

Chatham College Campus Preservation Plan:

A Building & Landscape Stewardship Study



Mellon Hall View, Circa 1940

Prepared for Chatham College by:
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2004

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I. Introduction

A. SUMMARY

Chatham College's campus is a veritable museum of architecture of the past century and a half, containing a diverse collection of residential and institutional architectural styles. Chatham has made a conscious effort through the years to preserve as much of the integrity of the original architecture and landscape as possible, consistent with the goals of an institution of higher education. These historic buildings and landscapes comprise a priceless resource, both as an academic setting, and as a means for understanding the history and significance of American architecture and landscape design.

The Chatham College Campus Preservation Plan supplements the 1997 Campus Master Plan by Dober Lidsky Craig, recommending restoration and cyclical maintenance practices for significant campus buildings and landscapes. The 1997 Master Plan indicated the following priorities, both of which are compatible with the Preservation Plan for Chatham College:

1. Fit improvements into the existing fabric as seamlessly as possible.
2. Recycle and supplement existing buildings to maintain visual and historic continuity.

In addition to the Master Plan of 1997, a Facilities Assessment Survey (2000) of each Campus building was conducted by O'Brien Kreitzberg, identifying over \$7 million in immediate and deferred maintenance work. Ongoing capital improvements begun in synchronization with the Master Plan have included projects that have substantially preserved historic campus fabric.

In the Analysis & Recommendations section of this document, the Campus Preservation Plan identifies preservation priorities and techniques for ongoing building and landscape maintenance, as well as capital improvements. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* have served as the approach to historic preservation and maintenance for buildings and landscapes throughout this document. These Standards are well established and have also been applied to varying degrees on recent Chatham College renovation projects, such as the Howe-Childs Gate House, Berry House and Beatty House.

While there is general support at Chatham for preserving historic campus structures and landscapes, some maintenance practices have resulted in outcomes that adversely affect historic fabric. Often, maintenance projects are driven by a combination of limited funds and a lack of understanding or awareness of historic preservation practices. This Campus Preservation Plan aims to provide the historic context, institutional insight and technical tools needed to preserve Chatham's historic campus for future generations.



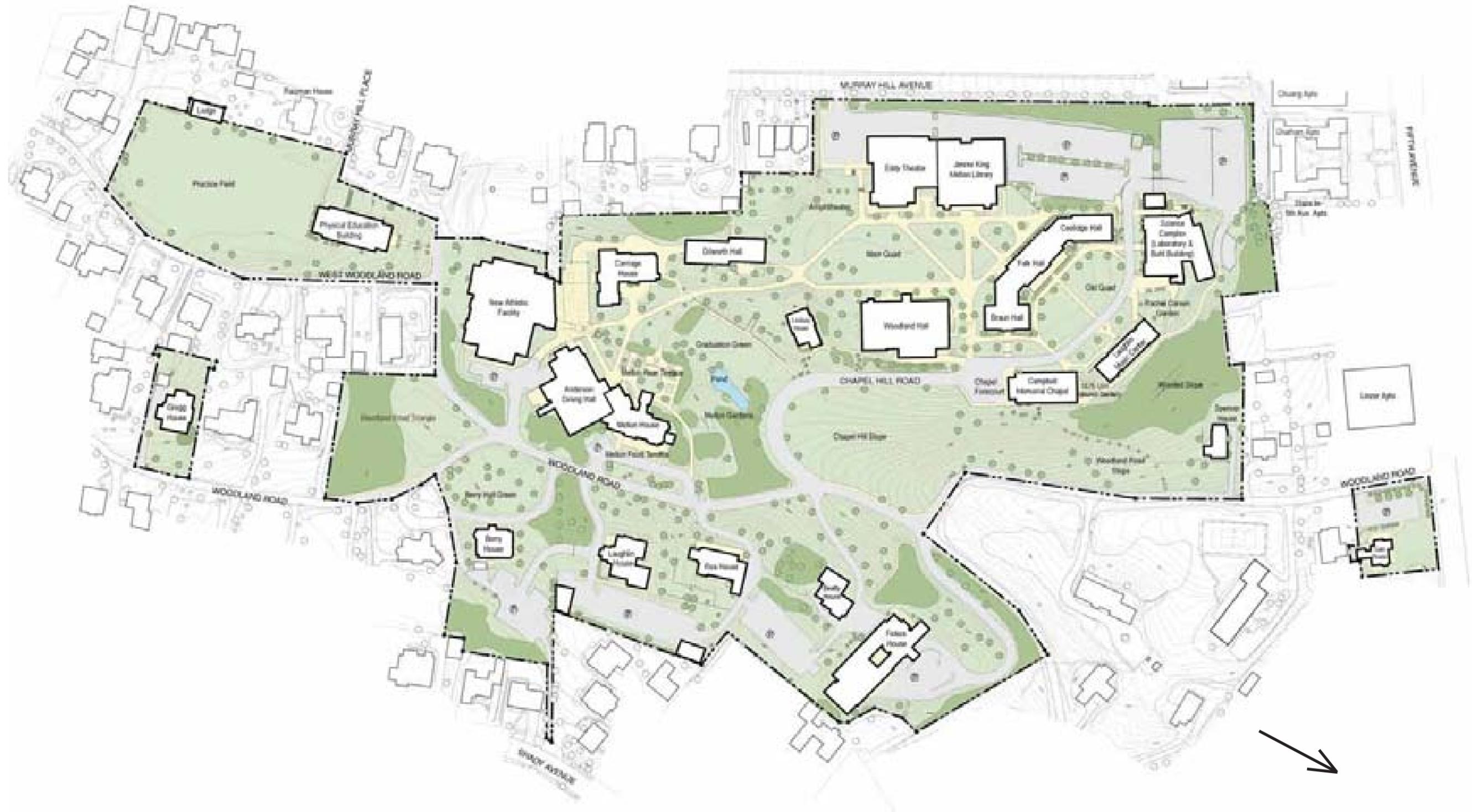
Howe-Childs Gate House



Beatty House



Berry House



Chatham College Campus Preservation Plan Study Area
Not to Scale

I. Introduction

B. PROCESS

In April of 2003, Pfaffmann + Associates architects (P+A) assisted Chatham College in preparing and submitting a proposal to the Getty Trust requesting a Campus Heritage Grant to create a Campus Preservation Plan. Awarded to Chatham in September 2003, the Campus Heritage Grant enabled the College to contract with P+A and Pressley Associates landscape architects to formally develop a plan that identifies significant historic buildings and landscapes on Chatham's campus for preservation.

Chatham College assembled an interdisciplinary steering committee to guide the Campus Preservation Plan process, including individuals from the Finance, Facilities Management, Landscape Architecture, Arts & Design, and other college departments. The consultants met with the Steering Committee on a bi-monthly basis over the duration of the project.

The first phase of the project involved researching the historical context of the Chatham College campus. Primary archive resources included: the Chatham College Archives in the Jenny King Mellon Library, the archives of the Frederick Law Olmsted National Historic Site, the Olmsted Papers in the Library of Congress, and the Carnegie Library of Pittsburgh's Pennsylvania Department. P+A worked with several Chatham College student interns and the Mellon Library staff to survey and inventory Chatham's extensive but previously unorganized collection of architectural drawings and historic photographs of the campus. A Chatham College Development Chronology, containing images and information collected from archive findings, was prepared to chronicle Chatham College's physical development over time in an easily-accessible PowerPoint format.

The second phase of the project involved documenting and analyzing the historic integrity and character of existing campus buildings and landscapes.

During the third phase of the project, consultants proposed initial recommendations for the treatment of historic buildings and landscape areas/features.

The fourth project phase involved the preparation of a Campus Preservation Plan document, curricula that can be used as the basis for teaching Chatham College landscape architecture and art history students about preservation values and practices. The Preservation Plan content will also be presented to Chatham College's facilities management staff, and other interested members of the campus community, in order to impart knowledge about campus history and preservation practices.

The final phase of the project is on-going, as the campus staff and student body becomes actively engaged in practices that foster the preservation and stewardship of Chatham College's historic landscape and built environment.

I. Project Overview

C. PRESERVATION PRINCIPLES & APPROACH

The project team's approach was guided by the generally-accepted methodology of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. As the custodian for the nation's principal historic sites and the center for federal historic preservation expertise, the staff of the Department of the Interior (in particular, the National Park Service) have sought, by developing standards of practice, to strike a balance between two sometimes divergent goals: First, preserving the historic integrity of significant buildings and landscapes, and, second, encouraging the practical continuing use and reuse of historically-significant buildings and landscapes.

In particular, the tension between preservation and the continuing use or reuse becomes evident when: new systems – data, electrical, heating, ventilation, plumbing, elevators, sprinklers and fire alarm systems – are introduced into venerable and ornate buildings; uses within landmark buildings need to expand beyond the physical constraints of the structure into an equally outstanding historic landscape; or, when institutions need to keep clean and maintain fragile, historic building and landscape materials in a cost-effective manner. The challenge lies in meeting practical needs without sacrificing or harming the character of existing historic resources.

The methodical approach to historic preservation planning embodied in the federal standards ensures:

- 1) that significant historic resources (e.g., buildings and landscapes) are comprehensively researched and identified,
- 2) that their level of significance and condition (integrity) is evaluated,
- 3) that appropriate treatments for routine maintenance and necessary alterations are selected, and
- 4) that those responsible for the stewardship of the historic building or landscape are trained to understand the significance of the place and the proper methods of caring for it.

The type of treatments for historic resources and the method of selection are guided by a philosophy of conservation, with a fundamental goal of doing no harm to historically-significant features of buildings and landscapes. Often, highly significant places are fragile, such as the first floor spaces in the Andrew W. Mellon House, and require appropriately gentle maintenance practices. In practice, the stewardship of highly-significant places frequently dictates the careful maintenance of original materials and finishes, and the repair or replacement of deteriorated original features using in-kind materials.

The principal of *doing no harm* should guide planning, maintenance and alterations of the most significant campus buildings and features. But for a working institution such as Chatham College, the federal preservation standards acknowledge and permit buildings and landscapes (and portions of those buildings and landscapes) that are of secondary significance to be altered or added to, provided that new work is appropriate to its historic context. Similarly, while it is expected that maintenance and cleaning practices will be performed with reasonable care in areas of secondary historic significance, in such places it *may* be feasible to use routine institutional maintenance procedures and materials.

This approach, comprising a balance of institutional goals and careful research of best practices, results in the informed setting of stewardship priorities. The applied hierarchy of the four preservation treatment practices recommended by the Secretary of the Interior's Standards, summarized below, has guided the preparation of this Campus Preservation Plan:

- **Preservation** is “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect

and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement or new construction. New exterior additions are not within the scope of this treatment...”

- **Rehabilitation** is the treatment of choice when “repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate” and is defined as “the act or process of making possible a compatible use for a [historic] property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values.”
- **Restoration** is “the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.”
- **Reconstruction** is “the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.”

II. Campus Development History

1870 – The Origin of the Campus; the Berry Estate

The Chatham College campus occupies a height of land approximately four miles east of where the confluence of the Allegheny and Monongahela rivers form the Ohio in downtown Pittsburgh. This apparent hilltop site is actually an ancient eroded Appalachian upland plain; it overlooks the wide, glacial Shadyside/East Liberty valley to the north. This area was farmland until the coming of the Pennsylvania Railroad in 1853. Shadyside, East Liberty and the nearby heights then became early suburbs of downtown Pittsburgh. The Murray Hill area was developed during the Civil War as a picturesque landscape containing Gothic revival style villas and cottages featuring views of the farms and estates in the valley to the north. The area was served by Woodland Road, a narrow winding drive that follows a small ravine south from Fifth Avenue to the top of Murray Hill.

Chartered in 1869 as Pennsylvania Female College, the campus began in 1870 with the acquisition of the ten and a half acre Berry estate on Murray Hill, above Woodland Road. George A. Berry, a glassmaker and banker, was a founding member of the College Board of Trustees. His circa 1861 house and its landscape setting reflected romantic and picturesque fashions of the mid-nineteenth century.

The importance of an attractive and comfortable campus for a pioneering women's college is suggested by the College's 1870 prospectus: "For beauty of situation, for taste displayed in improvement, and for healthfulness, the location cannot be improved upon." The first class entered the College in September 1870. In 1871 the College built a major addition at the rear of Berry House to provide a chapel, a gymnasium, classrooms and dormitory rooms.

From the earliest days, a wooden staircase with a covered summer house at the midpoint provided access to the campus from Fifth Avenue. While the location of the Fifth Avenue stairs has changed several times over the history of the College, its existence has been a constant feature of the campus.

1887-1900 – Old Campus Expansion

By 1887, the College had begun planning and fund-raising for the expansion of the original Berry House. In 1889, the first Dilworth Hall was built to the east of Berry. This three-story Romanesque style brick and stone building was connected to Berry by a corridor. Dilworth housed a chapel seating 650, classrooms, laboratories and dormitory rooms. The Alumnae Memorial Window by Louis C. Tiffany, originally in the Dilworth chapel, is now installed in the new Science Complex.

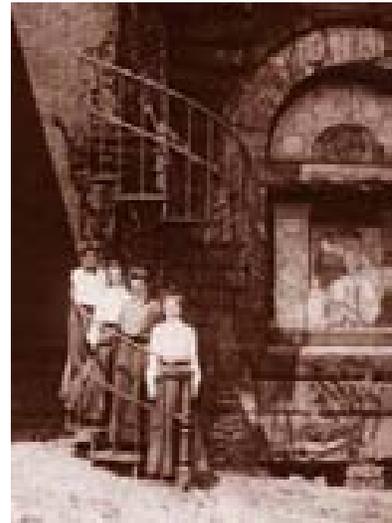
In 1892, a gymnasium was built to the west of Berry House to replace the small third floor facility within Berry. In 1897, a fourth story was added to Berry House; the hipped roof and dormers were designed to be compatible with the Romanesque design of the flanking Dilworth Hall and Gymnasium. In the same year, a second story was added



c. 1870 Original Berry House.



The original Berry House remodelled and expanded. Photograph c. 1890.



c. 1890 Original Dilworth Hall



c. 1900 Hilltop Campus View



c. 1910 Lindsay House & Greenhouse

to the Gymnasium to house a music hall; the gymnasium/music hall building was connected to Berry House by a second floor corridor dubbed the Bridge of Sighs.

Two Woodland Road houses built during this era later became part of the college campus. They are the shingle style William H. Rea (Beatty) House (attributed to Alden & Harlow, c. 1896; documented Alden & Harlow addition, 1904) and the Federal revival style Bissell House (now the second Berry House, architect unknown, 1895).



1911 Woodland Hall (*American Architect*)

The school's name was changed to Pennsylvania College for Women in 1890, largely in response to student requests for a more modern sounding title.

Landscape History 1869-1907

In 1869 when the Pennsylvania Female College was chartered, the landscape consisted of eleven acres located between Woodland Road and the upper campus, formerly part of the Berry estate. Historic photographs from the 19th Century illustrate a circular gravel drive with Victorian bedding planting (c. 1870), that presumably illustrate the residential character of the Berry property at the time it was acquired by the College. A 50 foot wide street ran along the northern boundary of the Berry property, which was abandoned "by consent of all abutting landowners" in 1870.



c. 1915 Laughlin House (*The Builder*)

By 1890, the grounds around the original Berry Hall were simplified and more institutional in character, composed of a drive, lawn and specimen trees. In 1893 and 1905, the College sold two lots that were originally part of the Berry property to George M. Laughlin. In 1896, the College acquired a narrow lot from the Yoder Land Company, bordering an existing street outside the western boundary of the campus. This provided additional access from the campus to the street now known as Murray Hill Avenue.

1907 – Woodland Hall & Lindsay House



c. 1911 Rea House (*The Builder*)

The College first expanded the campus beyond the interconnected Berry Hall complex with the construction of the Woodland Hall dormitory (Alden & Harlow, 1909) and President's (now Lindsay) House (Thomas Hannah, 1910) as freestanding buildings along the college drive leading to Woodland Road. These buildings, which demonstrated a continuing sensitivity to the picturesque placement of buildings in the landscape, are both Tudor style and show a strong influence of the Arts and Crafts movement in the design and use of such materials as glazed tile and leaded glass.

A number of adjoining houses on Woodland Road, which would later be incorporated into the Chatham campus, were constructed during this era. Immediately south of the college campus, a Tudor style house for George M. Laughlin, Senior, was built in 1907 to the design of McClure & Spahr on the site of a circa 1890 Shingle-style dwelling. This house would become the future home of Andrew W. Mellon and his family.

Across Woodland Road from the senior Mr. Laughlin's house, two

other Tudor-style dwellings were built in 1912: one for Julia and James Rea (Rea House), designed by McClure & Spahr; the other for Marjory Rea and George M. Laughlin, Junior (Laughlin House), designed by Edgar V. Seeler of Philadelphia.

1920s – Planning the Quadrangle

By 1926, the college’s leadership had determined that the original Berry/Dilworth/Gymnasium complex was functionally and aesthetically obsolete. In that year, E.P. Mellon and W.L. Smith were retained to prepare a master plan for the campus. Although records of this plan have not been found, Mellon and Smith apparently proposed the construction of a new science building, library, assembly hall/chapel, administration building and classrooms to form a quadrangle on the site of the old campus buildings and around the Berry lawn to the north. The plan made skillful use of the remaining land on the original hilltop campus by locating the Georgian revival Laughlin Library and Buhl Hall upon adjacent graded terraces at the brow of the steep slope to Fifth Avenue, linked by a stone-ballustraded retaining wall. A new coal-fired heating plant was also designed on the site of the 1892 plant at the rear of the gymnasium.



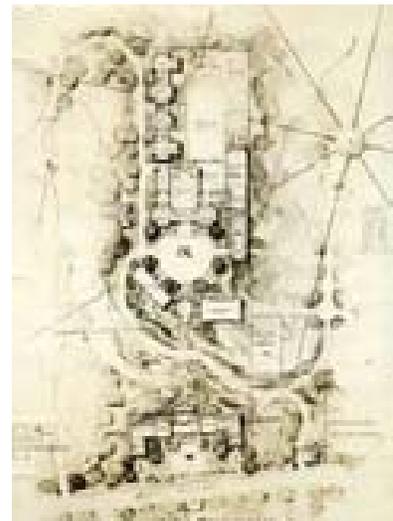
c. 1932 Laughlin Library



c. 1935 Buhl Hall

1929-31 – Construction of the First [Old] Quadrangle

A successful capital campaign in the late 1920s permitted construction of the Woodland Hall addition and heating plant in 1929. The Mellon & Smith-designed addition to Woodland Hall housed students previously living and dining in Berry House. Buhl Science Hall was completed in 1930. Laughlin Library (now Music Hall) was completed in 1931. After this point, however, further implementation of the Mellon & Smith campus plan was halted by the onset of the Great Depression.



C. 1937 Baum Campus Plan (unbuilt)

1931-40 – Depression Era Planning

In 1937 the New York architect Dwight James Baum, a noted residential designer who was responsible for the Ringling mansion in Sarasota and several buildings at Syracuse University, prepared two alternate master plans for the Chatham campus. Both proposals called for the demolition of all existing campus buildings, except for the newly-completed Buhl Hall and Laughlin Library, and the acquisition of parcels north of the campus fronting onto Fifth Avenue. The Baum plans were distinguished by their formalism – one created a long axis of stairs and terraces flanked by buildings, the other a series of closed quadrangles – and by their focus on connecting the hilltop campus to Fifth Avenue. No records have been found to explain the circumstances surrounding the plans; they were not executed.

1940-1947 – Mellon Bequest and Woodland Road Expansion

Following the death of his father, Andrew W. Mellon, in 1937 Paul Mellon gave the family’s Pittsburgh house to the College. The bequest comprised the Tudor revival Mellon House (McClure & Spahr, 1905; enlarged by E.P. Mellon, 1917); a carriage house; and eight acres of grounds including tennis courts, gardens, an orchard, a greenhouse and a pond. Following Andrew Mellon’s purchase



1940 Mellon House view from Lawn



c. 1941 Ingham & Boyd Master Plan

of the property from George M. Laughlin, Sr. in 1917, the Olmsted Brothers landscape architecture firm produced a 1919 plan for the estate grounds, which adjoined the College’s original campus to the north on Woodland Road.



c. 1950 Fickes House

In the wake of the Mellon House bequest, the College began expanding the focus of campus planning from the self-contained hilltop complex to include the adjoining Woodland Road estates. The Tudor revival Edwin S. Fickes House was purchased in 1944. A 1947 addition, adjoining the house with its carriage house, was the first of many campus projects by Pittsburgh architects Ingham and Boyd, who had designed the noted Chatham Village housing development on Mount Washington in collaboration with Clarence Stein and Henry Wright in 1930. The adjacent William H. Rea (now Beatty) House was acquired for dormitory use in 1948.

