium

1893	Building constructed as the Gymnasium with bowling alley, baseball throwing area, and locker rooms in the basement. A. B. Jennings, Architect.
1915	General renovation.
1926	Running track support system replaced. Roof and gym floor reconstructed. Wood windows replaced with steel. New stairs installed. 60 x 20 foot swimming pool installed in basement.
1970	Structure no longer used as a gymnasium. Sometime in the 1970s the lower level was converted to offices and meeting room space and the main floor began to be used for student activities.
2002	Complete renovation as the Swanson Wellness Center.

Note: A more detailed history of the Gymnasium can be found at the U. Grant Miller Digital Archives.

Swanson 1893

Swanson Interior, 1894

View of original stair, 1927

Existing Historic Materials and Details

Roof
Slate roof in good condition.
Built-in metal gutters.
Copper downspouts.

Masonry
Rock-faced coursed sandstone in good condition.

Windows
Aluminum replacement windows.

Cornices
Modest historic metal bracketed cornice painted white.

Entry Porches
8 risers to 4 doors set in monumental stone entry arch.

Exterior Doors
Modern aluminum and glass.

Other Exterior Features
Boldly scaled tower with corner turrets, broad wooden arched openings, and semicircular balcony projections.

Pair of large scale shingled circular roof vents.

Entry Foyers
Wide terrazzo steps with ceramic tile wainscoting lead to main level which has a monumental terrazzo stair leading to the mezzanine above.
Tessellated terrazzo floors.
Brass doors lead to main gym space.
Historic light fixtures.
Principal Rooms

1. Main Gym.
   Buff brick walls.
   Running track with multi-colored mosaic tile panels on fascia.
   Original gym floor.
   Exposed wood trusses. Boarded ceiling.

Interior Doors
Doors on main level are historic brass doors.

Interior Woodwork
None.

Building Code Issues with Historic Preservation Implications

Exit Stairs:
Building was completely renovated in 2002 and was brought into code compliance with code in effect at the time.

Fire Ratings at Open Floors:
N/A

Life Safety Systems:

Smoke/Fire	Yes
Strobes	Yes
Fire Suppression	No
Pull Stations	Yes

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
None.

Elevators:
None.

Entry Steps:
Gymnasium level is reached via main entry steps.

Steps within Historic Spaces:
Monumental stair connects running track level with main floor.
Code does not require that this be enclosed.

Public Restrooms:
Accessible on ground level offices.

Thistle Hall

1912 Built for the Physics Department. T. E. Billquist, Architect.
1976 Life safety upgrades. MCF Architects.


Thistle, shortly after construction, 1912.

Existing Historic Materials and Details

Roof
Flat, not accessible.

Masonry
Common bond buff brick with glazed white terra cotta trim in fair-to-good condition.

Windows
Original wood 1/1 windows in fair condition.

Cornices
Glazed terra cotta coping at parapet.

Entry Porches
Entry stoop.

Exterior Doors
Original wood doors with horizontal panels.

Entry Foyers
Terra cotta floor.
Brick arched ceiling.
Inner paneled wood door with sidelights and pointed arch transom.

Principal Rooms

1. Main Stair. Steel stair with open grille riser at center of building.

Interior Doors
Most doors are original paneled wood with translucent glass panels above.

Interior Woodwork
Modest trim at doors and windows is largely original.

Building Code Issues with Historic Preservation Implications

Exit Stairs:
One central exit stair.
Historic stair has been separated from office and classroom doors that originally opened on it.

Fire Ratings at Open Floors:
N/A

Life Safety Systems:

Smoke/Fire	In stair
Strobe	No
Fire Suppression	No
Pull Stations	Yes

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
Space is available.

Elevators:
No.

Entry Steps:
3 steps at main entry.

Steps within Historic Spaces:
N/A

Public Restrooms:
Not accessible.

Thompson Memorial Hall

1905	Built as the college library. Rutan and Russell, Architect.
1944	Lighting replaced. Woodwork painted.
1958	Florescent lighting added.
1962	Addition to south studied but not constructed.
1983-1985	Converted to office use. Spillman Farmer, Architect.


Thompson 1905

Existing Historic Materials and Details

Roof
Standing seam tin in fair-to-good condition.

Masonry
Common bond Roman buff brick in good condition.
White glazed terra cotta trim in fair-to-good condition.

Windows
Wood replacement windows approximate the design of the originals.

Half-round transom windows are original.

Cornices
Classical glazed terracotta cornice in fair condition.

Deep entablature with inscriptions.


Interior 1959

Entry Porches
Brick and terracotta entry terrace with center door to basement level and flanking stairs up to main entry level

Exterior Doors
Pair of replica paneled wood doors modeled on originals under classical divided transom.

Other Exterior Features
Terra cotta pediment at center of main façade.

Entry Foyers
Mosaic tile floor.
Plaster moulding at ceiling.
Marble base.
Inner set of wood doors with classical divided light transom and sidelights.

Principal Rooms

1. Main floor.
   Central multi-paned skylight.
   Colonial Revival woodwork at broad cross arches and at pilaster at center hall.