1947-53 – The Ingham & Boyd/Olmsted Master Plan

The current landscape of the hilltop campus was most dramatically shaped by Ingham and Boyd, working in association with Frederick Law Olmsted & Sons, on a 1947 campus plan that provided for the demolition of the College’s original Berry House complex and the erection of new buildings to create a semi-enclosed quadrangle.



1952 Beatty House

A 1940 fund-raising study indicates that the College had begun planning for this scheme with architects Ingham & Boyd even before the Mellon House bequest; however, fund-raising and design development were apparently delayed by the Second World War. This campus planning was the first at the College to address the need for automobile circulation and parking – difficult issues on a picturesque hilltop campus. Collegiate Georgian style buildings constructed in accordance with this plan, to designs by Ingham & Boyd, include: the Chapel (1949), which was called the Auditorium and shown without a steeple in early drawings; Spencer House, built for the Dean of the College on Woodland Road; and the Physical Education building (1952).



1948 Chapel Rendering

The original central campus complex of Berry House and Dilworth Hall and the gymnasium/music hall were demolished from 1952-3. Ingham & Boyd’s Braun, Falk, and Coolidge Halls were built on their site to house administrative offices, classrooms and the student center. These buildings, together with the Chapel, completed the academic quadrangle first envisioned by Mellon & Smith in their 1929 campus plan.



1958 Spencer House View

The landscape focal point for the 1947-53 campus complex is the formal courtyard in front of the Chapel with grass surrounded by a walk and symmetrical shrub planting. A stone retaining wall and balustrade overlook the grass slope leading to Woodland Road.

The Gothic Revival Howe-Childs Gate House was leased from Michael Benedum in 1950. In 1960, the Benedum Foundation gave the Gate House to the College, along with the adjoining Beaux Arts style Greystone mansion (W.H. Vantine, 1915) and seven acres of

landscaped grounds.

The institution's name was changed to Chatham College in 1955 to reflect its national focus and to make clear that college is independent and not state supported.

1960 – Second Dilworth Hall

Years after completing the 1947 campus plan, a second Dilworth Hall (1959) was designed in a compatible Collegiate Georgian style by architects Curry & Martin. The building, constructed on a hillside site once occupied by the Mellon orchard, originally served as a dormitory.

1962-1966 – Continued Woodland Road Expansion

During the 1960s Chatham acquired for student housing the Federal revival style Bissell-Hammond House (now Berry House), and the Tudor style Julia and James Rea and Marjory Rea Laughlin Houses. In this era the college also acquired the Federal Revival style Gregg House (Thomas Hannah, c. 1906) for use as the College President's house.

1966-1972 – Johnston/Shurcliff Master Plan resulting in Library & Student Life improvements

By 1966, planning for a new library, lecture hall/auditorium and dining hall/student center had begun by Johnston, McMillan & Associates, architects. This phase of campus expansion produced the Modern style Mellon Library/Eddy Theatre complex (built 1973-74); and the more context-sensitive Anderson Dining Hall (built 1972); both designed by Johnston, McMillan & Associates, with landscape design by Shurcliff & Merrill.

1980-89 – Divestiture of Benedum Hall and the Gate House

During the late 1970s and 1980s, Chatham was confronted with problems of declining enrollment, rising costs, and uncertainty as to whether to continue as an all-women's college or become coeducational. In this period, the College was obliged to defer maintenance of many of its facilities and dispose of some important campus resources. Most notable were the Greystone mansion and the associated Howe-Childs Gate House, which were acquired from oilman Michael Benedum in 1960. The Gate House, originally constructed on the estate of Thomas M. Howe (1808-1877), a Pittsburgh industrialist and political leader, had been leased by the College since 1950. Both former houses served as dormitories until the early 1980s when they, along with their eight-acre site, were sold for development as condominiums.

1997 – Dober Lidsky Craig Campus Master Plan

In the 1990s, as the College began to regain enrollment and institute successful new programs of study, the College undertook a new campus planning process with the firm Dober Lidsky Craig of Cambridge, Massachusetts. Recommendations from their report include:

- Rehabilitate and expand Buhl Hall. Upgrade existing facilities



c. 1870 Howe-Childs Gate House



c. 1900 Original Greystone Mansion



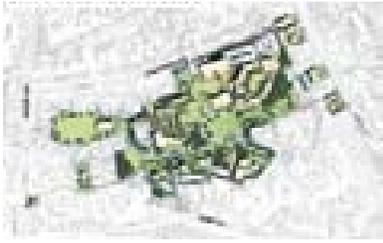
c. 1960 New Dilworth Hall View



c. 1966 Berry House View



c. 1945 Gregg House View



Dober Lidsky Craig Campus Master Plan

- and provide additional laboratory and classroom space.
- Move administrative offices to the upper floors of Mellon House, previously housing student activities offices.
- Rehabilitate Beatty House, unoccupied since the early 1990s, for Alumnae and Institutional Advancement offices.
- Rehabilitate Berry House for Admission office.
- Reacquire and restore the Howe-Childs Gate House for use as a visitor center for the College and guest accommodations.
- Build a new physical education facility, and reuse old gymnasium for appropriate activities.



2003 Renovated Howe-Childs Gate House

In subsequent years, many of the projects recommended in the 1997 campus plan have been implemented by the college. Work completed to date includes rehabilitations of Beatty House, Mellon House, Berry House and Buhl Science Hall. The Gate House has also been reacquired and restored by the College. The Beatty and Gate House rehabilitation projects have been recognized by the City of Pittsburgh's Historic Review Commission with Preservation Awards. The Dober Lidsky Campus Master Plan reinforced the academic programming of the Old Quadrangle, the student life focus of the New Quadrangle, and the consolidation of administrative and dormitory programming within the Woodland Road houses.



2003 Renovated Berry Hall

At present time, the new Athletic Building is being completed, and the existing Physical Education Building is being studied for reuse by the Art Department.

2004 – Campus Preservation Plan

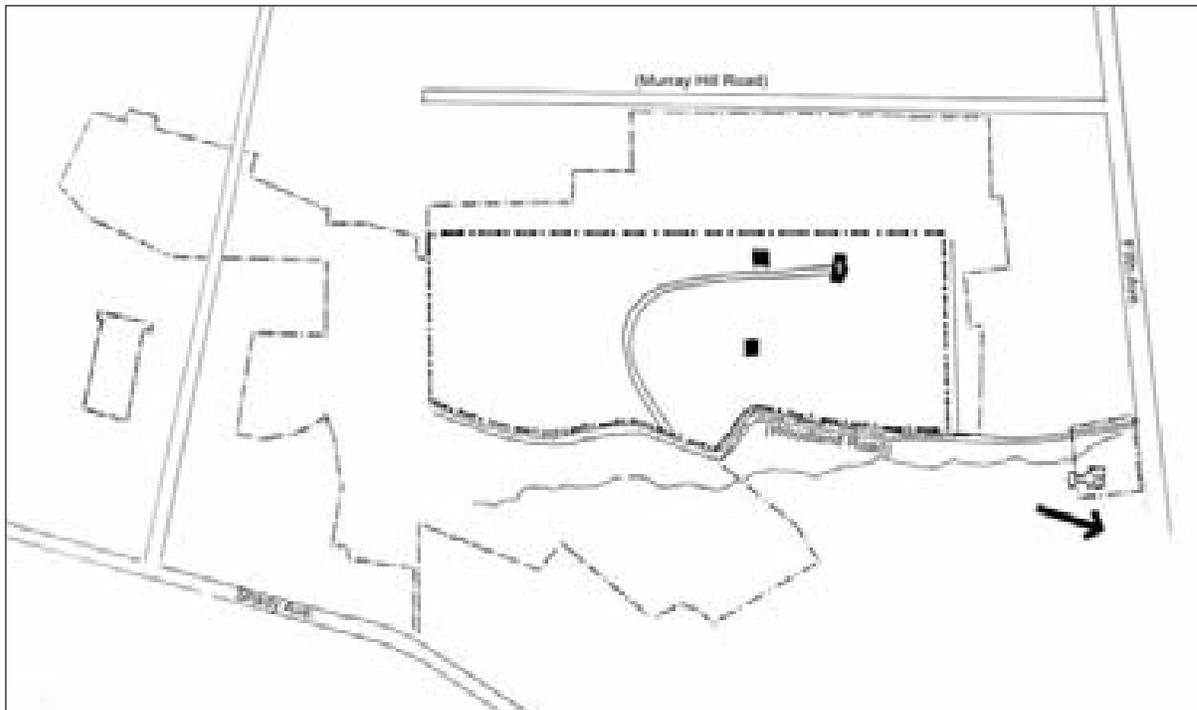
Chatham College's commitment to high quality planning, and to the conservation and management of historic buildings and landscapes, was reinforced by its decision in 2003 to undertake a Campus Preservation Plan.



New Athletic Facility Rendering

1869-1900 Pennsylvania Female College

In 1869 when the Pennsylvania Female College was chartered, the landscape consisted of eleven acres located between Woodland Road and the upper campus, formerly part of the Berry estate. The Berry House originally served as the main college building. Historic photographs from the 19th Century illustrate a circular gravel drive with Victorian bedding planting c. 1870, that presumably illustrate the residential character of the Berry property at the time it was acquired by the College. A 50 foot wide street ran along the northern boundary of the Berry property, which was abandoned “by consent of all abutting landowners” in 1870.¹

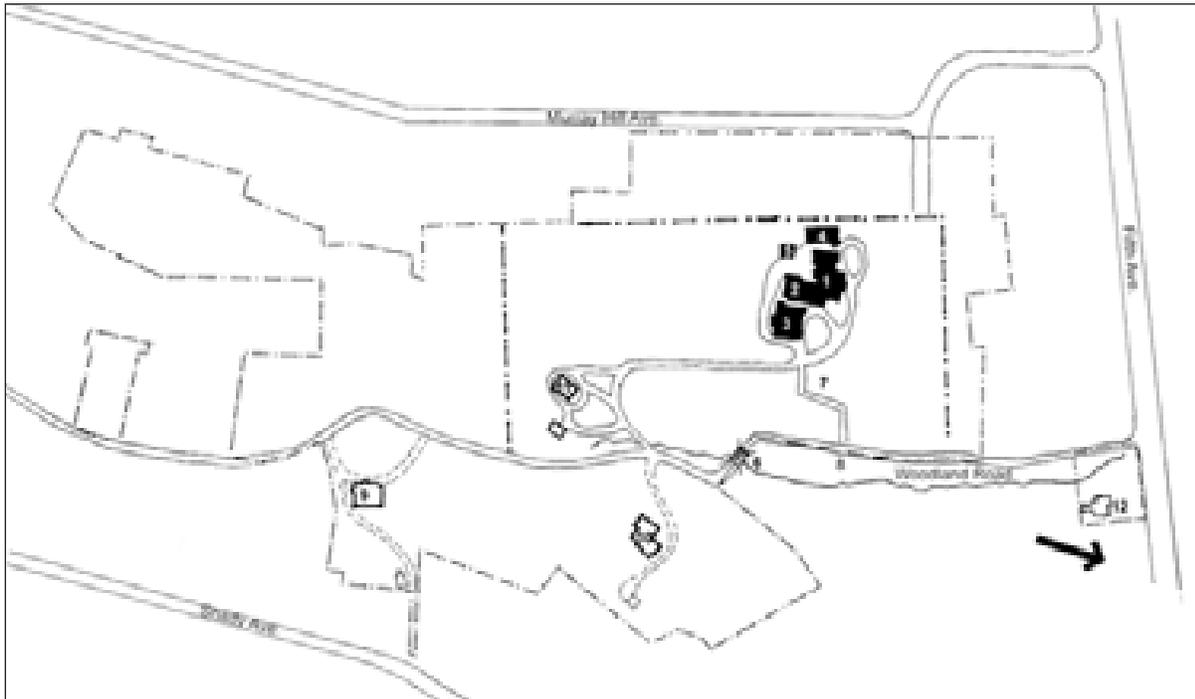


1870 Period Plan Diagram

Existing Features	New Additions	Demolitions	Not Acquired
1. Berry House			Howe-Childs Gate House

By 1890, the grounds around the original Berry House were simplified and more institutional in character, composed of drive, lawn and specimen trees. In 1893 and 1905, the College sold two lots that were originally part of the Berry property to George M. Laughlin. In 1896, the College acquired a narrow lot from the Yoder Land Company, bordering an existing street outside the western boundary of the campus. This provided additional access from the campus to the street now known as Murray Hill Avenue.

¹ Lippincott & McNeil, 1940.

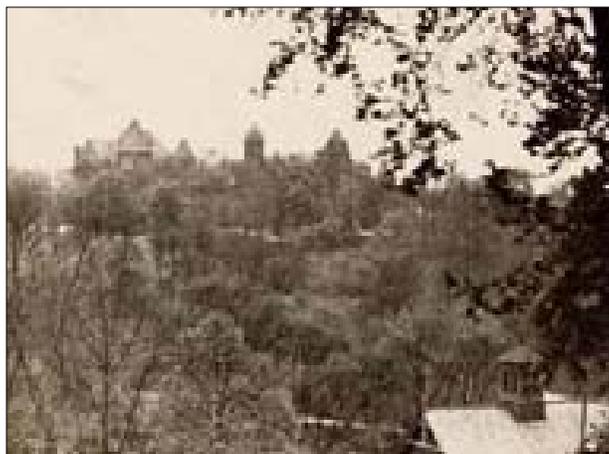


1900 Period Plan Diagram

Existing Features	New Additions (1870-1900)	Demolitions	Not Acquired
1. Berry House	2. 1871, 1895 Berry House Additions 3. 1889 Dilworth Hall 4. 1892 Gym, 1897 Music Center 5. 1895 Power House. 6. 1900 Woodland Rd. Bridge 7. 1900 Woodland Rd. Steps 8. Woodland Road	2 Out buildings	9. Bissell Property (Berry House) 10. Rea property (Beatty House)

While the E.S. Bissell (Berry House) and the Rea (Beatty House) properties were constructed at this time, very little is known about the character of the landscape.

View of the campus from the east, c.1900 (Chatham College)



1900-1920

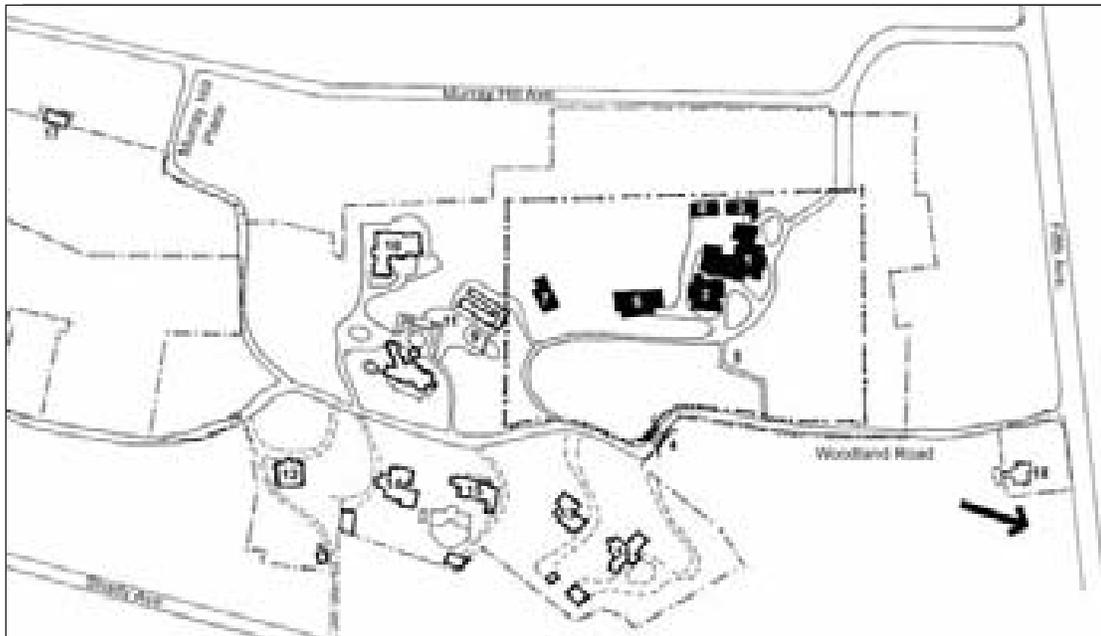
Between 1900 and 1920, the residential neighborhood along Woodland Road changed substantially with the construction of many new homes and associated landscapes that are now part of Chatham College. This included the 1909 construction of Woodland Hall, followed by the 1910 construction of Lindsay House, built as the President's House in the Arts and Crafts style that was sympathetic to the surrounding neighborhood.



College Hill, 1920 (Chatham College)



Lindsay House, 1910 (Chatham College)

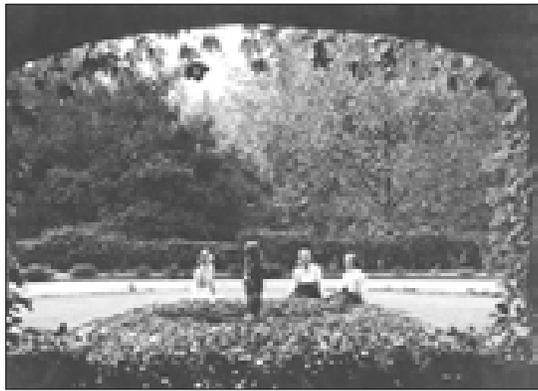


1920 Period Plan Diagram

Existing Features	New Additions	Not Acquired	
1. Berry House	6. 1909 Woodland Hall	10. 1908 Carriage House	14. 1912 Laughlin Property (Laughlin House)
2. Dilworth Hall	7. 1910 Lindsay House	11. 1908 Mellon Estate and Greenhouses	15. 1912 J.D. Rea Property
3. Gym and Music Center	8. New Power House	12. 1895 E.S. Bissell Property (Berry House)	16. 1907 F.R. Babcock (Fickes House)
4. Woodland Bridge	9. The Pond	13. 1896 M.C. Rea Property (Beatty House)	17. c. 1905-1915 M.G. Mc Cargo Garage (The Lodge)
5. Woodland Steps	Demolitions Power House Old Mellon Buildings		



*Pond and "Graduation Green", 1940
(Chatham College)*



Upper terrace, 1940 (Chatham College)



Olmsted Brothers Planting Plan, 1920 (National Park Service, Frederick Law Olmsted National Historic Site)



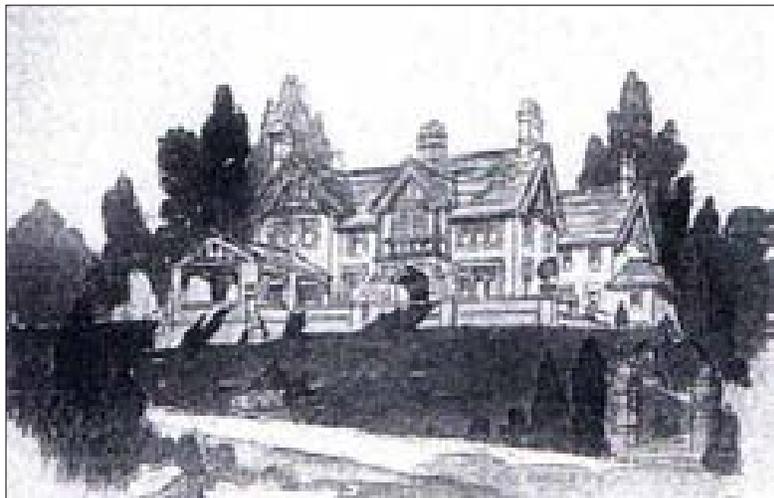
1940 Period Plan Diagram

Existing Features	New Additions	Not Acquired	
1. Berry House	10. 1929 Buhl Science	16. 1893 J. H. Hammond	19. 1912 J.D. Rea (Rea House)
2. Dilworth Hall	11. 1931 Laughlin Library	17. 1896 M.C. Rea Property (Beatty House)	20. 1907 F.R. Babcock (Fickes House)
3. Gym and Music Center	12. 1929 Woodland Hall Addition		
4. Power House	13. 1908 Mellon Estate	18. 1912 H. H. and M.R. Laughlin Property (Laughlin House)	21. c. 1905-1915 Mc Cargo Garage (The Lodge)
5. Woodland Hall	14. 1908 Carriage House		
6. Lindsay House	15. Tennis Courts	Demolitions	
7. The Pond		Mellon Greenhouses	
8. Woodland Rd. Bridge			
9. Woodland Rd. Steps			

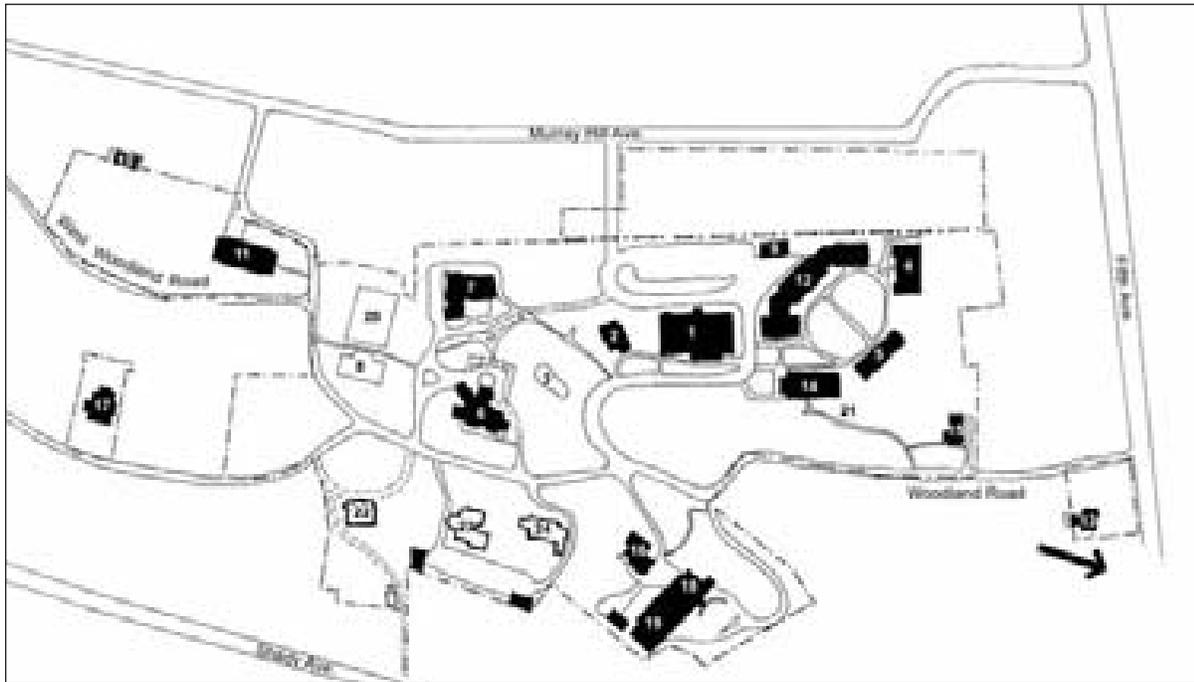
**1940's Post War:
Woodland Road
Expansion**

Suburban Expansion-
Series of estate gifts:
1943 Fickes House
1945 Gregg House
1948 Beatty House
1950 Benedum Estate

Fickes Hall
Constructed c. 1907
Acquired 1943
Designed by MacClure & Spahr



*c.1905 Rendering, Fickes House
(American Architect + Building News)*



1953 Period Plan Diagram

Existing Features	New Additions	Not Acquired	
1. Woodland Hall	10. c. 1905- 1915 The Lodge	19. 1947 Fickes House Add.	22. 1895 J. H. Hammond Property (Berry House)
2. Lindsay House	11. 1952 Gym	20. Tennis Courts	23. 1912 H. H. and M.R. Laughlin Property (Laughlin House)
3. The Pond	12. 1953 Braun-Falk-Coolidge Complex	21. Woodland Rd. Steps	24. 1912 J.D. Rea Property (Rea House)
4. Buhl Science Center	13. Howe-Childs Gate House	Demolitions	
5. Laughlin Library	14. 1949 Chapel	Berry House	
6. Mellon Estate	15. 1949 Spencer House	Dilworth Hall	
7. Carriage House	16. 1948 Beatty House	Old Gym and Music Center	
8. Tennis Courts	17. 1945 Gregg House	Tennis Courts near Woodland Hall	
9. Power House	18. 1943 Fickes House		

Residential Acquisitions along Woodland Road after 1953 that are significant for their earlier design/construction:

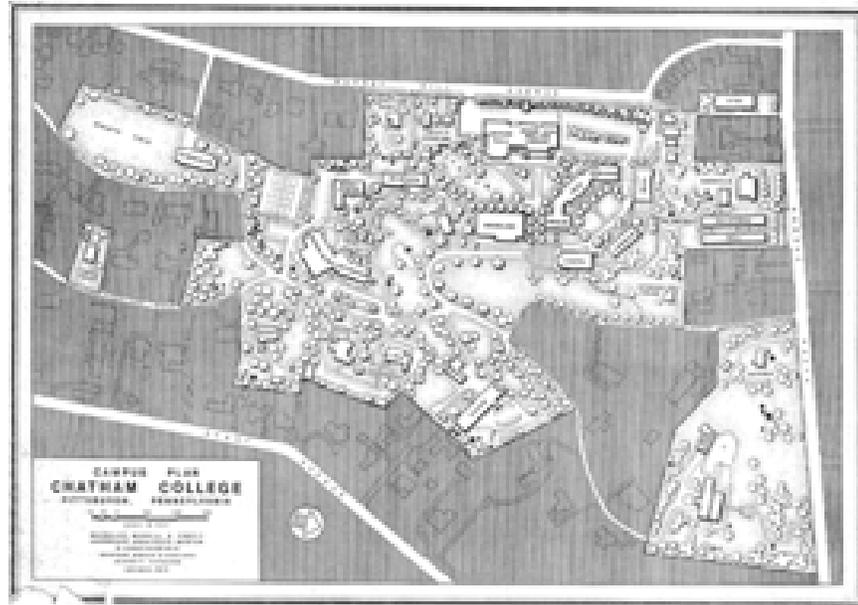
Laughlin House

Built in 1913
 Designed by Edgar Seeler of Philadelphia in the Tudor Revival style
 Acquired by Chatham College in 1966

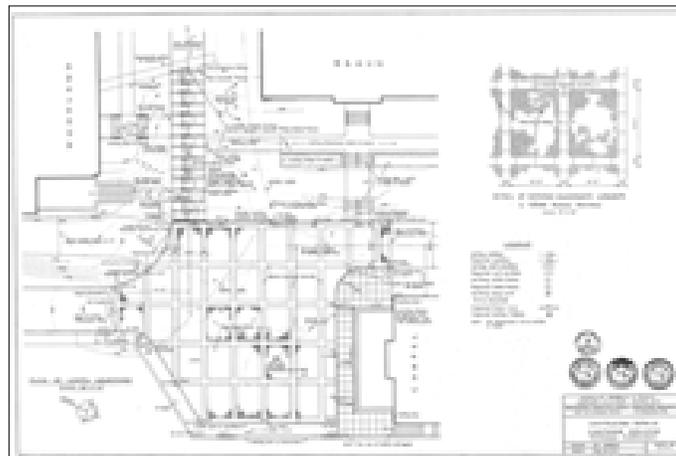


*Laughlin House (c. 1915)
 (The Builder)*

*1972 Campus Plan
by Shurcliff &
Merrill, Landscape
Architects
(Chatham College)*

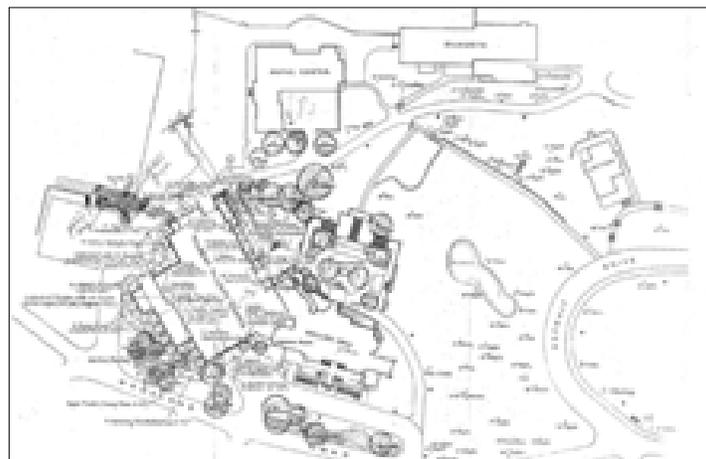


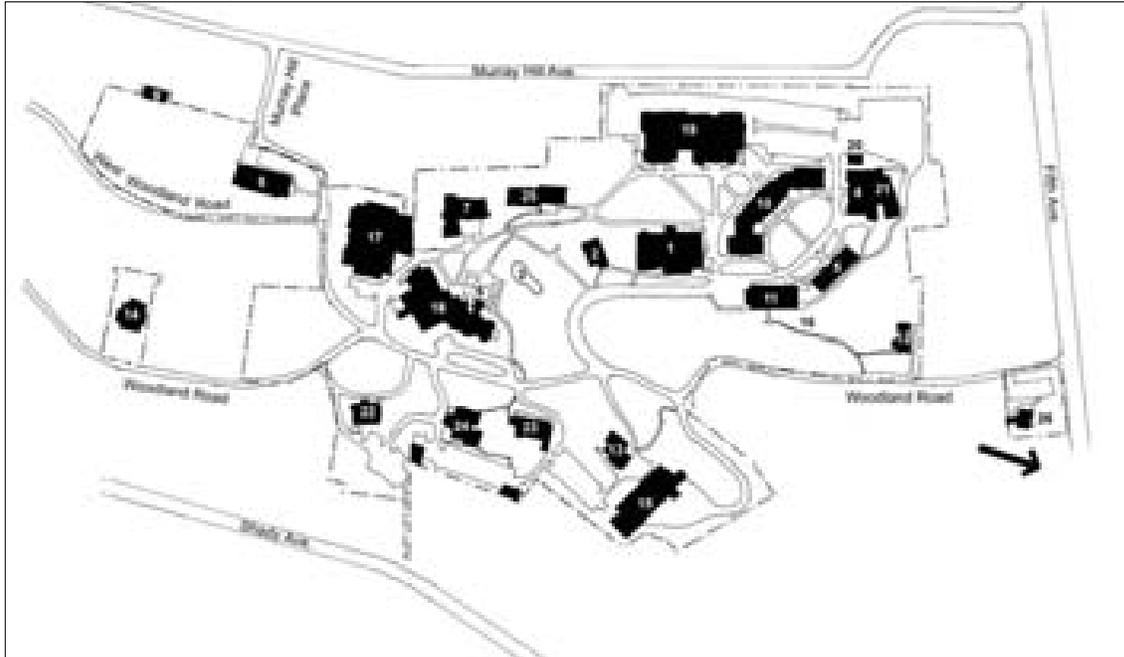
*Chapel courtyard, 2003 (Pressley
Associates)*



*1973 Plan for paving and walkway in front of Chapel, Shurcliff &
Merrill, Landscape Architects (Chatham College)*

*1973 Planting Plan for the
Mellon Center, Anderson Dining
Hall (Chatham College)*





2004 Period Plan Diagram

Existing Features		New Additions	
1. Woodland Hall	11. Chapel	17. 2004 Athletic Complex	22. 1962 Berry House
2. Lindsay House	12. Spencer House	18. 1971 Anderson Dining Hall/Mellon Center	23. 1965 Rea House
3. The Pond	13. Beatty House	19. 1973 Edward Danforth Theater/Jennie King Mellon Library	24. 1966 Laughlin House
4. Buhl Science Center	14. Gregg House	20. Greenhouse adjacent to Buhl Science Building	25. 1959 New Dilworth House
5. Laughlin Library	15. Fickes House	21. 2001 Buhl Science Center	26. 2000 Howe-Childs Gate House
6. Mellon Estate	16. Woodland Steps		
7. Carriage House			
8. The Lodge			
9. Gym			
10. Braun-Falk-Coolidge Hall Complex			
			Demolitions
			Tennis Courts

III. Existing Conditions: Assessment of Integrity & Significance

A. OVERVIEW

The first step in a historic preservation plan is to identify those buildings, landscapes and other resources within the geographic scope of the plan that warrant preservation. The Secretary of the Interior's Standards for the Treatment of Historic Properties set forth a two-step process to make such determinations – first, of historic significance and, second, of integrity (that is, a resource's current state of preservation).

The resources identified in a historic preservation plan must also be classified as to type: buildings, sites (such as a designed landscape), structures (such as an open-air amphitheater), objects (such as a statue), or districts (a group of historic resources that share a common history).

This study recommends that, for the purposes of preservation planning, treatment and stewardship, the entire Chatham College campus, comprising both the academic buildings and the former estates on Woodland Road, should be regarded as a single historic district. The following paragraphs discuss the ways in which the campus meets the test for treatment as a historic district. The third section of this chapter reviews the significance and integrity of the campus landscape in greater detail.

Historic Significance

The federal preservation standards recognize the historic significance of buildings and landscapes as arising out of one or more of four criteria, three of which are satisfied by the Chatham College campus:

- **Association with events or patterns of events.** The Chatham College campus is associated with the origins and development over 135 years of colleges for women in the United States.
- **Association with an important person.** Andrew W. Mellon substantially altered Mellon House and its grounds to suit his taste and needs when he purchased it in 1917, at the time when he was one of the world's most noted bankers and industrialists – responsible for the growth of such companies as Mellon Bank, Gulf Oil and Alcoa. In addition, the building served as Mellon's Pittsburgh home during his period of public service, from 1921 to 1933, as Secretary of the Treasury and Ambassador to Great Britain, as well as his home during the time when he was planning and building the National Gallery of Art, from 1933 until his death in 1937.
- **Distinctive physical characteristics of design or construction.** The distinguished architecture and landscape design of Woodland Road, including Chatham's Woodland Road houses, has already been recognized as significant by the Pennsylvania Historical and Museum Commission (see below). The academic quadrangles and Woodland Hall are also important examples of the work of such noted architects as Alden & Harlow and Ingham & Boyd, and the landscape architects, Olmsted Brothers.
- **Potential to yield important archeological information.** No known significance.

A resource's historical significance is further defined by the time period during which the events that contributed to its importance took place. For Chatham, this period begins in 1860 with the subdivision of the first estates on what is now the Woodland Road portion of the campus. The period of significance runs to 1954, including the completion of the post-World War II campus expansion to the designs of Ingham & Boyd and Olmsted Brothers. Due to the standard limitation of preservation planning to resources that are 50 or more years old, the buildings and landscapes that have been completed since 1954 would not ordinarily qualify for consideration as significant historic resources. Exceptions to this rule are made for resources of extraordinary significance that are less than fifty years old. While this study did not find the recent buildings and landscapes at Chatham to be of extraordinary significance,

it does recommend that the work of the 1971-3 master plan by Johnstone, McMillan & Associates, architects, and Shurcliff & Merrill, landscape architects, in particular, Jennie King Mellon Library and Anderson Dining Hall and their landscape settings, be treated as significant contributing resources for the purposes of planning and stewardship.

Historic Integrity

Historic integrity is the measure of how much authenticity survives in a historic building or landscape. The condition of, and changes to, such aspects as design, setting, materials and workmanship all contribute to determining a resource's state of integrity. A building or landscape that has lost integrity can no longer convey its historic significance. In most cases, such a resource does not justify preservation treatment.

The Chatham College campus retains substantial historic integrity. The principle academic buildings and the Woodland Road houses maintain key elements of design, materials, workmanship and setting. In most instances where alterations have taken place, such as the addition of Anderson Dining Hall to Mellon House and the Science Center expansion to Buhl Hall, the changes affect a secondary façade and are appropriate in materials and design. Similarly, the campus' significant landscapes, particularly College Hill, the academic quadrangles, the Mellon grounds and the Woodland Road estate landscapes, all retain a high level of integrity, despite alteration, maintenance and car parking issues that are discussed in the campus landscape assessment section of this chapter.

Contributing Resources

When analyzing a historic district, each building, landscape or other resource that comprises the district must be analyzed to determine the relevant significance and level of integrity that it would contribute to the historic district. If determined to be a contributing historic resource, then that building or landscape is subject to be managed in accordance with appropriate preservation standards.

An assessment of historic campus resources, evaluating each building and landscape's significance both individually and as part of the unique place that is Chatham Campus, follows this overview.

Note on Status of Woodland Road Historic District

The east side of campus – all of the Woodland Road buildings – has been determined eligible for the National Register of Historic Places as part of the potential Woodland Road Historic District (see letter from the Pennsylvania Historical and Museum Commission, dated August 21, 1998). The buildings subject to this determination are the Howe-Childs Gate House, Fickes House, Beatty House, Rea House, Laughlin House, Berry House, Mellon House (and associated carriage house) and Gregg House. No other formal designation of other campus buildings has taken place.

Under the provisions of the National Historic Preservation Act and the Pennsylvania History Code, federal or state funded projects that affect any historic campus resource within the Woodland Road National Register-eligible historic district are subject to review by appropriate federal or state agencies. Under the Pennsylvania Keystone Preservation Grant program, contributing buildings and landscape features within the Woodland Road National Register-eligible historic district that are owned by a nonprofit organization and open to the public can receive grants for appropriate historic preservation work.

III. Existing Conditions: Assessment of Integrity & Significance

B. CAMPUS BUILDINGS

Integrity and Significance of Individual Campus Buildings



Contributing Chatham College buildings (shaded).

Woodland Road Houses

Howe-Childs Gate House (circa 1867; restored and rehabilitated 2003). This building is significant both as an example of Gothic revival domestic architecture and for its association with its builder, Thomas M. Howe (1808-1877), a Pittsburgh industrialist and political leader on whose estate, Greystone, the house originally stood. The house exterior retains integrity of design and location, at the Fifth Avenue entrance to Woodland Road. However, recently constructed houses to the side and rear of the house compromise its setting. Little historic fabric survives on the interior, now used as offices and college guest rooms. CONTRIBUTING

Beatty House (1896,1904; restored and rehabilitated 1998). This building is a significant example of Colonial revival and shingle style domestic architecture. The house is also significant due to its documented 1904 additions by Alden & Harlow; the original portion of the building is also a likely product of that firm. The house retains good interior and exterior integrity of design, workmanship, feeling and setting. The building's rehabilitation for administrative offices had a minimal effect on significant interior features on the first and second floors. CONTRIBUTING

Berry House (1895, restored 2000). This building is a significant example of New England Federal style revival architecture. The interior of the house exhibits excellent integrity in its significant first floor interiors. The exterior has good integrity, however, balustrades atop the front and side porches have been removed. CONTRIBUTING.

A small brick detached garage of simple design stands to the rear of the house. The building has minor significance as an example of early automobile-oriented design. CONTRIBUTING

Andrew W. Mellon House (1907; enlarged 1917, addition 1971, restoration and rehabilitation 1998-9). This significant Tudor revival mansion incorporates antique wood and stone decorations that were imported from Europe by Andrew Mellon into many significant first floor spaces. The two architectural firms associated with the design of the house are both notable: McClure & Spahr for the 1907 work and E.P. Mellon for the 1917 work. It is also significant for its association with Andrew W. Mellon, as discussed previously. The building retains an overall integrity of design and setting, despite the addition of the 1971 Anderson Dining Hall on a secondary elevation. Installation of an elevator in 1998 was inconspicuous. Reversible integrity issues include the use of some inappropriate repair materials (e.g., asphalt roof shingles and aluminum storm windows) and maintenance issues, such as the condition of the bowling alley and swimming pool beneath the rear terrace. CONTRIBUTING

Mellon Carriage House (1917). This is a significant Tudor revival building. It is also significant for its association with Andrew W. Mellon and Paul Mellon, who began a lifetime as a noted American horseman in this building's stables. Although converted from a stable, garage and servants' quarters to a post office, bookstore and offices, the building retains a high degree of integrity inside and out, notably the clear-span stable space with exposed roof trusses and the rooftop dovecote. CONTRIBUTING

Fickes House (1907). Designed by McClure & Spahr, this building is significant as an example of a Tudor revival house. Significant features include carved bargeboards on raking eaves, ornate first floor spaces and a grand staircase. It retains good integrity of design and setting. The 1946 addition joining the main house to the carriage house is on a secondary elevation and is of a compatible design. CONTRIBUTING

Julia and James Rea House (1912). This building is significant as an example of Tudor revival house design by McClure & Spahr. Exterior integrity is excellent. Ornatly finished first floor interiors are significant. Electrical devices and storm-screen windows diminish the integrity of the building interiors. CONTRIBUTING
Rea garage is contemporary with main house. Converted to Facilities Office in 2000. Good integrity. CONTRIBUTING

Marjory Rea Laughlin House (1912). This building is significant as an example of Tudor revival house design by the Philadelphia architect, Edgar V. Seeler. First floor interiors and main stair are ornate and significant. Exterior integrity is good. Metal fire escape is located at an inconspicuous elevation; however, the shadow of the fire stair intrudes on an art glass window at main stair landing. CONTRIBUTING
Laughlin garage is contemporary with the main house. Used for storage. Good integrity. CONTRIBUTING

Gregg House (1914). This building is significant as an example of Federal revival house design by Thomas Hannah. First floor spaces are significant. Entire interior, including family quarters retain a high degree of integrity. Exterior has excellent integrity. Recent deck at rear of house is invisible from street. CONTRIBUTING
Garage is contemporary with house. Integrity is good. CONTRIBUTING

College-Built Structures

Woodland Hall (1909, enlarged 1930, 1950, 1952, 1970's and 1990's). This well-sited building incorporates elements of the Arts and Crafts and Tudor styles. The 1909 portion is notable as an example of the architecture of Alden & Harlow. Multiple exterior additions to the building have been compatible in materials and design and have good integrity. The Interiors have been extensively altered more recently, and exhibit little historical integrity. Woodland Hall is the oldest campus-built building on campus. CONTRIBUTING

Lindsay House (originally President's House) (1910). The house is an example of the Arts and Crafts and Tudor styles. It was designed by Thomas Hannah. Exterior integrity is good, despite an inappropriate

replacement of the porch rail, asphalt roof shingles and aluminum storm windows. The Arts and Crafts style interiors on the first floor are significant; current use as the public safety office obscures some features, but not irreversibly. CONTRIBUTING

Science Complex (originally Buhl Hall) (1929, enlarged and renovated 2001). The building is a significant example of Georgian Revival style design by Mellon & Smith. Exterior integrity is good. New addition is located on rear elevation. Rear façade of original building is preserved in atrium. Interiors have been extensively remodeled; no historic integrity remains. CONTRIBUTING

Laughlin Music Center (originally James Laughlin Memorial Library) (1931, alterations 1975, 1985, 1999). The building is a significant example of Georgian Revival style design by Mellon & Smith. Exterior integrity is good. However, the wheelchair ramp and new entrance at the western window bay are incompatible, but reversible. The former main reading room was restored in 1999 as a multipurpose performance and meeting space; work included reconstruction of original brass chandeliers from photographic evidence. Much original millwork and many doors remain on the lower floor. Interior integrity is good. CONTRIBUTING

Campbell Memorial Chapel (1949). This conspicuously sited example of Georgian revival architecture is a significant work of Ingham & Boyd. The integrity of the exterior and principal interior spaces is good. CONTRIBUTING

Mary Acheson Spencer House (1949). This simplified Colonial Revival house by Ingham & Boyd is related stylistically to their nationally-significant Chatham Village of 1931. Interior and exterior integrity is excellent. CONTRIBUTING

Physical Education Building (1952). This streamlined Georgian Revival style building by Ingham & Boyd is distinguished by the skillful use of tile, metal and wood in the interior spaces. Integrity is excellent. CONTRIBUTING

Arthur E. Braun Hall of Administration; Laura Falk Hall of Social Studies; Cora Helen Coolidge Hall of Humanities (Braun-Falk-Coolidge Halls) (1952-53). This complex of Georgian Revival buildings is a significant work by Ingham & Boyd and an important document of post World War II college expansion. The well-maintained exterior possesses high integrity. Although many interior spaces have been altered, some significant original fabric remains, including aluminum stair handrails and decorative composition floor tile. CONTRIBUTING

Although the following buildings fall outside the 1860-1954 period of historic significance for contributing campus resources, this study recommends that they be managed as historic resources for the purposes of preservation planning and stewardship.