Deep wood ceiling mouldings.
Large wood mantelpiece on south wall.

2. Lower floor.
   Lower floor has original sets of wood doors set in deep arch topped frames and flanked by sidelights and transoms.

Interior Doors
Original wood paneled doors.

Interior Woodwork
Most interior woodwork is original.

Building Code Issues with Historic Preservation Implications

Exit Stairs:
Each floor exits directly to the exterior.

Fire Ratings at Open Floors:
None. Only 2 floors open onto each other.

Life Safety Systems:

Smoke/Fire	Yes
Strobes	N/A
Fire Suppression	No
Pull Stations	N/A

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:
None required.

Elevators:
None.

Entry Steps:
Main level is not accessible.

Steps within Historic Spaces:
Small steel stair at center corridor is original.

Public Restrooms:
Accessible at ground level.

Profiles of Architects and Architectural Firms[1]

Introduction

Washington & Jefferson College traces its origins to Washington Academy, chartered in 1787 in Washington, Pa., and Canonsburg Academy, chartered in 1794 in Canonsburg, Pa., ten miles to the northeast. Canonsburg Academy became Jefferson College in 1802 and Washington Academy become Washington College in 1806. Both institutions merged as Washington & Jefferson College in 1865 and instruction was consolidated at the campus in Washington, Pa. in 1869.

The oldest campus buildings are the Administration Building, originally the Academy Building of 1793-94, and earliest section of Old Main, constructed in 1836. Old Main was expanded in 1848-50, and again in 1873-76 by the Pittsburgh firm of Barr & Moser.

The 1890s saw the erection of Swanson Hall by A. B. Jennings of New York and Miller Library (architect unknown). (The Washington Female Seminary building, designed by Elise Mercur and erected in 1897, was acquired in 1940 and renovated as McIlvaine Hall; it was demolished in 2008.) Two campus buildings of the early 20th century were designed by important Pittsburgh architects: Thompson Memorial Hall (1905), Rutan & Russell, and Thistle Hall (1912), by Thorsten E. Billquist.
More recently, noted college architect and planner, Jens Frederick Larson, designed three buildings erected between 1939 and 1950: Lazear Hall, Mellon Hall, and Upperclass Hall.

1. Academy Building (McMillan Hall) 1793 and later (architect unknown)
2. Old Main, 1835; 1875, Barr & Moser
3. Swanson Hall (Old Gym) 1893, A. B. Jennings
4. Miller Library 1893 (architect unknown)
5. McIlvaine Hall, 1897, Elise Mercur
6. Thompson Memorial Hall, 1905, Rutan & Russell
7. Thistle Hall, 1912, Thorsten E. Billquist
8. Lazear Hall 1939, Jens Frederick Larson
9. Mellon Hall, 1949, Jens Frederick Larson
10. Upperclass Hall, 1950, Jens Frederick Larson

Four former residences: Davis Memorial 1847 (11) , President's House 1875 (12), Admissions 1894 (13), Alumni House (14).

Old Main – Barr & Moser, Pittsburgh

John Upton Barr (1815-c. 1900) was born in Baltimore, Maryland. He worked as a carpenter in Ohio and studied architecture in Philadelphia before arriving in Pittsburgh in 1836. He is listed in the 1850 Pittsburgh city directory as an architect. In 1852, he and Henry Moser established Barr & Moser in Pittsburgh. Henry Moser (1821-1908) was born in Germany; his name is usually given in anglicized versions of the original Möser as Moeser or Moser. "He studied mechanical and architectural drawing at the Polytechnic School of Hesse-Darmstadt. After graduation from the University of Giessen, he became construction engineer on the Main-Neckar railroad."[2] He arrived in the USA in 1850. During their partnership (1852-1880), Barr & Moser also designed Old Main at California University of Pennsylvania (1870) and the Mercer County Courthouse (gone) and Jail (1869). Their documented surviving buildings in Pittsburgh include the Union Methodist Church (1867) and the Allegheny Cemetery Office Building (1870). Independently, Moser designed St. Mary's Priory, Pittsburgh (1888) and Barr designed the Irish Block, Pittsburgh (1890) and the Shields Mausoleum (1893) in Sewickley, Pa.

1 The Profiles document the original architects of the buildings included within the campus historic district. Unless otherwise noted, information has been compiled by Albert M. Tannler, Historical Collections Director, Pittsburgh History & Landmarks Foundation, based on historical research and on field investigations by Ellis Schmidlapp, Thomas Keffer, and Ronald Block.
2 Frank J. Kurtik, *Building Old Main at California, Pa*. (California, Pa., 1980), 10.