Dilworth Hall (1959). Despite its change of use from dormitory to offices and classrooms, this Georgian Revival style building possesses good exterior integrity.

Paul R. Anderson Dining Hall (1971). Despite this structure's impact on the integrity of the Mellon House, it is, in itself, a significant example of early efforts to reconcile the addition of modern architecture to historic building fabric.

Jennie King Mellon Library and Edward Danforth Eddy Theatre (1973). The library-theater complex is a large-scale and rigorous example of the Modern Brutalist style, with a particular debt to Le Corbusier and his American followers. Reasonable individuals may disagree over its compatibility with the rest of the campus, but it is a significant work by Johnstone, McMillan & Associates.

Athletic and Fitness Center (2003). This facility is currently under construction. Its design and materials are sensitive to its historic context.

III. Existing Conditions: Assessment of Integrity & Significance

C. CAMPUS LANDSCAPE

Existing Conditions

General Landscape Description

The Chatham campus currently occupies 32 acres of park-like grounds in the Shadyside area of Pittsburgh, on historic Woodland Road. Despite the construction of several large academic buildings, the campus still retains the historic character associated with the residential neighborhood in which it is situated. The main entrance to the campus is located on Fifth Avenue, entering Woodland Road through narrow gates and passing the gatehouse. Woodland Road winds gently uphill heading south, bordered by low curbs and mature specimen trees, bending slightly southeast over a stone bridge. From Woodland Road, sweeping views of College Hill, Campbell Memorial Chapel and Woodland Hall introduce visitors to the academic buildings on the west side of the campus. The Woodland Road houses, which serve a variety of housing, academic and administrative functions, still convey their residential character, with campus parking largely situated in lots located behind the building.



Mellon Center, formerly the home of A.W. Mellon, houses administration offices along with a new addition containing the Anderson Dining Hall. The house and its associated landscape is still recognizable despite changes to the exterior and the growth and loss of vegetation. The front terrace, once a terrace and garden, now serves as a vehicular drop-off with short-term parking for visitors. The rear terrace, reached by a drive along the north and west sides of the building is in good to fair condition, although the plants and paving materials have been altered since 1920. The Mellon gardens, including the vegetated slope, pond and the area known as Graduation Green, contain many features from the original Otmsted Brothers landscape design, but much of the surviving woody plant material, such as the Nannyberry (*Viburnum lentago*) at the base of the terrace, is overgrown. The south end of the Mellon garden area has also been affected somewhat by the construction of the new athletic facility.



Two quadrangles form the heart of the academic complex. The smallest, "Old Quadrangle," extends from Campbell Memorial Chapel to the Buhl science building and is framed by Braun-Falk-Coolidge Halls and the Laughlin Music Center. This quadrangle is distinguished by gently sloping lawn, bituminous asphalt drives and paths, and specimen trees including an allee of Honey Locust. The front courtyard of the Chapel is a paved area with balustrade overlooking the sloping hillside. The large or "New Quadrangle" is a flat grass area with paved walks and

scattered specimen trees, bordered by Woodland Hall, the back side of Falk and Coolidge Halls, Mellon Library, and the Eddy Theater. A small amphitheater consisting of shaped topography is located at the south end of the New Quadrangle.



Several important open spaces define the spatial character of the Chatham College landscape. They include College Hill and the Woodland Road steps, Graduation Green mentioned above, and open space opposite Berry Hall toward the south end of Woodland Road. These landscapes are important for the role they play in buffering the campus from the nearby residential areas and providing a visual contrast to the enclosed canopy of Woodland Road.



Athletic facilities consist of a major new gymnasium complex currently under construction on the site of the former Mellon vegetable gardens and tennis courts, and the Old Gymnasium and playing fields located in the far southern end of the campus.



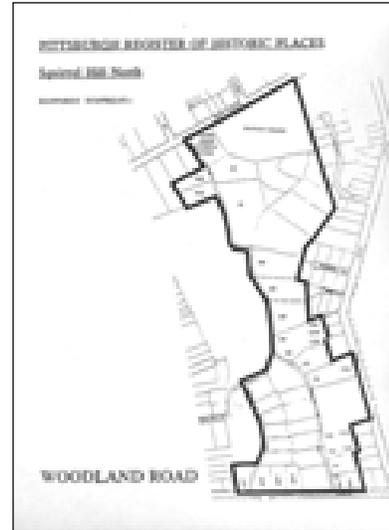
Chatham College 2004

Analysis of Landscape Integrity and Significance

The Chatham College campus landscape is significant not only for its historical role in educating women, but also for its design. This significance is visible today in the design of the Mellon House terrace and gardens and the Old Quadrangle, both attributed to the office of Olmsted Brothers, Landscape Architects, as well as Rea House, which has an independently significant landscape designed by Berthold Frosch. Woodland Road and the surviving open space known as College Hill predated Chatham College and both contribute significantly to the character of the landscape. It is likely that the College landscape would contribute substantially to an historic district nomination.

Landscape Significance

In 1998, the Pennsylvania Bureau for Historic Preservation reviewed the Historic Resource Survey Form for Chatham College and determined that six Woodland Road residences (Mellon House, Berry Hall, Beatty House, Rea House, and Laughlin Hall) were eligible for listing on the National Register as part of a potential Woodland Road Historic District.¹ This suggested district emphasizes the residential character of the Woodland Road neighborhood and its collection of distinguished houses. In this case, the landscapes associated with the Mellon House and Rea House also meet the National Register Criterion C (Design) as a representative and distinctive example of the work of the Olmsted Brothers, Landscape Architects and Berthold Frosch in the areas of estate/residential garden design. It is also possible that on further evaluation, other residences along Woodland Road will be shown to contain important landscapes that would be considered contributing resources in an historic district.



In addition, the Chatham campus design may meet National Register Criterion C as a representative example of the institutional work of Olmsted Brothers, Landscape Architects, along with many noteworthy academic buildings designed by Ingham, Boyd & Pratt and others. The campus may also meet National Register Criterion A (Event) for its role in the establishment of one of the earliest colleges for women in the United States. To this end, properties associated with the historic houses and campus are likely locally significant and may achieve statewide significance once they are more thoroughly evaluated. Areas of significance likely include architecture, education, and landscape architecture.

Period of Significance

The period of significance within which the Chatham College campus landscape achieved its significance is likely 1869-1953, including the construction of academic buildings and the acquisition of several residential properties that are individually important. This time period includes the initial establishment of the college along with several epochs of development, including important design contributions by the Olmsted Brothers, Landscape Architects and Ingham, Boyd and Pratt, Architects. Additions to the campus after 1953, including the 1972-3

¹ Brenda Barrett, Director, Bureau for Historic Preservation to Bob Reppe, Pittsburgh City Planning Department, August 21, 1998.

master plan and site improvements by Arthur A. Shurcliff and Merrill would likely be considered non-contributing.

However, the 1972-3 Master Plan by Shurcliff and Merrill is worth evaluating to determine if indeed this project meets the National Register special consideration for properties less than 50 years old. Trained in the office of Olmsted Brothers, Arthur Shurcliff (1870-1957) is perhaps best known for his work on the Colonial gardens of Williamsburg, Virginia, which are now recognized as significant works of Colonial revival design. Even though Shurcliff was an important landscape architect who made substantial contributions to the field, it is not likely that the 1972 Chatham Master Plan constitutes significant representative work, because it was completed long after his death.

Analysis of Landscape Integrity

Integrity is the ability of a property to convey its historic identity, or the extent to which a property evokes its appearance during a particular historic period, usually the period of significance. While the evaluation of integrity is often a subjective judgment, particularly for a landscape, it must be grounded in an understanding of a property's physical features and how they relate to significance. The National Register of Historic Places identifies seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association). Retention of these qualities is essential for a property to convey its significance, though all of the seven qualities need not be present to convey a sense of past time and place.

- **Location** is the place where the historic property was constructed, or the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements of a particular period, which includes plant materials, paving, and other landscape features.
- **Workmanship** includes the physical evidence of the crafts of a particular period.
- **Feeling** is a property's expression of the aesthetic or historic sensibilities of a particular period.
- **Association** is the direct link between an important historic event or person and a historic property.



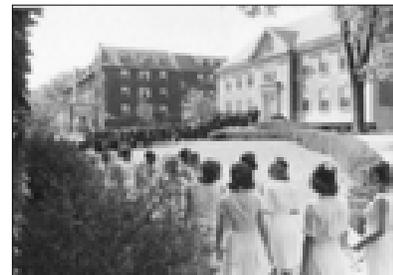
Summary of landscape integrity for Chatham College

Aspects of Integrity	Period of Significance 1869-1953
Location	Retains location.
Design	Retains most elements of design as reflected at the end of the period of significance (1953). Alterations to Mellon estate grounds, circulation, rear of Woodland Road houses and upper [new] quadrangle diminish landscape design integrity.
Setting	Retains setting as a small hillside campus in an historic residential neighborhood.
Materials	Retains most landscape materials, particularly roads, terraces and steps, and specimen tree collection. Some loss of plant materials and lack of maintenance diminishes landscape materials.
Workmanship	Retains most workmanship in small quad, Woodland Road, College Hill and Woodland Road steps, front yards of Woodland Road houses and old gym. Diminished workmanship elsewhere, particularly Mellon terrace and gardens, and the rear gardens of the Woodland Road houses.
Feeling	Retains feeling; many parts of the campus are recognizable. Large numbers of parked cars diminish views in some areas.
Association	Retains association with Chatham College and former residential buildings still convey their previous use; Olmsted Brothers work is recognizable although Mellon estate is compromised by the Anderson Dining Hall addition.

Extant Historic Features, Chatham College

Landscape characteristics are the tangible and intangible aspects of the Chatham College landscape that individually and collectively give it character and aid in understanding its cultural or historic value.² They can be culturally derived and naturally occurring processes or features that have influenced the historic development of the landscape or are the products of its development, representing tangible evidence of the historic and current uses of the land. For Chatham College, the most applicable landscape characteristics include land use, cultural traditions, cluster arrangement, circulation, topography, vegetation, buildings and structures, views and vista, constructed water features and small-scale features.

Land use describes the principal activities in a landscape that form, shape, and organize it as a result of human interaction. The principal historical uses at Chatham include the educational institution and private residential grounds, which also included some provisions for athletics and agricultural practices. Current uses that are also important to the college and the character of the landscape include the arboretum and the potential for the landscape to support the historic preservation, landscape design, and scientific objectives of the undergraduate and graduate curriculum.



² National Park Service. *Landscape Lines: Landscape Characteristics*, p. 4.

Cultural traditions are the practices that influence the development of a landscape in terms of land use, patterns of land division, building forms, stylistic preferences and the use of materials.



Landscape spaces are tangible features, which each have a distinguishable and definable character and are created by cluster arrangements of vertical elements in the landscape such as buildings and structures, vegetation, and topography.

- Old Quadrangle
- “Graduation Green” (part of Mellon gardens)
- Mellon gardens
- Playing fields
- Woodland Road open space (opposite Berry House)
- Mellon Carriage House courtyard
- Front slopes of Woodland Road residences



Circulation includes the spaces, features and applied material finishes that constitute the systems of movement in the landscape, such as paths, sidewalks, and roads.

Public Roads

- Woodland Road
- Murray Hill Place

Campus drives

- Chapel Drive
- Chapel courtyard (altered)
- Drive between Woodland and Braun Halls (altered-now pedestrian)
- Upper drive (altered)
- Mellon House service drive (altered)
- Mellon House side entry drive
- Fickes House drive
- Beatty House drive
- Rea House drive
- Laughlin Hall drive
- Berry House front drive
- Berry House rear drive



Pedestrian circulation

- Old Quadrangle circulation system (now partially vehicular)
- Woodland Road steps
- Front and rear terraces, Mellon House
- Paths in Mellon gardens, including former greenhouse location
- Front path, Laughlin House and Rea House
- Front walk, Old Gym
- Walk and stairs, Lindsay House
- Woodland Hall walk and steps



Topography is the three-dimensional configuration of the landscape surface characterized by features (such as slope) and orientation.

- College Hill
- Wooded hillside
- Lindsay House slope
- Murray Hill Avenue slope
- Front slope Laughlin/Rea/Beatty/Fickes Houses
- Front of Old Gym

Vegetation includes the deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous plants, and plant communities, whether indigenous or introduced into the landscape.

- Specimen tree collection within campus
- Extant historic trees along Woodland Road
- Extant historic trees along Chapel Drive
- Extant historic vegetation – Mellon gardens
- Extant historic vegetation – Rea House gardens
- Replacements of historic specimen trees



Structures include non-habitable features built for functional purposes such as retaining walls, bridges, and gazebos while buildings are elements constructed primarily for sheltering human activity. Chatham historic structures include:

- Woodland Road bridge
- Mellon front terrace
- Mellon rear terrace
- Rea House terraces
- Retaining walls and constructed steps, Laughlin, Rea, Betty, Fickes Houses
- Chapel courtyard (altered)
- Woodland Road steps

- Retaining wall, Murray Hill Avenue
- Courtyard wall, Mellon Carriage House



Constructed water features are built features that utilize water for aesthetic or utilitarian functions.

- Mellon pond
- Fountain on Mellon rear terrace



Views are expansive prospects that represent a broad range of vision, while **vistas** represent a linear range of vision controlled by other features.

- View of Pittsburgh from Buhl House upper terrace (old quad)
- Vista of Mellon House rear terrace from upper drive (Dilworth Hall)
- Vista of the Mellon Carriage House, gardens from Mellon rear terrace (altered)
- Vista of College Hill from Woodland Road
- Vistas of Mellon gardens and Graduation Green from Chapel Drive

Contributing and non-contributing landscape features, Chatham College

Landscape Characteristic	Contributing Features	Non-contributing Features
Spatial relationships, landscape spaces	<ul style="list-style-type: none"> ▪ Small [old] quadrangle ▪ “Graduation green” (part of Mellon gardens) ▪ Mellon gardens ▪ Playing fields ▪ Woodland Road open space ▪ Berry House open space ▪ Carriage House courtyard 	<ul style="list-style-type: none"> ▪ New quadrangle
Topography	<ul style="list-style-type: none"> ▪ College Hill ▪ Wooded hillside ▪ Lindsay House slope ▪ Murray Hill Avenue slope ▪ Front slope Laughlin/Rea/Beatty/Fickes Houses ▪ Front of old gym 	<ul style="list-style-type: none"> ▪ Amphitheater ▪ Areas with altered topography
Views and vistas	<ul style="list-style-type: none"> ▪ View of Pittsburgh from Buhl Hall upper terrace (old quad) ▪ Vista of back of Mellon hall from upper drive ▪ Vista of carriage house, gardens from Mellon rear terrace (altered) ▪ Vista of College Hill from Woodland Road ▪ Vistas of Mellon gardens, Graduation Green from Chapel Drive 	<ul style="list-style-type: none"> ▪ View of new gym from Mellon gardens, Chapel drive ▪ Internal views within new quadrangle.
Circulation	<p><u>Public Roads:</u></p> <ul style="list-style-type: none"> ▪ Woodland Road ▪ Murray Hill Place <p><u>Campus drives:</u></p> <ul style="list-style-type: none"> ▪ Chapel Drive ▪ Chapel courtyard (altered) ▪ Drive between Woodland and Braun Halls (altered- now pedestrian) ▪ Upper drive (altered) ▪ Mellon House service drive (altered) ▪ Mellon House side entry drive ▪ Fickes House drive ▪ Beatty House drive ▪ Rea House drive ▪ Laughlin House drive ▪ Berry House front drive ▪ Berry rear drive 	<ul style="list-style-type: none"> ▪ Rear parking, Berry House ▪ Rear parking, Laughlin/Rea House ▪ Rear parking, Beatty House, ▪ Rear parking, Fickes House ▪ Pedestrian circulation, Mellon Center/New Gym ▪ Pedestrian circulation, Dilworth Hall ▪ Pedestrian circulation, new quadrangle ▪ Parking behind Theater and Library ▪ Front drive and parking, Mellon House

	<u>Pedestrian circulation:</u>	
	<ul style="list-style-type: none"> ▪ Old quadrangle circulation system (now partially vehicular) ▪ Woodland Road steps ▪ Paths in Mellon gardens, including former greenhouse location ▪ Front path, Laughlin House and Rea House ▪ Front walk, Old Gym ▪ Walk and stairs, Lindsay House ▪ Woodland Hall walk and steps 	
Vegetation	<ul style="list-style-type: none"> ▪ Specimen tree collection within campus ▪ Extant historic trees along Woodland Road ▪ Extant historic trees along Chapel Drive ▪ Extant historic vegetation – Mellon gardens ▪ Extant historic vegetation – Rea House gardens ▪ Replacements of historic specimen trees 	<ul style="list-style-type: none"> ▪ New plantings associated with recent campus development
Landscape structures	<ul style="list-style-type: none"> ▪ Woodland Road bridge ▪ Mellon front terrace ▪ Mellon rear terrace ▪ Rea House terraces ▪ Retaining walls and constructed steps, Laughlin, Rea, Betty, Fickes Houses ▪ Chapel courtyard (altered) ▪ Woodland Road steps ▪ Retaining wall, Murray Hill Avenue ▪ Courtyard wall, Mellon Carriage House 	
Constructed water features	<ul style="list-style-type: none"> ▪ Mellon pond ▪ Fountain on Mellon terrace 	
Small scale features	<ul style="list-style-type: none"> ▪ Extant historic lights 	<ul style="list-style-type: none"> ▪ New signs ▪ New lights ▪ New benches

IV. Analysis & Recommendations

A. OVERVIEW

The challenge of maintaining a historic college campus often centers on deferred maintenance issues. Ongoing management of existing conditions (repairs) can have the greatest impact on the historic character that is so much a part of the College's image, quality of life and recruitment success. A capital improvement project often entails greater involvement of design professionals and attention to results by administrative and development staff.

Two prime recommendations emerge from studies of deferred maintenance: budgeting must be structured to adequately fund capital renewal and reduce the maintenance backlog; and, ongoing facilities reviews should be implemented as an effective step in historic facilities management.

This section identifies areas that are currently of the greatest importance from a historic preservation perspective. The resources provided in this study provide a foundation for orienting the college staff towards some of the key areas that can be improved during the course of regular maintenance and capital improvement projects. Of course, not all work can be accomplished through incremental projects during maintenance, but it is an often-overlooked opportunity to develop expectations and traditions for standards of rehabilitation. The challenge for the College is to identify ways to "package" these priorities for fundraising, and to integrate them into the staff approach to ongoing maintenance tasks.

What may appear to be a simple functional/performance upgrade to a building system, such as HVAC or Fire Protection (sprinklers), is often a historic preservation challenge as well. Other examples include temporary repairs that end up being permanent, such as patching masonry walls or roof materials. Therefore, all staff involved in maintenance and repairs need to have a basic awareness of preservation values. This can avoid the unintended destruction of contributing building or landscape fabric.

The College should consider identifying a group of individuals that understands the preservation needs identified in this report, and foster preservation awareness at a high level. Campuses successful in this regard have made the preservation of historic fabric an integral part of their facilities management culture, that is ongoing, from generation to generation.

Section IV of this document, Analysis & Recommendations, is broken into three distinct parts:

1. Priority Preservation Recommendations

Highlights the most urgent preservation actions that might be undertaken on Chatham College's campus. This section also highlights areas where commentary in this document may contradict previous Chatham College Master Planning and Facilities Management reports.

2. Buildings:

General Recommendations is a summary of maintenance and preservation issues that affect most campus buildings. These issues have been collected to minimize repetition in the College-Built Structures and Woodland Road Houses parts of this section.

College-Built Structures contains descriptions of specific preservation issues and priorities for each contributing building that was built by Chatham College. Although this building was constructed after the 1860-1954 period of significance, Dilworth Hall (1959) is assessed in this section due to its similarity in age and stylistic design to other Georgian Revival-style academic buildings.

Woodland Road Houses contains descriptions of specific preservation issues and priorities for each contributing Woodland Road House that is owned by Chatham College, within the study boundaries illustrated below.

3. Landscape:

General Preservation Principles for Historic Landscapes describes the process through which significant historic landscapes should be evaluated, following the Cultural Landscape Report methodology developed by the National Park Service. This section also describes the Treatment Recommendations described in the *Secretary of the Interior's Standards for the Treatment of the Historic Properties*.

Individually Significant Landscapes describes and makes preservation recommendations for the three landscapes within Chatham College's campus that appear to be individually historically significant. These three landscapes are the Mellon Estate grounds, the Rea House garden, and the old Quadrangle.

Landscape Character Areas describes and makes preservation recommendations for Primary and Secondary Character Areas on Chatham College's Campus. These distinct landscapes contribute historically and visually to the overall character of the campus. Primary Character Areas include the Old Gym (Physical Education Building) and Playing Fields, College Hill, and the Woodland Road Residences. Secondary Character Areas include the New Quadrangle, Library/Theater parking areas, wooded slopes, Woodland Road parking areas, the new Athletic Facility, and the Woodland Road open space (opposite Berry House).

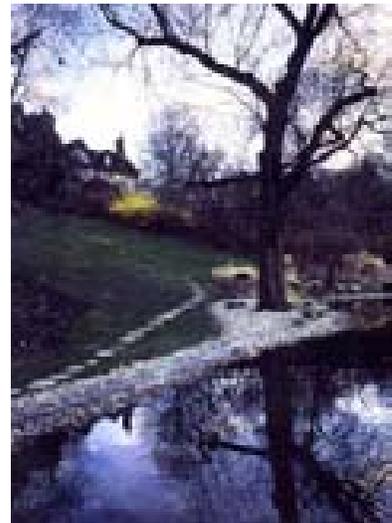
Chatham Arboretum discusses the existing condition of the Chatham College Arboretum, established in 1998, and makes recommendations for its improvement.

Maintenance Recommendations summarizes existing campus landscape maintenance practices, identifies landscape maintenance challenges, and makes suggestions for modifying existing maintenance practices so that the historic character of the campus may be better preserved.

IV. Analysis & Recommendations

B. PRIORITY PRESERVATION RECOMMENDATIONS

The Mellon estate, acquired by the College in 1940, contains the most significant structures (Mellon House and Carriage House) and designed landscape on the Chatham campus. Many of the components of the buildings and Olmsted-designed landscape are extant, even though the building and landscape have been altered significantly. Given the historical significance of the Mellon estate, we recommend that the College adopt a historic preservation approach toward the maintenance, management and treatment of this part of campus. After decades of deferred maintenance, this approach is needed to ensure that the surviving elements of the historic buildings and landscape are retained and preserved so that their integrity and significance is not inadvertently lost or compromised. Not only is the Mellon estate independently significant, but it is also a centerpiece of the Chatham campus and should receive the highest level of care and attention.



Mellon House

Due to its prominence on campus, and due to the high quality of building materials and interior ornamentation, improvements to Mellon House should be the highest priority. A preservation approach for the Mellon House requires a thorough understanding of its history and current condition (beyond the scope of investigation of this report), with treatment recommendations following the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. After the structure has been properly assessed and a Treatment Plan agreed upon, Mellon House should be repaired and properly maintained thereafter. A detailed study should also evaluate the historic, architectural and building code impact of proposed new uses for the lower level pool and bowling alley areas.



Mellon Carriage House

Once changing use patterns created by the new Athletic Building are established and a new building program has been assigned to the Mellon Carriage House, the entire building should be completely renovated according to the appropriate preservation standards.



Landscape

A preservation approach for the Mellon estate landscape requires a thorough understanding of its history and current condition, with treatment recommendations (for physical work) following the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Furthermore changes to individual features in a historic property should be done in the context of a Treatment Plan for the entire Mellon grounds.

The recommendations outlined in this Preservation Plan generally supplement those made in the 1997 Chatham College Master Plan, by Dober Lidsky Craig, and the 2000 Facilities Assessment Survey,





c. 1960 photograph. Dilworth Hall from Mellon House terrace.



c. 1960 photograph of Dilworth Hall.



c. 1910 photograph. Lindsay House, Mellon greenhouse, and grazing cattle.

conducted by O'Brien Kreitzberg. The following are items unique to this Preservation Plan:

Dilworth Hall, though stylistically in keeping with other campus-built buildings, is not individually significant. Its site may be a good location for a future campus structure. Alternately, the building may be renovated to better accommodate new programming, or revert back to its original dormitory use.

Previous campus planning documents have identified Lindsay House as the prime location for a new campus building. This Preservation Plan identifies the Mellon Estate (the buildings and landscape) as the single most important part of the Chatham College Campus, historically and architecturally. Adjacent to the Mellon House, Lindsay House is an original Woodland Road House that provides an appropriate context for the Mellon Estate. The residential scale of Lindsay House also ensures that Mellon House is featured prominently to those entering the campus from Fifth Avenue, along Woodland Road. This report suggests that Lindsay House plays an important role in preserving the campus character. Alterations to the exterior of the structure should be considered with respect to the Mellon Estate, the residential scale of Woodland Road, and the campus as a whole. Any new building proposed at the site of Lindsay House should also respect the above criteria.

IV. Analysis & Recommendations

C. BUILDINGS: GENERAL RECOMMENDATIONS

The following conditions are common to buildings throughout Chatham College's campus:

A. Building-Related Site Issues

(also see *Landscape Recommendations*):

1. Prune trees and landscaping away from buildings to help prevent leaves from clogging gutters and causing damage to building integrity.

2. Minimize use of salt at the base of historically-significant structures including terraces, porches, entry stairs and ramps.

Some sensitive historic building fabric is deteriorating due to contact with winter salt and snow shovels. This situation is exacerbated at building entry conditions that have been modified to be ADA-compliant, where non-base building materials are exposed to sidewalks, ramps or walkways. Some historic building materials will need to be replaced if they are continually exposed to salt. For walkways and terraces, heating coils may be installed below paving surfaces to melt snow in lieu of salt.

3. Improve campus site and building accessibility. After the Americans with Disabilities Act passed in 1990, ADA-compliant ramps were added to many of Chatham College's academic, administrative and dormitory buildings with varying degrees of sensitivity to the historic building fabric. Many of the ADA ramps are beginning to deteriorate and will soon require repair and/or replacement. Campus-wide, careful consideration of the following factors should be made when new ramps, lifts and elevators are added to historic buildings; best access to key building services and amenities, topographic site opportunities and constraints, ramp design aesthetics, and overall impact to historic building fabric.

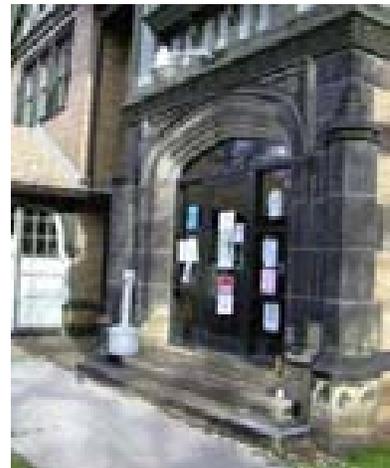
4. Provide exterior and interior bulletin boards at highly-visible, well-trafficked locations to minimize the posting of student announcements onto historic window, door and wall surfaces. Bulletin boards must themselves be carefully located so as to minimize their impact to historic interior and exterior finish surfaces.

5. Exterior railings and handrails.

Painted metal finish surfaces should be periodically brushed smooth and repainted. Railing bases should be properly caulked and weatherproofed to protect adjacent masonry/concrete from damage due to annual freeze-thaw cycles.



Braun-Falk-Coolidge box gutters are seasonally blocked by leaves.



Historic building entrances, both exterior and interior, are often overwhelmed by student life activity announcements.



At its accessible ramp entrance, Dilworth Hall's sandstone base is dissolving due to winter salt use.



Parapets are a common location for flashing failure and masonry deterioration. This original, ornate, copper splash box at Rea House is in need of repair.



Mellon House's prominent slate roof has been replaced with asphalt shingles.



Deteriorated bargeboard trim and copper gutters on Mellon House.



Mellon Terrace deterioration (2004)

B. Exterior Building Shell Issues:

6. Inspect and repair masonry walls, parapets, chimneys, window and door openings, and cornices. All of the Woodland Road houses (excepting the recently renovated Gate House) and College-built buildings currently require some degree of repair and repointing to exterior masonry surfaces. Stone and brick enclosures must be inspected and repointed periodically throughout a building's useful life to preserve building integrity. Without repair, moisture penetrates through cracks and joints, further eroding mortar and masonry and eventually damaging building interiors.

Special attention should be paid to the type and color of mortar used, and the profile of the mortar joint. When restoring historic masonry surfaces, the mortar composition, color and joint profiles should match that of the original structure. On larger or more complicated projects a design professional and masonry consultant should be considered.

Where required on historic buildings, masonry should be cleaned using the gentlest possible means.

See Preservation Briefs 01, 02 and 06, in the Preservation Resource Binder, for more information about cleaning and repointing historic masonry surfaces.

7. Roof materials. Where extant, preserve and maintain original roof materials; replace non-original roof materials with closely-matching materials or with visually-compatible replacement products. Replace missing or damaged slate or metal roofing material in kind. Where an original slate roof has been removed and replaced by asphalt shingles, consider re-installing a slate roof when the useful life of the existing roof is over. Where substitute roof products are used, chose materials that closely match the color and scale of the original roof.

See Preservation Briefs 04, 29 and 30, in the Preservation Resource Binder, for more information about roofing on historic buildings.

8. Roof flashing, gutters and rain leaders. Preserve and maintain original roof flashing, gutters and rain leaders; replace non-original materials with closely-matching original products or with visually-compatible replacement materials.

All of the Woodland Road Estate houses, with the exception of the recently renovated Howe-Childs Gate House, and many of the College-built buildings require some degree of repair and/or replacement of flashing, gutter and rain leader elements. Where copper or tin gutters, rain leaders and flashing have been removed, material matching the original should eventually be installed. Assuming proper installation and a maintenance regimen, materials matching the original construction will typically last significantly longer than replacement materials, but cost benefit analysis should be used to determine final material selection.

As a recommended maintenance regimen for flashing and gutters:

1. Inspect gutters, downspouts and roof eave flashing twice annually.

2. Prune trees annually away from buildings to reduce leaf accumulation in gutters. Clean gutters twice seasonally (spring and fall) to slow deterioration of flashing, eaves and building cornices.

3. Repair and replace deteriorated flashing with original material.

4. Clean brick efflorescence and repoint brick at areas where flashing/gutter repairs have been made.

5. Consider installing snow-guards at locations where they will prevent damage to gutter systems. A roofer experienced with assessing the type, location and number is key to a successful installation. The ideal installation opportunity is when repairing flashing and box gutters.

See Preservation Brief 04, in the Preservation Resource Binder, for more information about roofing on historic buildings.

9. Windows & Doors. Preserve and maintain original windows, doors and trim; replace non-original materials with matching original products or with visually-compatible replacement materials. It should be noted that the quality of wood species available in the market today varies widely. Consider mahogany or cedar in lieu of pine for wood replacement windows and doors. Always require samples and grading specifications of the materials to be used.

Where air infiltration is a problem, weather-stripping should be added to existing windows and doors. If windows and doors are beyond repair, they should be replaced in kind using materials and trim that match the existing. Where required, interior storm windows are typically preferable to exterior storm windows, which alter the exterior appearance of the structure. Interior storm windows can be easily removed and replaced with screens and window units without damaging historic trim.

At casement windows especially, balance the use of window screens and security concerns. Zoned air-conditioning (hi-velocity ducted systems as used at Beatty House) may be a more sensitive solution for cooling needs than numerous window-based units that alter the historic appearance of buildings and whose installation may actually damage window and trim fabric.

Establish hardware quality and finish standards for campus buildings. Often, hardware is replaced without concern for the appropriate stylistic design and/or architectural finish. Companies such as Rejuvenation Hardware and others provide a variety of appropriate replacement options. Consider developing a hardware salvage area in the basement of each building for use in future renovations. ADA and code considerations, while sometimes limiting, do allow for historic materials to remain in many cases.

See Preservation Briefs 09, 10 and 13, in the Preservation Resource Binder, for more information about roofing on historic buildings.



Visually-obtrusive installation of a window air-conditioning unit at Rea House.



Awkward window screen condition on ground floor casement windows at Rea House.



Inappropriate lighting at Fickes House.



Wood casework damaged by vacuum cleaners in Rea House.



Exterior conduit on Laughlin House.

Building Interior Recommendations:

10. Wood Casework, Panelling & Trim Restoration. Many of the first floor spaces of Woodland Road houses, including Mellon, Fickes, Rea, Laughlin and Beatty, contain significant wood casework panelling and leaded glass doors that merit careful maintenance. In the case of Mellon House, repair is necessary due to environmental damage (moisture from the building's lower level swimming pool). The ground floor interior spaces of these buildings contribute to their overall architectural character.

See Chapter 12 "Wood & Plastics," of "Historic Preservation Project Planning and Estimating," by Swanke Hayden Connell Architects, ©2000, R.S. Means Company, Kingston, MA., USA.



Fin tube heating in Mellon Hall.

11. Carpeting. Built-in wood casework and trim, especially in converted-use Woodland Road houses, is frequently damaged by vacuum cleaners used to clean non-historic wall-to-wall carpets. One solution to this problem would be to remove the wall-to-wall carpeting, and replace it with area rugs held back with metal runners at least one foot from walls and six inches from stair bannisters. This treatment should be used particularly in historic ground floor spaces and on grand, central staircases. This treatment will protect irreplaceable wood casework and trim, and will help maintain a more historic appearance.

Building Systems Recommendations:

12. Lighting

A palette of exterior and interior lighting standards (see Pfaffmann + Associates study, 1999) should be formally adopted and adhered to by the campus. The following are additional recommendations for the treatment of lighting as used on or in historic buildings.

Exterior Lighting

- a. Consider color-rendition of exterior and site lighting. Avoid over-lighting and the use of high-pressure sodium lamps.
- b. Exposed metal conduit should not be used on historic building interiors or exteriors, and existing exposed conduit should be concealed, relocated or removed where possible.
- c. Fire-safety, building access and security equipment should be installed in a way that is sensitive to the exterior and interior of the historic building.

Interior Lighting

- a. Lamps used in campus fixtures currently vary in size and type from fixture to fixture, and in some cases, installed florescent bulbs exceed the size of the actual lampshade. Bulb and lighting standards should be established and used consistently throughout the campus, but especially within a building or a single room.
- b. It is likely that florescent bulbs are available to properly fit most fixture applications.
- c. Light fixtures used in highly-trafficked, publicly-used campus



Panic hardware on a french door in Laughlin Hall's lounge area.

spaces should be stylistically-appropriate.

d. Use of dimmed, higher-wattage incandescent lamps can provide longer life.

13. Security and Access Equipment should be installed sensitivity according to their proposed location on historic exterior and interior building fabric. Care is to be taken when installing devices and the conduit/wiring required to operate the equipment. Consider using wireless equipment when an option is available.

14. Wiring & Devices

Replace the use of generic electrical and device cover plates in historically sensitive spaces (especially) with covers whose finish is more compatible with the architectural fabric. Conceal conduit throughout contributing ground floor public spaces, and when used to power exterior lights and equipment.

15. Fire Protection Systems

Chatham College plans to add fire protection systems (sprinklers) to all dormitory buildings, in the coming years, to improve life safety. Presently, only the Woodland Hall residence is fully sprinklered. Not currently required by code, the College anticipates that such a requirement for college dormitories will be mandated in the near future. Installing fire protection within ground floor spaces of the Woodland estate houses will be challenging due to the extent of historic fabric, but it can be accomplished with care. A design professional experienced with the application of sprinklers to historic structures should be commissioned to develop a plan prior to their installation.

16. HVAC Improvements

When existing HVAC systems are at the point of replacement and/or upgrade, new systems having the least impact on historic fabric should be considered, particularly for use in historic ground floor spaces. Preservation and energy codes should both be considered carefully to best assure a successful new system installation.

- a. Window units detract from the character and appearance of historic buildings and may actually damage original wood window enclosures. Consider adding zoned central or four-pipe cooling systems to campus buildings where possible, in lieu of window air-conditioning units, to both preserve the historic appearance of the building and improve occupant comfort levels.
- b. Carefully locate and visually screen condenser units on campus using landscaping, where possible.

See Preservation Brief 24, in the Preservation Resource Binder, for more information about roofing on historic buildings.

17. Building Code

In the past, the retroactive application of modern building codes to historic buildings has often resulted in the destruction of character-defining spaces and architecturally-significant building elements. Recently, new “rehabilitation” codes have been developed specifically



Egress enclosure solution at Rea House's central staircase.



Exposed conduit within Mellon House's historic entry hall space.



Inconsistent bulb types used for identical light fixtures in Rea House's lobby.



Access and security devices at Fickes House's entry.

to be applied to existing and historic structures. In Pennsylvania, the rehabilitation code is the International Existing Building Code (IEBC). It is important for facilities staff to be generally familiar with how this code works and how it differs from older building codes.

In general, the IEBC places fire safety upgrades directly in line with the specific project goals. While the code may be easier to apply to existing buildings than BOCA, it also may be necessary to exceed the code for reasons of safety in structures not designed for the current or proposed purpose. Whether due to ADA compliance requirements, or due to new rules for sprinkler use and insurance requirements, the future success of renovation projects at Chatham College in existing historic structures will depend on active professional involvement, and an understanding of historic requirements and the technical and historical relevance of the building fabric.

Though it is often more expensive to *sensitively* install the sprinkler lines, HVAC and conduit that are required by building codes in historic structures, if done selectively and utilizing new technologies, the impact can be reduced and costs managed. Careful project planning can reduce the impact of codes while maintaining safe conditions. Too often, this type of work happens without adequate planning and design, resulting in mistakes that could have been avoided. A strong collaboration between experienced facilities managers, contractors and designers, will result in appropriate systems installations. Once successful examples of systems installations are established on campus, they can be used as precedents for future project planning, thereby reducing future design time and related construction costs.

Modern building code requirements have had major impact on the Woodland Estate Houses in particular due to the impact of Life Safety Codes upon the formerly single-family, historic, estate houses. Such modifications, to accommodate dormitory and administrative uses, have resulted in the closure of grand central staircases (to various degrees of sensitivity and aesthetic success) in order to create protected means of egress.

Other modifications include the addition of illuminated exit signs throughout historic interiors and the addition of off-the-shelf panic hardware to historic exterior doors. In light of the building code soon to be adopted, it is important that the College reassess the current fire protection and life safety requirements of its historic structures.

IV. Analysis & Recommendations (cont.)

C. BUILDINGS: COLLEGE-BUILT STRUCTURES Dates of Construction

Until the construction of Woodland Hall in 1909, the College was housed in a single contiguous complex consisting of the original Berry House (circa 1855, enlarged 1871, 1895), Dilworth Hall (1889) and the gymnasium (1892). These structures remained as the heart of the campus until their demolition in 1952-53 to make way for the construction of Braun-Falk-Coolidge Halls and the Old Quadrangle. The College's academic Old Quadrangle occupies the historic heart of the hilltop campus. Extant College-built buildings range considerably in age. Woodland Hall, built in 1909, is the oldest surviving campus building, recently renovated to modern building code standards. The face of the campus continues to change today. At present time, the new Athletic Building nears completion, and the Physical Education Building is being renovated for use by the Chatham Art Department.