Swanson Hall - Arthur B. Jennings, New York

"Arthur Bates Jennings (1849-1927) was a New York City architect, who received his A.B. in 1870 from the College of the City of New York. He trained under such notable architects as George B. Post and Russell Sturgis, and set up his first independent office around 1876 at 71 Broadway. Early in his career, he worked mostly on residential designs; later he moved on to designs of public buildings, specializing in churches, but also working on buildings for colleges, universities, and a few private companies. Jennings moved his office several times, but always maintained a presence in lower Manhattan between the years 1876 and 1919. His business address at the time of his retirement in 1919 was 253 Broadway. While much of Jennings' early professional work was done in the New York City region, beginning in the 1890s, his multi-turreted churches and other public buildings were constructed across the United States, from Portland, Maine to Seattle, Washington."[3] Jennings entered the competition to design the Oakland campus of Western University of Pennsylvania (now the University of Pittsburgh) in 1908.

McIlvaine Hall - Elise Mercur, Pittsburgh

Elise Mercur (1869-1947) studied drawing and modeling at the Pennsylvania Academy of the Fine Arts in Philadelphia before joining the architectural firm of Thomas Boyd in Pittsburgh in 1894. Later that year she won the competition to design the Woman's Building at the Cotton States and International Exposition, Atlanta, Georgia, held September 1895-January 1896. In 1898, Mercur opened her own office in the Times Building in Pittsburgh, married realtor Karl Wagner, and moved her residence to Economy, Beaver County. She moved her office to Economy in 1900; she ceased to practice sometimes between 1905 and 1910. Her sole surviving documented building is the former St. Paul's Episcopal Church (1896), now Christian Tabernacle Kodesh Church of Immanuel, 2601 Centre Avenue, Pittsburgh.

Thompson Library - Rutan & Russell, Pittsburgh

Frank E. Rutan (1863-1911) and Frederick A. Russell (1861-1921), apprentices in the Boston office of Henry Hobson Richardson, were sent to Pittsburgh to assist in the completion of the Allegheny County Courthouse and Jail c. 1886. In 1887, both joined the firm of Longfellow, Alden & Harlow. They established their own firm in Pittsburgh in 1896. The firm is known primarily for its residential, club house, and hotel designs. After Rutan's death in 1911 the firm continued as Rutan, Russell & Wood until 1921.

Thistle Hall - Thorsten E. Billquist

Thorsten E. Billquist (1867-1923) was born in Sweden and studied architecture at the Technological Institute in Gothenburg. He arrived in the United States in 1887 and worked for McKim, Mead & White in Boston and New York for five years. Billquist arrived in Pittsburgh in 1893; he worked as a draftsman for Longfellow, Alden & Harlow 1893-94. In 1895 he worked in the office of W. Ross Proctor. He apparently worked free-lance in 1896, before establishing his own firm c. 1897. From 1905-09 Billquist worked with Edward B. Lee in the firm of Billquist & Lee. From 1910 to his death in 1923, Billquist practiced alone. Although primarily a residential architect, Billquist designed two hospitals and the Allegheny Observatory (1896-99), affiliated with Western University of Pennsylvania (now the University of Pittsburgh), participated in the 1904 competition for the campus of Carnegie Technical Schools (now Carnegie Mellon University), and the 1908 competition for the Oakland campus of the University of Pittsburgh.

Lazear, Mellon, and Upperclass Hall - Jens Frederick Larson, Hanover, New Hampshire

Jens Frederick Larson (1891-1982) was born and educated in Boston, studying architecture at the Boston Architectural Club, the Harvard School of Applied Sciences, and working as a draftsman in the office of Clarence H. Blackall. After varied experience in architectural firms in Canada, England, and New England, Larson began his career as a college architect in 1919 when he became architect-in-residence at Dartmouth College, where he later taught modern art and architecture. Larson served as official architect of the Association

3 Guide to the Jennings Photograph Collection [1858]-1957, New-York Historical Society.

of American Colleges and wrote *Architectural Planning of the American College* (1933). He was considered the leading American college planner of his day, known for his preference for Classical Revival architecture.

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Architects and architectural firms are listed in alphabetical order below. If no entry for an architect or architectural firm is given, the information has been derived from one or more of the sources found in the General section.

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Summary

For close to four years now Pittsburgh History & Landmarks Foundation has worked diligently in eight historic colleges that were selected to receive the benefits of The Getty Fund's "Campus Heritage Grants."

From early 2005 through 2007, Allegheny College, Geneva College, Grove City College and Slippery Rock University collaborated with Pittsburgh History & Landmarks Foundation in the development of Preservation Plans that are being used as road maps for the conservation of campus heritage, historic structures, and landscape.

In late 2007 through 2009, Pittsburgh History & Landmarks Foundation began work on a second group of schools: Washington & Jefferson College, Seton Hill University, California State University of Pennsylvania, and Indiana University of Pennsylvania.

These Preservation Plans have become part of each school's recorded history, suggesting how, from the mid-19th century to the mid-20th century, architects and landscape designers envisioned the ideal physical environment to educate and to promote the enduring values that persist to this day.

Pittsburgh History & Landmarks Foundation is honored to be a recipient of two of The Getty Foundation's "Campus Heritage Grants" and to have worked with these fine schools in implementing the Getty's mandate. PHLF stands ready to continue working with the educational institutions should they require our services.

Pittsburgh History & Landmarks Foundation
100 West Station Square Drive, STE 450
Pittsburgh , PA • 15219 • 412-471-5808 • www.phlf.org