Exteriors

The earliest Collegiate Georgian style structures, such as Buhl Hall and Laughlin Music Hall, are approaching 80 years in age, while the Chapel, Spencer House, Physical Education Building and new Dilworth Hall near the half-century mark. Their exterior masonry shells are generally in excellent shape, while roofing and gutter systems are in need of ongoing maintenance as they reach their rated life span. Window and glazing maintenance and replacement is a key part of preserving the character and integrity of the College-built buildings over the long term. The design of windows typical to these buildings requires the careful selection of replacement windows (when required) that maintain the authentic profile of the divided lights. Interior storm windows should be considered where possible.

Early 1900's

Woodland Hall (1909)
Lindsay House (1910)

1920's

Buhl Hall (1929)
Laughlin Music Center (1931)

1940-1950

Campbell Memorial Chapel (1949)
Mary Acheson Spencer House (1949)
Physical Education Building (1952)
Braun-Falk-Coolidge Complex (1952-1953)
New Dilworth Hall (1959)

1970's

Anderson Dining Hall (1971)
Mellon Library & Eddy Theater (1973)

1990-Early 2000's

Buhl Addition (2001)
New Athletic Facility (2004)



Contributing Campus-Built Structures

Interiors

Many individual spaces within College-built structures have maintained much of the historic character originally intended. Examples include the Founders and Welker Rooms in the Laughlin Music building, and the Chapel Auditorium. These rooms are frequently on the first floor of their respective buildings, and house or have historically housed public campus life functions.

Interior renovations to College-built buildings, such as the recent modernization of Woodland Hall, have often resulted in the loss of historic building fabric. Renovations to classroom buildings built from the 1950's onwards have been less destructive only because these buildings' interiors are more modern and simply-furnished than earlier college-built structures. Many of these buildings have been remodeled numerous times, and have been successfully adapted for different programmatic functions over time.

The following pages contain analysis and recommendations for specific Campus-built buildings. See the General Recommendations part of this section for issues and recommendations affecting structures campus-wide.

BRAUN-FALK-COOLIDGE HALLS



Braun-Falk-Coolidge Ground Floor Building Plan

Character-Defining Elements

- Stylistic unity with other Georgian Revival-style campus buildings
- Strong building form shapes the Old Quadrangle
- Lantern cupola is architecturally significant
- Generous terrace at north side of building
- Original interior finishes include decorative aluminum stairway handrails, and colored flooring material in first floor corridors.

Priority Preservation Recommendations

- A. Braun-Falk-Coolidge Halls effectively have two front elevations, facing onto both the New and Old Quadrangles. Improve both the physical accessibility and quality of the entry experience into BFC from the New Quadrangle. Two passenger elevators should be sensitively added to the complex, at intersections between halls, to improve site and inter-building access (also see recommendations in the Dober Lidsky Craig Campus Master Plan).
- B. The floor elevation difference between adjacent halls challenges handicapped students and employees. Walls adjacent to the narrow interior ramp between Braun and Falk Halls have been damaged by users. Corner guards may be added as a temporary fix, but ultimately, the extended ramp connections between halls should be replaced by lifts or elevators (see recommendation A above).



c. 1953 Photo of Braun Snack Bar



BRAUN-FALK-COOLIDGE HALLS (cont.)



Site Work (also see Landscape Recommendations)

- Clean, repair and repoint stairs at Braun Hall.
- Repair area ways and window wells as required.

Code & Access Issues

- Site Access: See Priority Preservation Recommendations.
- Inter-Building Access: See Priority Preservation Recommendations.

Exterior Shell (Character-Defining Elements)



Windows

- Masonry is spalling at window openings due to overflowing box gutters. Repair box gutters, then inspect and repair masonry and window trim as necessary.
- Windows and trim are in need of painting.
- Add copper weatherstripping to original wood windows.

Lantern Cupola: Needs painting but is otherwise in good condition.

Flashing

- Address apparent failure of flashing at gutters at southwest corner of Coolidge Hall. Clean brick once flashing issue is addressed.
- Limestone cornice flashing at roof line and above building entries needs to be repaired.
- Replace aluminum flashing at chimney tops with copper.



Gutters: Clean and repair as required. Replace in kind where required. Concrete at window wells is eroding due to overflow from clogged gutters

Interior Finishes (Character-Defining Elements)

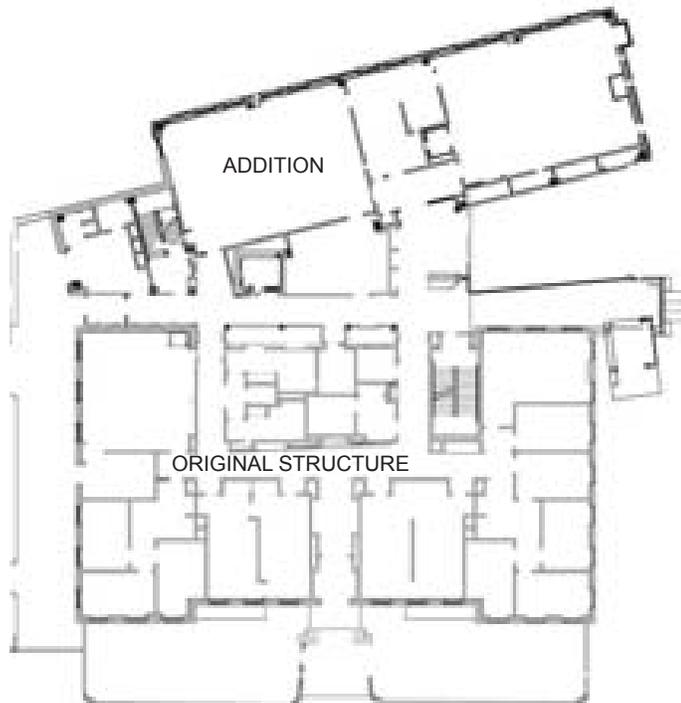
See Priority Preservation Recommendations.



Building Systems

HVAC: Consider installing four-pipe heating and cooling.

Wiring & Devices: Remove television antennae on the roof if unused.



Buhl Hall Ground Floor Building Plan



Character-Defining Elements

- Stylistic unity with other Georgian Revival-style buildings on campus.
- Buhl Hall forms the northern end of the Old Quadrangle.

Priority Recommendations

Buhl Science has been recently renovated to accommodate the construction of the new wing in 2001. Masonry shell preservation strategies should be taken to conserve the original Buhl Hall exterior, in keeping with the General Recommendations for Campus-Built Structures portion of this report.

Site Recommendations

- Renovate and repair the new terrace, retaining walls, railings, and grating at the north area way, and lighting at the terrace between Buhl and the Laughlin Music building.
- Address erosion at Alumni Garden terrace area.

Exterior Shell (Character-Defining Elements)

Doors & Windows

- Original northwest door should be restored and stained glass should be repaired.
- Restore leaded glass transom on west elevation.
- Deferred maintenance of windows - muntins are important architectural elements.

BUHL HALL (cont.)



Chimney Flashing: Replace aluminum flashing on top of chimneys with copper.

Interior (Character-Defining Elements)

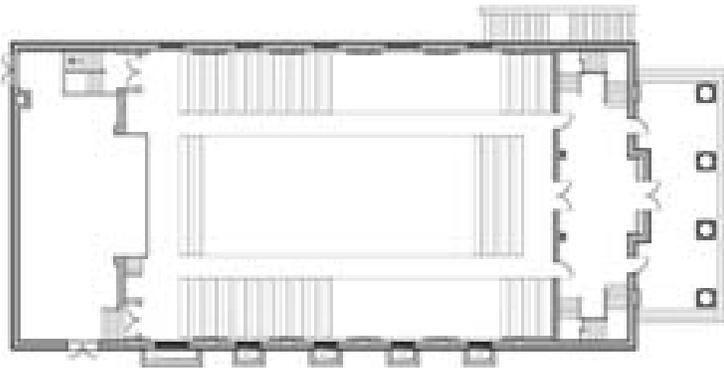
- The exterior north facade of the original Buhl Hall is visible in the atrium of the new building addition.
- An original stained glass window from the original Berry House is on display in the new addition as well.
- Many original features of Buhl Hall have been removed, including the library and fireplace.



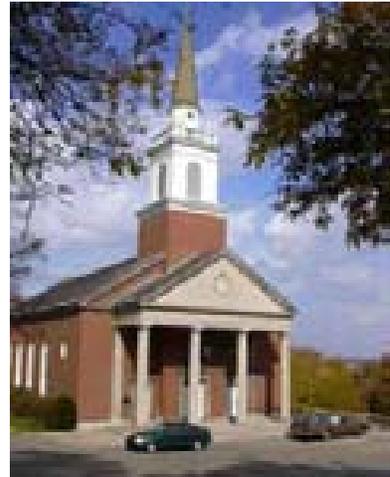
Lighting

- Original light fixtures at the main entrance should be preserved.
- On the west building elevation, contemporary exterior recessed wall sconces have been awkwardly installed at an original entry door location, matching the lights used on the new Buhl addition. Stylistically-appropriate wall sconces should be installed at the original wall sconce locations.





Campbell Memorial Chapel Ground Floor Building Plan



Character-Defining Elements

- Prominent spire and building site on the campus hilltop
- Chapel and auditorium ground floor interior space
- Chapel plaza fore court

Priority Preservation Recommendations

- A. The auditorium needs roof ventilation as the ceiling is being damaged by moisture. Repair and/or replace auditorium ceiling with appropriate treatment once roof ventilation issue has been addressed.
- B. Chapel fore court (see Landscape recommendations)
- C. Address deterioration of metal grating below windows at east elevation. Repair limestone foundation as required. If the gratings are no longer operable, remove the gratings and infill with appropriate stone/concrete.



Site Work

- Paving at the north entry the masonry dislocated from stone stairs (next to the utility cage) should be replaced. Sloppy pointing along the east stairs should be repaired and cleaned.
- The east path would benefit from physical and lighting improvements. Plantings along the east path and along the Old Quad need pruning.
- The Alumni Garden between the Chapel and Laughlin Music Hall should be studied for restoration (see Landscape Recommendations).
- Inspect and repair area ways at base of the building as required.



Code & Access Issues

- ADA ramp at the front of the building provides ground floor access.
- Improve access to stage by side entrance. Install a permanent ramp at this location.





Exterior Shell (Character-Defining Elements)

Limestone Cornice: Inspect and repair joints as required.

Walls: Point walls where pilasters meet brick on the façade.

Doors: Front doors need painting and weatherstripping. Doors at Woodland Road stair entrance should be replaced with more historically-appropriate doors.

Windows: Add copper weatherstripping to existing wood windows. Maintain divided lights by proper painting and glazing repair.



Interior Finishes (Character-Defining Elements)

Flooring: In public areas, flooring is generally terrazzo and in good shape. Terrazzo slab in interior stairway is cracking due to settlement and should be repaired.

Auditorium Ceiling: Finish surface is deteriorating due to moisture build-up. Once roof is ventilated, repair/replace ceiling with appropriate treatment (see Priority Preservation Recommendations).

Finishes: Add curtains to windows and cushions to pews.



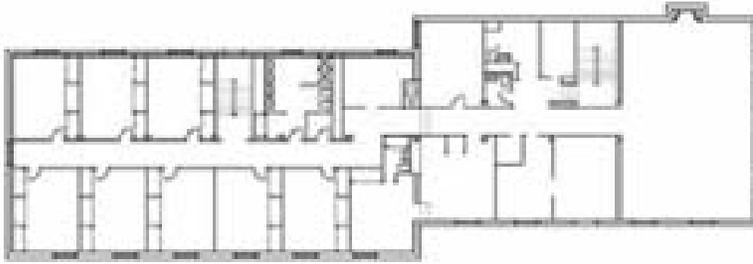
Building Systems

HVAC

- Condenser units should be located in a less obvious location or be screened by plantings.
- The gas meter in the Alumni Garden is located badly in relationship to the stairs above.
- Exterior grilles to the mechanical room need painting.

Fire Alarm System: Needs to be updated and considered in the context of overall building code updates.





Dilworth Hall Ground Floor Building Plan



Circa 1960 Photograph

Character-Defining Elements

- Stylistic unity with other Georgian-Revival style campus buildings.
- Olmsted-era Mellon orchard steps survive at front
- Not individually significant

Priority Preservation Recommendations

May be a good location for a new building (when required).

Site Work (also see Landscape Recommendations)

- Stairs: Inspect and repair joints as required. Some cracked steps may need to be replaced in kind. Repair and repoint brick wall at exterior stairs.
- Terrace: Inspect and repair joints in limestone coping as required.
- Rear Yard: Remove compost from against rear of building and regrade site at this location to drain properly. Moisture is staining/damaging the masonry wall at the rear of the building.

Code & Access Issues

- Ground floor is accessible

Exterior Shell (Character-Defining Elements)

Foundation: Sandstone at templefront front entrance is in poor shape at base where salt and snow shovels are deteriorating the pilasters. See General Recommendations section.

Walls: Patch openings around the gas line where it penetrates the exterior walls.

Cornice: Inspect and repair joints as required at the limestone cornice. Repair flashing as required.

Windows

- Windows at front window A/C units are not sitting properly in their surrounds.
- Detail: Splayed brick lintels project at windows create a shadow line.





Rain Leaders: Repair condition at the southwest corner of the building where erosion and masonry failure is occurring.

Gutters: Inspect integrity of flashing at box gutters. Flashing may need to be repaired or replaced.

Interior Finishes

Entry vestibule retains character of the original design.

Building Systems

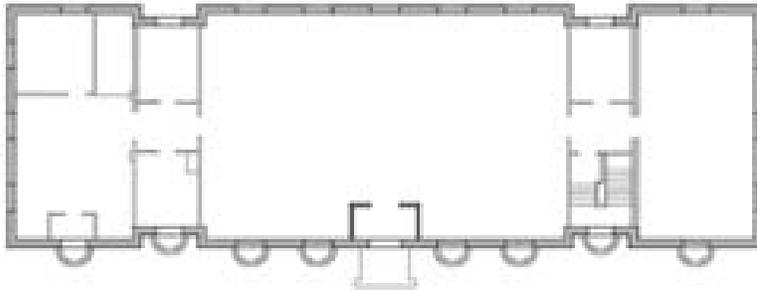
HVAC: Stair tower interior air is damp and requires ventilation.

Electrical Service:

- Service location enclosure is in poor shape and should be replaced or repaired.
- Transformer should be shielded from view using plantings, etc.

Lighting: Extant original exterior light fixtures should be retained.





Laughlin Music Hall Ground Floor Building Plan

Character-Defining Elements

- Stylistic unity with other buildings comprising the Old Quadrangle
- The Founder’s Room and Reading (Welker) Room

Priority Preservation Recommendations

- Remove Post-Modern entry portal and replace ADA entrance.
- Replace rusty window lintels and repair damaged adjacent masonry.

Site Work

- Several window wells at the base of the building are failing and should be repaired or replaced as needed.
- Complete door/stair construction at north elevation.
- Signage: An interpretive sign should be added to describe views from the terrace of Shadyside and East Liberty.
- Upgrade lighting sources.

Code & Access Issues

An ADA ramp at the front of the building provides ground floor access. The lower level is accessible using a stair lift.

Exterior Shell (Character-Defining Elements)

Foundation: Earth along north elevation is eroded exposing the cavity below the building. Drainage around the rear and south edge of the building must be improved.

Limestone Cornice: Inspect and repair joints as required.

Doors: Original northwest door should be restored and stained glass should be repaired.

Flashing: Replace aluminum flashing on top of the chimneys with copper flashing.

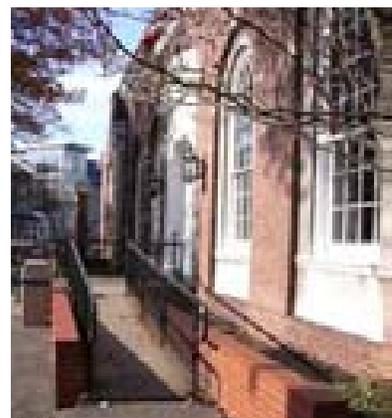
Rain Leaders: Most rain leaders are not adequately seated into their boots. Plastic rain leader boots are unsightly - replace.



Reading Room c. 1955



Founders Room c. 1931



LAUGHLIN MUSIC HALL (cont.)



Interior Finishes (Character-Defining Elements)

Founders Room and lower level have original knotty pine wood panelling. Same wood has been painted in the Welker Music Room, but it could be restored.

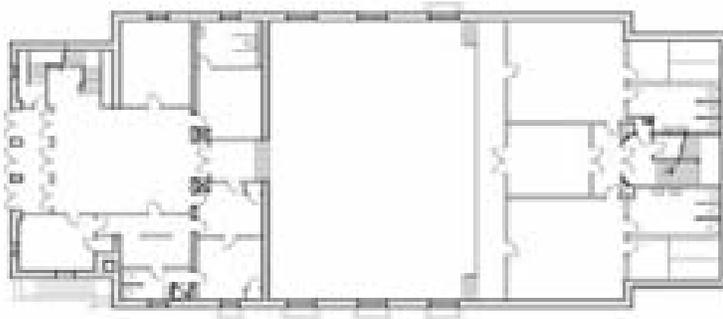
Building Systems

HVAC: Improve ventilation in Lower Level Music Room. Sewer odors are present, suggesting that plumbing vent repairs are needed.

Historic Light Fixtures:

- Interesting original historic light fixtures are in back-of-house spaces and remain at the main entrance.





Physical Education Building Ground Floor Plan

Character-Defining Elements

- Stylistic unity with Dilworth Hall and the Chapel.
- Athletic field and Lodge building at rear.

Priority Preservation Recommendations

- A. Building is currently being renovated to accommodate the art department.
- B. Restore clock and replace doors with ones that match the original, at the rear building elevation (see historic photo).

Site Work

- Generally repair/restore/improve landscape features along Woodland Road.
- Rehabilitate the Lodge building and use it for programming that complements the new programmed use (Art).

Code & Access Issues

Improve site and building accessibility while maintaining the historic siting of the building.

Exterior Shell

Stone Trim: Inspect, repair and lean stone trim and sills, as required, using the gentlest possible means.

Doors: Rear and side egress doors are unsightly and should be restored or replaced. Exterior trim needs to be painted.

Windows: Exterior trim needs to be painted. Consider installing interior storm windows.

Interior Finishes:

Retain and maintain existing finishes (brick, tile and terrazzo flooring) where appropriate.

Building Systems

Replace exterior lights with more attractive fixtures.



1955 Photograph - Front



1952 Photograph - Rear



SPENCER HOUSE

Character-Defining Elements

- Simple “proto-Modern” design compatible with Georgian Revival-style Old Quadrangle buildings.
- High quality building materials were used for this house’s construction: slate roof, steel sash windows, etc. contribute to the overall design of the structure.

Priority Preservation Recommendations

Needs a complete, sensitive renovation.

Site Work

Replace sodium vapor exterior lights with more appropriate high-cut off metal halide or compact florescent sources.

Code & Access Issues

Not currently accessible.

Exterior Shell

Concrete & Masonry: Address moisture in basement. Inspect and repoint walls and chimney as necessary.

Doors: Replace front door with a stylistically-appropriate door.

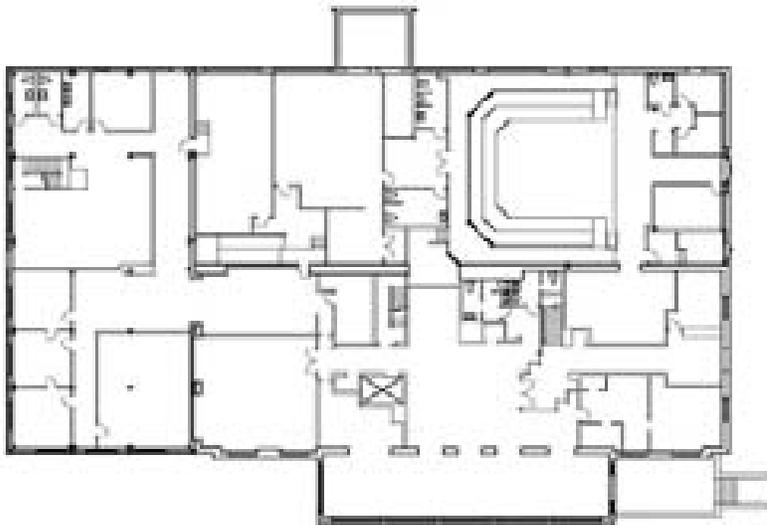
Dormer: Remove vinyl siding and restore original exterior cladding.

Roofing

- Maintain existing slate roof material.
- Remove leaves from flat roof and gutters on a regular basis and replace aluminum fascia with wood painted to match existing trim.



1958 Photograph



Woodland Hall Ground Floor Building Plan

Character-Defining Elements

- Prominent site at the top of College Hill facing onto Woodland Road.
- Deep eaves at roof overhang and generous dormers.
- 1909 portion is notable as an example of the architecture of Alden & Harlow.

Priority Preservation Recommendations

- Reconstruct original Alden & Harlow side entrance hood (north elevation) as indicated in the historic photograph.
- Restore original slate roof (or use a slate-like replacement product), flashing and gutter materials.
- The original historic first floor fireplace was removed 50 years ago, and the character of the the lobby and adjacent porch area has been all but eliminated. It would be difficult, if not impossible, to restore original historic details to these interior spaces. When next rehabilitating the building, consider softening the character of these first floor public spaces, using historic drawings and photographs as design inspiration.

Site Work (also see Landscape Recommendations)

- Foundation at the bottom of the northeast stairs needs repair - the base is failing.
- Clean, repair and repoint stairs adjacent to Braun Hall.
- Create an attractive way to deal with building storage and trash disposal.
- Bollards: Paint metal bollards to prevent further deterioration.



1942 photograph of original entrance hood.



1916 photograph of original fireplace.



WOODLAND HALL (cont.)



Code & Access Issues

- Site and building are fully accessible.

Exterior Shell (Character-Defining Elements)

Concrete & Masonry: Inspect and repair joints in stone and brick as required. Repoint area at base of piers on south elevation.

Doors: Replace inconsistent doors with stylistically-appropriate ones.



Windows: No windows are original, and many have been recently replaced. When windows are next replaced/upgraded, match the appearance, function and materials of the original window designs as closely as possible. Glass block and false-muntin replacement windows are not appropriate.

Hardware: Sunporch door pushplates are misaligned and should be readjusted. Establish door hardware and finish standards, and use them consistently throughout the building. Replace broken casement window hardware.

Steel Lintels: Paint or replace rusty lintels above new windows on west elevation of addition (not galvanized).



Roofing: Replace asphalt shingles with a slate roof, and paint eaves in a consistent manner.

Flashing: Replace faulty flashing at top of dormer ridge. Remove asphalt at parapet and replace with copper flashing.

Downspouts: Replace/repair/relocate downspouts that drain directly onto the grass. South elevation, replace cracked downspout boot.

Wall Penetrations: Vents, etc. should be finished to match door hardware.



Terrace Rain Leader: Remove caulk and aluminum flashing. Restore to original opening size and design using copper flashing.

Interior Finishes

Interiors have been modernized and are generally not historically significant. See Priority Preservation Recommendations.

Building Systems



Wiring & Devices: Remove television antennae if unused.

Historic Light Fixtures: Preserve original exterior light fixtures.

Fire Protection: Building is entirely sprinklered.

IV. Analysis & Recommendations (cont.)

C. BUILDINGS: WOODLAND ROAD HOUSES

Woodland Road, which climbs Murray Hill through a wooded ravine, forms the spine of the campus. The area was developed between 1850 and 1920 by leaders of Pittsburgh's steel, oil, and aluminum industries, notably the Mellon, Laughlin (of Jones & Laughlin Steel), Berry, Rea and Howe families. The houses built by these families now form a substantial portion of Chatham's physical plant, their adaptive uses including dormitories, offices and meeting rooms. Chatham's Woodland Road mansions constitute a veritable museum of architectural taste of the past century and a half. The landscapes of most Woodland estate houses, including the College's, are distinguished by their informality and lack of boundary fences or plantings, serving to increase the apparent extent of the landscape and enhance its rural and picturesque quality.

Exteriors

Houses such as Rea and Laughlin on the east side of Woodland Road share common preservation issues such as masonry, roofing, and, of course, windows. To varying degrees these houses have been maintained with few modifications to their historic character defining elements. Preservation issues in such substantially-built structures are often incremental in nature, and are often not apparent over short periods of time. As the college plans for the future, however, these structures could suffer damage to their architectural character. Where they remain, the 150-year slate roofs appear indestructible, but they are often harmed through poor maintenance and the deterioration of weak points in flashing and water-shedding gutters and downspouts.

Dates of Construction & Acquisition by Chatham College

Howe-Childs Gate House
(circa 1860)
acquired 1950 & 2000

Beatty House (circa 1890)
acquired 1948

Berry House (circa 1893)
acquired 1962

Gregg House (1906)
acquired 1945

Andrew W. Mellon House
(1907) acquired 1940

Julia and James Rea House
(1912) acquired 1965

Marjory Rea Laughlin House
(1912) acquired 1966

Fickes House (circa 1915)
acquired 1943

Mellon Carriage House (1917)
acquired 1940



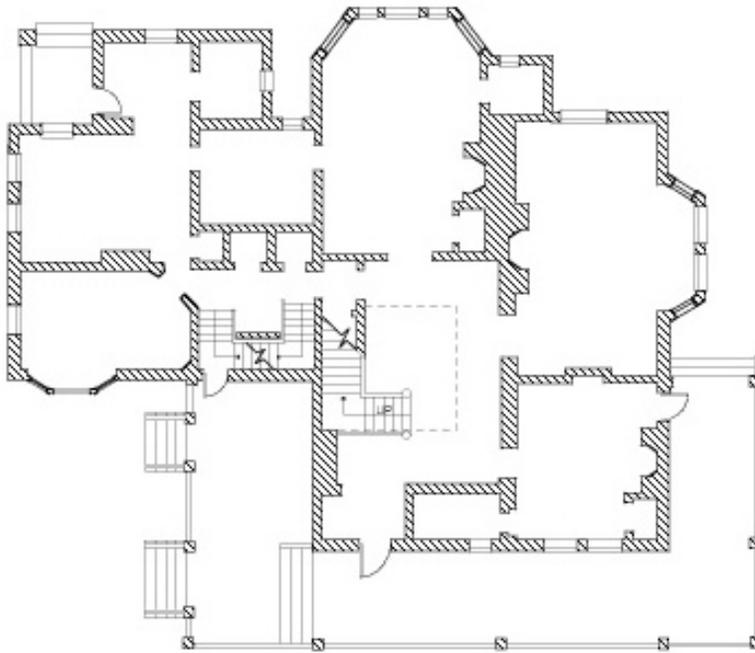
Contributing Woodland Road Houses

Interiors

The interiors of the historic residences vary in quality but generally contain significant historic fabric, particularly in the ground floor spaces, that is challenging to maintain in the institutional setting of a modern dormitory use. Most of Chatham College's Woodland estate houses contain wood casework (often exotic species) with leaded-glass windows. Mellon House contains extensive ground floor interior details including ornamental plasterwork, carved stone friezes, and intricately detailed wood trim and casework. Common challenges facing the historic Woodland estate houses include efforts to modernize building systems. In all of these structures, the installation or upgrading of lighting, electrical, data, and the addition of fire protection systems should be carefully designed and executed in historically-sensitive ways.

The following pages contain analysis and recommendations for specific Woodland Road Houses. See the General Recommendations part of this section for issues and recommendations affecting structures campus-wide.

BEATTY HOUSE



Beatty House Ground Floor Plan



1952 photograph.

Character-Defining Elements

- Likely to have been designed by Alden & Harlow. 1904 additions were made by Alden & Harlow.
- Significant example of Colonial revival and shingle style domestic architecture.
- High-quality ground floor public rooms and staircase. High integrity of design, workmanship, feeling and setting.

Priority Preservation Recommendations

Address water damage to the exterior envelope and basement.

Site Work (also see Landscape Recommendations)

- Repair rear retaining wall and coping as required.
- Replace or relocate trash access in rear wall.
- Repair/replace sidewalk at front entry.

Code & Access

Ground floor is accessible by ramp.

Exterior Shell (Character-Defining Elements)

Porch: Replace missing porch elements.

Masonry: Replace and repoint bricks at areas on the north facade where bricks are missing. Repoint chimney and west wall of building as required. Repair foundation as required.

Wood Shingles: Repair shingles and flashing at locations above eyebrow windows and at eaves.



1958 photograph.

BEATTY HOUSE (cont.)



Wood Trim: Inspect and repair deteriorating barge boards. Paint and repair trim on end gables.

Doors & Windows: Repair or replace broken third floor window on north elevation. Inspect condition of windows - many original windows may have reached the point at which replacement is recommended.

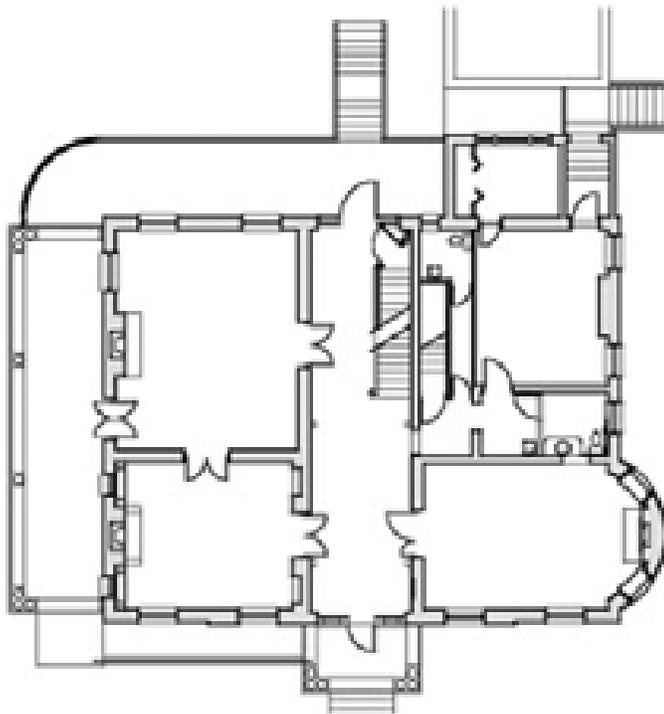
Roof: Repair or replace missing slate shingles in kind. Asphalt shingles at side dormer should be replaced with wood shingles to match original. Replace asphalt shingles on front and rear entry porches with slate or copper as appropriate.

Flashing: Inspect and repair flashing as required. When rain leaders and flashing are in need of replacement, replace aluminum with material to match the original design.

Rain Leaders: Replace painted aluminum rain leaders with material to match the original design, at replacement time.



BERRY HOUSE



Berry House Ground Floor Plan

Character-Defining Elements

- Original Woodland Road House.
- Front and side porches, windows and missing balustrades.

Priority Preservation Recommendations

- A. Reconstruct original balustrades at front and side porches as indicated in historic photograph (substitute replacement materials may be considered, for maintenance reasons).
- B. Inspect and repair existing wood porch columns. Add venting at tops and bases of columns where none exists, repair cracked column capital, and assess the integrity of the side porch masonry base.

Site Work (also see Landscape Recommendations)

- Repair cracked sidewalk paving surface.
- Inspect and repair site stairs as required
- Rear Porch Area: Inspect and repair flagstone paving as required.

Code & Access Issues

- Ground floor of building is accessible.
- Add a railing to the upper flat roof area accessed by the second floor door.



C. 1965 photograph of Berry House





Exterior Shell (Character-Defining Materials)

Masonry: Inspect and repoint chimney and walls as necessary.

Limestone Belt-Coursing: Inspect and repair vertical joints as required.

Doors: Exterior wood doors and trim need refurbishing and door hardware needs refurbishing.

Windows: Original windows should be reglazed where damaged by condensation. Tighten screws at loose window casings and install copper weatherstripping where none exists currently. Add caulking above headers as needed. Caulking to match color and composition of adjacent mortar.

Interior Finishes

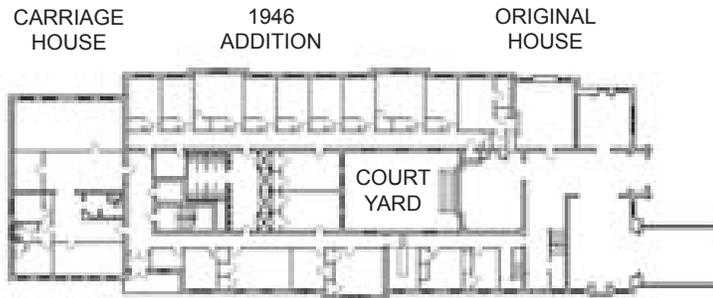
Recently renovated and in good condition generally.

Building Systems

HVAC: Change out piping and replace radiator heating system with a zoned system.

Electrical Wiring & Devices: along inside wall surfaces.

FICKES HOUSE



Fickes House Ground Floor Plan



Character-Defining Elements

- A significant example of Tudor revival house design, with a signature multiple gable roof profile.
- Outstanding carved barge boards on raking eaves (deteriorating).
- Well-preserved ground floor public rooms and main stair.

Priority Preservation Recommendations

- A. Inspect and repair carved barge boards on raking eaves.
- B. At side porch entry, sandstone brackets are being damaged by truck impact. Trucks and other motor vehicles should be prevented from using the area below the porch as a drop off area. The porch could be pedestrianized. Alternately, appropriately-designed bollards should be installed to keep vehicles from damaging historic fabric.



Site Work (also see Landscape Recommendations)

- ADA ramp and railing are in need of repair. Concrete coping is failing.
- Inspect and repair front and side entry stairs. Replace mortar and grout as required, to match existing. Reface side entry stairs as required.
- Stair to sunroom is cracked and in need of repair.
- Install a bike rack at the side parking lot entrance. During the school year, students' bikes are secured to every available surface, unintentionally causing damage to historic building fabric.
- The parking area should be planned for greater layout efficiency.



Code & Access Issues

Ground floor is accessible.

Exterior Shell (Character-Defining Elements)

Masonry: Inspect and repoint stone as required. Clean stone as required using the gentlest possible means.

Stucco and Half Timbering: Maintain and preserve original materials - replace in kind as needed.

Doors: Replace front doors with stylistically-appropriate doors.





Windows: Replace broken window in kind. Some windows have experienced condensation damage due to the exterior storm windows. Replace third floor windows in kind as required.

Interior Finishes (Character-Defining Elements)

- Repair delaminating wood panels in front entry hall.
- Reduce the quantity of furniture in lounge areas to protect the integrity of decorative wood casework and leaded glass.

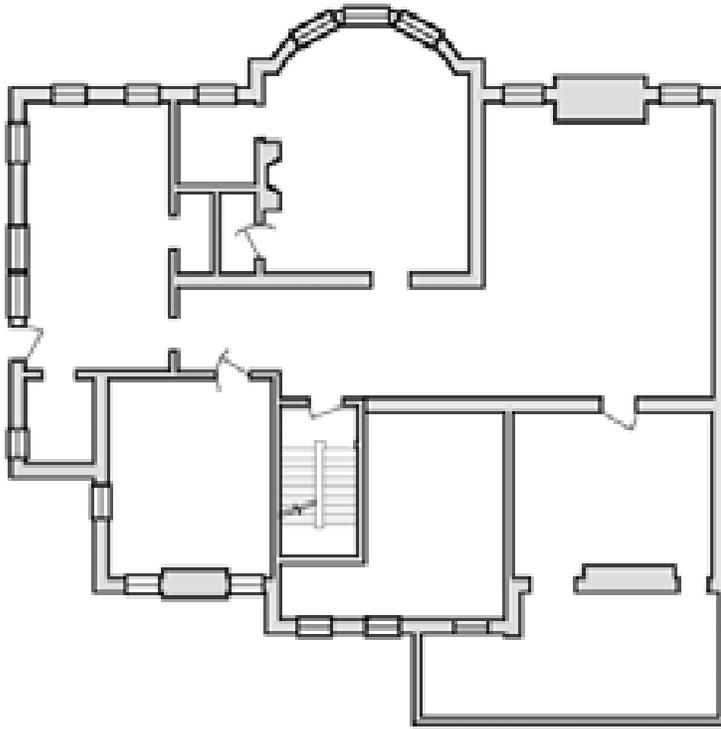
Building Systems

HVAC: Adjust/repair noisy mechanical equipment in 1947 addition.

Exterior Lighting: Add an entry light to the northern porch and replace barn light fixture at front entrance with a stylistically-appropriate fixture.



GREGG HOUSE



Gregg House Ground Floor Plan

Character-Defining Elements

- Original Woodland Road house.
- Prominent building and porch cornices.

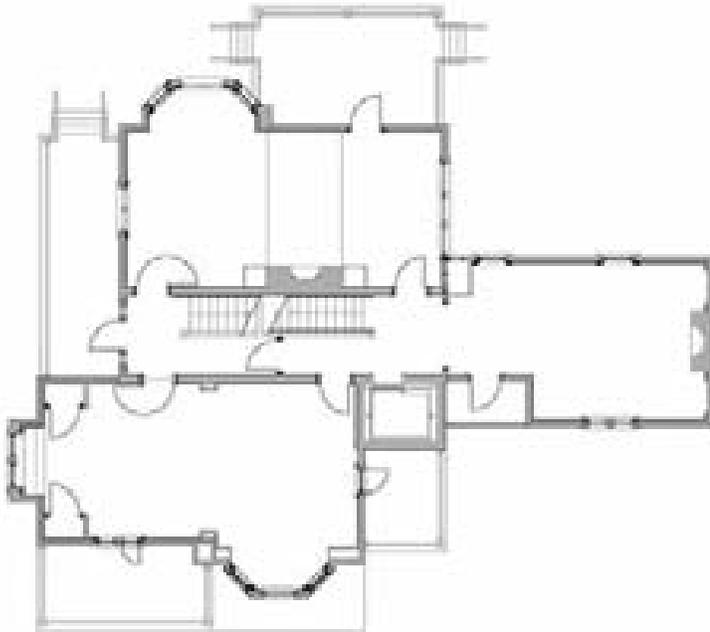
Priority Preservation Recommendations

- Continue to manage Gregg House as a family residence. The structure is generally in good condition.
- Replace iron porch railings with wood to match the original construction.



c. 1945 photograph of Gregg House.

HOWE-CHILDS GATE HOUSE



Howe-Childs Gate House Ground Floor Plan



c. 1870 photograph of the Gate House.

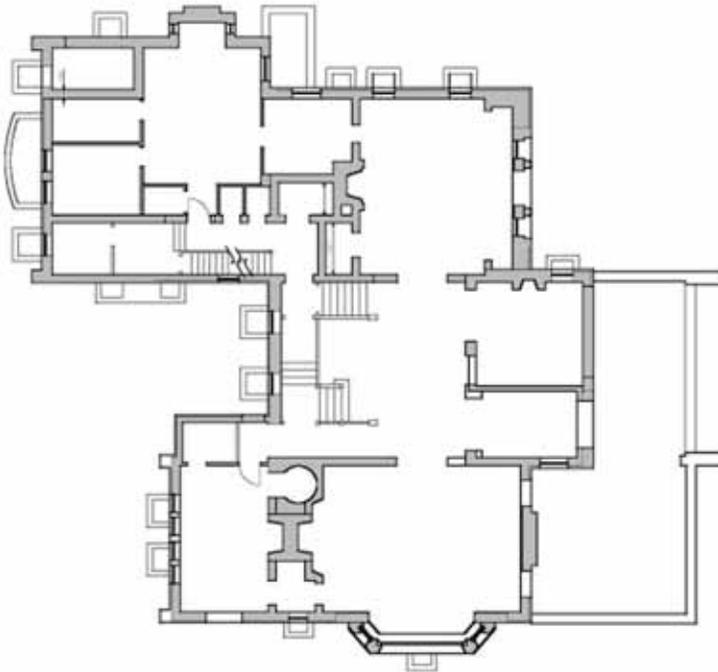
Character-Defining Elements

- The oldest Civil War-era home on Fifth Avenue in Pittsburgh.
- A significant example of Gothic revival domestic architecture.
- Association with Thomas M. Howe, the Pittsburgh industrialist and political leader who built the house on Greystone, his estate.
- Gateway to Chatham Campus.

Priority Preservation Recommendations

- Renovated in 2003, this structure is generally in excellent condition. See Landscape Recommendations regarding the Gate House.
- Consider implementing a cyclical painting strategy every 5-10 years.

LAUGHLIN HOUSE



Laughlin House Ground Floor Plan



c. 1970 photograph.



Character-Defining Elements

- Original Woodland Road house.
- Significant decorative stonework at the building exterior.
- Significant wood casework in first floor spaces.
- Significant example of Tudor revival house design by the Philadelphia architect, Edgar V. Seeler.

Priority Preservation Recommendations

- A. Preserve significant historic exterior and interior building fabric.
- B. Inspect and repair mortar at terrace's stone coping to prevent brick from failing. Match new mortar color and profile to existing.

Site Work

- Inspect and repair area ways at base of building as necessary.
- Remove tree from foundation.
- Address moisture at south retaining wall of parking lot stair.
- Provide an enclosure for the in-ground trash receptacle. Poses a walking hazard and adjacent paving is in poor shape.

Code & Access Issues

First floor could be made accessible by ramp (carefully sited and designed).

Exterior Shell (Character-Defining Materials)

Masonry: Eastern parapet wall is damp and mossy - inspect and repair flashing as required.





Stucco and Half Timbering: Maintain and preserve original materials - replace in kind as needed.

Doors: Exterior wood doors, trim and hardware need refurbishing.

Windows: Adjust and repair stained/leaded glass casement windows at bay windows that do not close properly and leak air.



Roofing, Gutters, Flashing and Downspouts: See General Recommendations Section.

Interior Finishes (Character-Defining Elements)

Carpet: Vacuum cleaning of wall-to-wall carpet, in the first floor public spaces and central staircase, is damaging historic wood trim and casework. Replace wall-to-wall carpeting with area rugs or carpets with runner strips at least one foot away from wall surfaces.

Stairs: Replace missing railing spindles with spindles that match the existing profile and finish.



Wood Panelling: Repair damaged interior wood panelling.

Computer Room: This architecturally-significant, decorative room is underutilized.

Building Systems

HVAC

- Consider replacing window A/C units with central air conditioning to address complications of casement window installation (screens, security, damage to window sill, etc.).
- Future condenser units may be located near or below the fire stairs.
- Meters, stand-offs and shut-off valves should be painted and/or screened to preserve the building's historic appearance.



Interior Lighting

- See General Recommendations section.
- Wall sconces in the front hall and in other public spaces should be replaced with stylistically-appropriate light fixtures.

Character-Defining Elements

- Residential character, context and siting in relation to the historic Mellon Estate landscape.

Priority Preservation Recommendations

- Restore/reconstruct porch railing and masonry piers as indicated in historic photographs.

Site Work (also see Landscape Recommendations)

Remove remaining clothesline supports from the lawn as they are tripping hazards. Address erosion of lawn adjacent to roadway.

Code & Access Issues

Not fully accessible.

Exterior Shell (Character-Defining Elements)

Foundation: Brick at corner of porch foundation is failing due to erosion of mortar by incident water. Repair condition.

Stucco: Repair and repaint to match original. *See Preservation Brief 22 in the Preservation Resource Binder.*

Windows: Storm windows are loose and unattractive. Replace basement window units with appropriate glazing. Replace missing transom window with a reproduction to match the original leaded glass design.

Roofing: 1. Roof has been recently replaced. When current roof requires replacement, consider restoring original roof material or using a material with a slate-like appearance. 2. Some newly installed asphalt shingles appear to be falling off the roof.

Rain Leaders and Gutters: Many rain leaders were recently replaced by new copper downspouts. Replace remaining PVC downspouts with copper. New downspout brackets, while attractive, stylistically do not match the design of Lindsay House.

Interior Finishes (Character-Defining Elements)

Entry Hall and porch are in good shape. Built-in casework is of good quality and in good condition. Original detailing and fireplaces remain intact. Replace stair bannister spindle (on-site). Second floor has plaster damage and should be repaired.

Building Systems

Lighting: Some original exterior light fixtures are present. Interior ceiling-mounted troffer lights are inappropriate for use in a residential-scaled space. Replace with fixtures that match the character and scale of the building.



c. 1940 Lindsay House



MELLON CARRIAGE HOUSE



Mellon Carriage House Ground Floor Plan

Character-Defining Elements

- An architecturally-significant Tudor revival building with a striking copper dove cote on its rooftop.
- Significant for its association with Andrew W. Mellon and Paul Mellon.
- Strong integrity of exterior and interior features. Half timbering exterior, generous roof gables, terra cotta coping, and slate roof. Exposed wood trusses within the former stable space maintain the look and feel of the space's original use.

Priority Preservation Recommendations

CAPITAL PROJECT: Once changing use patterns created by the new Athletic Building are established and a new building program has been assigned to the Mellon Carriage House, the entire building and site should be completely renovated according to the appropriate preservation standards.

Site Work (also see Landscape Recommendations)

- Relay front terrace paving as required.
- Repair broken coping on the stone walls.
- Inspect and repair the slab above the rear coal bunker. Water passing through the slab may harm the building foundation. Brick below the slab requires repointing once the condition is stabilized.

Code & Access Issues

Ground floor is accessible.





Exterior Shell (Character-Defining Materials)

Masonry: Repoint as necessary throughout building exterior, adjacent site and retaining walls.

Stucco and Half Timbering: Maintain and preserve original materials - replace in kind as needed.

Doors & Windows: Maintain and preserve original dutch doors at former stable area, along with other historic door and window fabric.

Roofing: Maintain existing slate roof and eventually replace in kind. See historic photos for original slate roof design - restore to original design at replacement date.

Flashing, Gutters & Rain Leaders: Repair and eventually replace with copper. Dislocated rear gutter should be repaired and restored to its original location.



Interior Finishes (Character-Defining Elements)

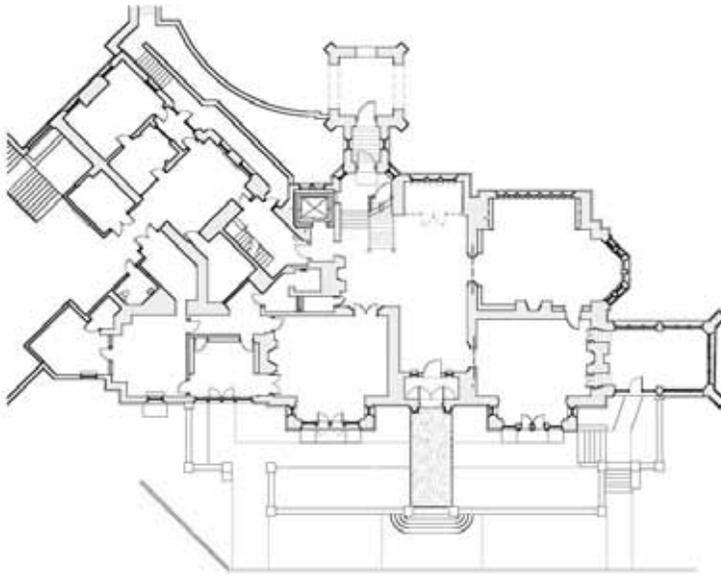
- The entire building should be renovated, applying preservation practices to exterior and significant interior spaces. The rafter roof structure in the southern wing of the first floor should be celebrated and acoustic-ceiling tiles should be removed and replaced with a more appropriate finish treatment.
- The second floor also retains some character from the building's original use as a Carriage House that should be preserved.

Building Systems

HVAC: When fully renovated, the building should be outfitted with a zoned, centralized HVAC system.

Lighting: Exterior and interior lighting should be improved as part of a complete building renovation project.

MELLON HOUSE



Mellon House Ground Floor Plan

Character-Defining Elements

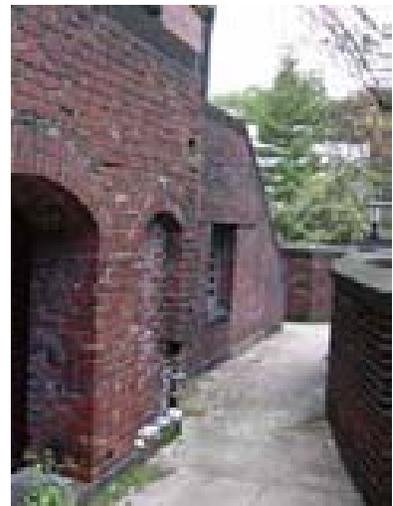
- Significant Tudor revival mansion, prominently located at the center of Chatham College along Woodland Road.
- Olmsted-designed grounds.
- High quality finishes and details within ground floor interior spaces.
- Significant for its association with Andrew W. Mellon.

Priority Preservation Recommendations

- A. Conduct a Building Treatment Plan to assess the historic integrity of the structure and to propose a treatment plan. A detailed study should also evaluate the historic, architectural and building code impact of proposed new uses for the lower level pool and bowling alley areas (a conference room and broadcasting studio, respectively).
- B. Once a Building Treatment Plan has been conducted, a Capital Project should be authorized in response to the Treatment Plan's recommendations including, but not be limited to, the following areas:
 - Roof replacement.
 - Flashing, downspout and gutter replacement.
 - Exterior storm window removal. Weatherstrip and install interior storm windows.
 - Masonry restoration.
 - Interior woodwork restoration.
 - Reset and repair front and rear terrace.
 - Evaluate building egress requirements according to new building codes. Replace generic door panic hardware with aesthetically-appropriate devices.



1940 photograph.





Site Work (also see Landscape Recommendations)

- Front terrace: Reset flagstone as required and replace broken paving. Alternately, replace pavers with an appropriate paving that will be less damaged by salt used during the winter. See General Recommendations section of this document for alternative treatment recommendations.

Code & Access Issues

- The building is fully accessible.
- Add a paved, clearly-identifiable walkway adjacent to the Conover Room at secondary egress path.
- Door to central stairway leading to the lower level should be kept closed (the door is often propped open) as it is a fire egress stair. Uncontained fire poses as much a danger to the life-safety of building occupants as it does to the integrity of historic building fabric.



Exterior Shell (Character-Defining Elements)

Masonry: Comprehensive masonry repair, repointing and cleaning is required. Inspect and repair joints in stone and brick. Repoint area at base of piers on south elevation. Mortar previously used to repoint building doesn't match the color or profile of the original building material - repair and repoint affected areas. Extensive reconstruction is required at the rear of the building.

Stone Trim & Decoration: Where required, clean stone using the gentlest means possible. Repoint where necessary. Repair stone trim and mortar at front conference room windows.

Half Timbering: Maintain and preserve original materials. Develop a strategy, appropriately patching damaged and eroded wood.

Doors:

- At the front conference room, replace new doors with replicas that match the existing historic leaded glass doors and screens. Brush and clean existing decorative metal screen doors at this location.
- Inspect and repair front and back exterior doors as required, with sensitivity to the historic building fabric. Moisture is presently entering the building at the bottom of the doors.



Windows:

- Sun porch windows have been painted shut, and windows and trim need to be painted. Some windows are falling apart and should be repaired or replaced in kind as necessary.
- Storm windows should be replaced with high-quality weatherstripping and interior storm windows with screens.



Gutters: Clean and maintain gutters on a regular basis - plants are growing out of them and will cause freeze/thaw damage to the building.

Terrace Rain Scupper: Major moisture problem at rear terrace area caused by a missing rain scupper. Replace rain scupper using original materials and methods. Repair and repoint rear wall terrace, as required, after scupper is replaced.

Interior (Character-Defining Elements)

- Interior woodwork restoration: Repair delaminating wood panels in front entry hall. See General Recommendations Section.
- Preserve significant decorative ground floor interior finishes including highly-ornamented plaster ceilings and carved fireplace mantels.
- Remove glass-enclosed alcove in main entry hall.
- Replace wall-to-wall carpet with area rugs (see General Building Recommendations Section of this report).
- See Priority Preservation Recommendations.

Building Systems

Mechanical Systems

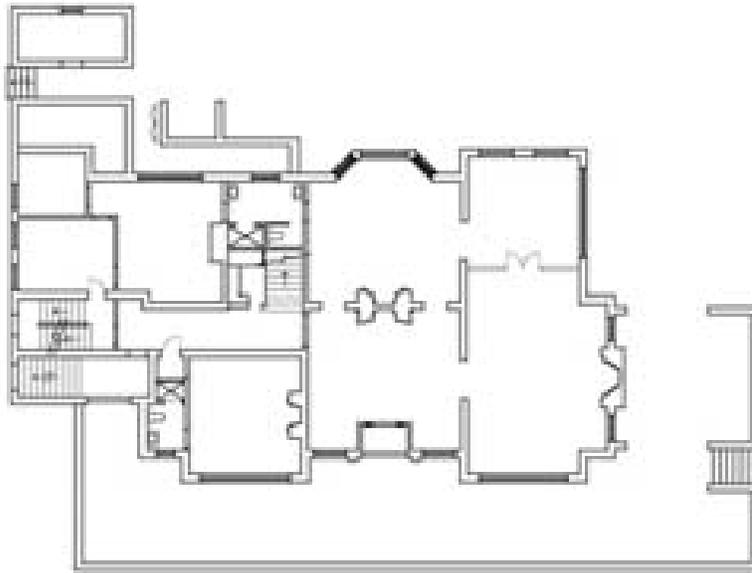
Update ground floor HVAC system. Careful architectural detailing of any new HVAC system is needed.

Wiring & Devices: Replace generic electrical cover plates in public areas with appropriate covers that can be better integrated into the architectural fabric. Conceal exposed conduit at light fixtures in the front hall, and throughout the ground floor public spaces, as part of a comprehensive renovation.

Data: Consider installing wireless data campuswide to reduce the impact of wiring on historic fabric, generally.

Lighting: Wall sconces and track lighting in the front entry hall are not appropriate to the house and should be replaced with more context-sensitive/-appropriate fixtures. Original light fixtures may be reproduced if designs are documented; new functional lighting and exit signs should be installed as part of a comprehensive renovation.





Rea House Ground Floor Plan



c. 1915 photograph showing porch cover.



Character-Defining Elements

- Original Woodland Estate House
- Significant terraces and porch structures
- High-quality ground floor public spaces with wood and leaded-glass casework.

Priority Preservation Recommendations

Preserve the southern open air terrace, as it contributes to the historic character of the house and should be maintained. The original porch roof should be reconstructed in the future, as illustrated in the historic photograph. Inspect and evaluate the terrace's structural integrity; there is evidence of foundation movement and/or settling. Repair the paving surface. As indicated in the historic photograph, this paved area was not originally designed to be fully-exposed to the elements. Remove and replace non-matching brick patching and repoint mortar with material and construction methods matching the character of the original masonry. Also, repair the keystone element that is falling out of place.



Site Work: At the front terrace, replace downspout scuppers to match the original design. Current scuppers do not extend far enough from the building; moisture is staining and damaging adjacent masonry.



Code & Access Issues

- Ground floor is accessible.
- Replace ground floor panic hardware with more appropriate devices.



Exterior Shell (Character-Defining Elements)

Masonry: Clean and repoint exposed masonry ends after flashing and gutters have been repaired/replaced. Mortar is deeply raked - new pointing should match color, profile and composition of original mortar.

Trim: Inspect and repair deteriorating barge boards. Paint and repair trim generally on end gables.

Rain Leaders: Rear splash box at rain leader has failed - replace in kind with a matching copper splash box. Repair/replace worn rain leaders in kind with matching copper downspouts.



Interior Finishes

Carpet: Vacuum cleaning of wall-to-wall carpet, in the ground floor public spaces and central staircase, is damaging historic wood trim and casework. Replace wall-to-wall carpeting with area rugs or carpets with runner strips at least one foot away from the wall surface.

Stairs: Replace missing 1st Floor newel post.



Building Systems

Mechanical Systems

- Consider replacing window A/C units with central air conditioning to address complications of casement window installation (screens, security, damage to window sill, etc.).
- Remove fin tube heaters in the front hall if they are not operational.
- Future condenser units may be sensitively located near/below the fire stairs.

Electrical Systems

Wiring & Devices: Exterior outlets must be reinstalled as required by code. Recess when installing new outlets.

Interior Lighting

- Lamps used in wall sconces vary in size and type from fixture to fixture, and in some cases, the florescent lamps exceed the size of the actual lampshade. Lighting standards should be established and used consistently throughout the campus, but especially within a building or a specific room.
- Replace fixture above front hall desk with a compatible fixture.

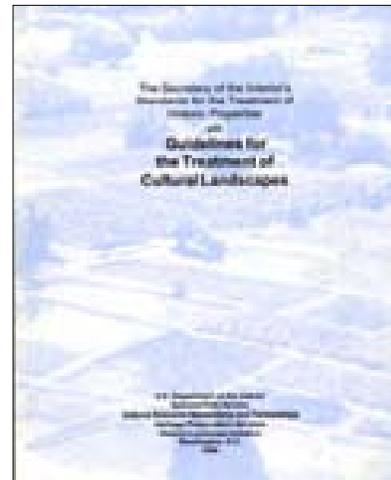


IV. Analysis & Recommendations

D. LANDSCAPE

General Preservation Principles for Historic Landscapes:

1. Identify Significant Landscapes and Landscape Features as preservation priorities.
 - a. Develop Preservation Process for Significant Landscapes following the Cultural Landscape Report methodology developed by the National Park Service:
 - **SITE HISTORY:** Focused historical research necessary to document the evolution of the landscape over time;
 - **EXISTING CONDITIONS:** Site inspections to assess the condition of individual features;
 - **ANALYSIS OF INTEGRITY AND SIGNIFICANCE:** Determine which historic features are extant, which are missing, and how the landscape has been altered since the historic period;
 - **TREATMENT PLAN:** Identify specific actions and physical work needed to improve the condition of the landscape and convey its historic identity following the Secretary's Standards.
 - b. Implement Treatment Recommendations for significant landscapes. The four treatments described in the *Secretary's Standards for the Treatment of Historic Properties* include:
 - **Preservation** is “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement or new construction. New exterior additions are not within the scope of this treatment...”¹
 - **Rehabilitation** is the treatment of choice when “repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate” and is defined as “the act or process of making possible a compatible use for a [historic] property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values.”²
 - **Restoration** is “the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the



¹ U.S. Department of the Interior, National Park Service, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, 1995

² Ibid.

removal of features from other periods in its history and reconstruction of missing features from the restoration period.”³

- **Reconstruction** is “the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.”⁴
- c. Manage the Chatham landscape following general principles for each Landscape Character Area.
- d. Develop a long-term approach for the care, management, additions, and replacement of existing trees that comprise the Chatham College Arboretum.
- e. Plan for new facilities in areas that do not adversely affect the historic character of the landscape by evaluating the sites recommended in the Dober Lidsky Craig master plan and respecting extant historic features.
- f. Continue enhancement of compatible campus furnishings (lights, benches, signs, etc.), particularly in the historic core.

1. Preserve Individually Significant Landscapes

Based on historical research and site evaluation, three individual landscapes appear to be independently significant, each meeting National Register Criterion C for their landscape architectural design. They include the Mellon Estate grounds, designed by the Olmsted Brothers in 1919-20, the Rea House garden attributed to Berthold Frosch (1912) and the old quadrangle, designed by the Olmsted Brothers in 1947. For each of these landscapes, Chatham College should adopt a preservation strategy that strives to document each of these landscapes in sufficient detail to retain extant historic features, improve the condition of the landscape overall and gradually replace critical missing historic features so that these landscapes present a more authentic appearance.

MELLON ESTATE GROUNDS

The Mellon Estate grounds, acquired by the College in 1940, are the most significant designed landscape on the Chatham campus. The Olmsted Archives housed by the National Park Service at the Frederick Law Olmsted National Historic Site contains eight plans associated with the design of the A.W. Mellon Estate (job #6759) prepared in 1919-1920. Both historical research and site investigation reveal that many of the components of the Olmsted design are extant, even though the landscape



has been altered significantly due to construction of the adjacent dining hall, and new athletic center, demolition of the historic greenhouses, removal of the Mellon tennis courts and vegetable gardens, alteration of the front, and deferred maintenance. Given the historical significance of the

³ Secretary's Standards.

⁴ Ibid.

Mellon estate and gardens, we recommend that the College adopt a historic preservation approach toward the maintenance, management and treatment of this area of the campus. This approach is needed to ensure that the surviving elements of the historic landscape are retained and preserved so that the integrity and significance of the landscape is not inadvertently lost or compromised. Not only is the Mellon estate independently significant, but also a centerpiece of the Chatham campus and should receive the highest level of care and attention.

A preservation approach for the Mellon landscape requires a thorough understanding of its history and current condition, with treatment recommendations (for physical work) following the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Furthermore changes to individual features in a historic property should be done in the context of a Treatment Plan for the entire Mellon grounds. Regardless, the continued use of the lower garden area for graduation ceremonies and other events is compatible with the preservation of the historic landscape.



Cultural Landscape Report

The College should develop a scope of work for a Cultural Landscape Report and Treatment Plan for the Mellon Estate grounds, that includes the following components:

1. Historical research necessary to fully document the evolution of the landscape from 1917 to the present, including changes made by the college after 1940.
2. Documentation of existing conditions, including an evaluation of the condition of existing landscape features, particularly the front and rear terrace, shrub plantings, pond, paths and specimen trees.
3. Analysis of integrity and significance necessary to determine which historic features remain or are missing, as well as which recent changes most affect the integrity of the landscape.
4. Development of a Treatment Plan (schematic design) that recommends either a rehabilitation or restoration approach for the Mellon grounds, consistent with a c. 1940 preservation date, followed by detailed design/construction documents that address specific changes to the landscape necessary to meet the treatment objectives and improve the condition of the Mellon landscape.



Recommended physical improvements

Specific improvements to be considered include:

- Replanting the vegetation at the sound end of Graduation Green to provide a visual screen between the Green and the new athletic complex;
- Evaluate and maintain the specimen tree and shrub collection:
 - Where appropriate, selectively remove and replace, or prune overgrown historic shrubs, particularly around the base of the rear terrace and on the north side of Mellon House;
 - Remove or thin overgrown wooded area at the north end of Mellon gardens; maintain views into Graduation Green and pond area from Chapel Drive;
- Rehabilitate pond including water feature and herbaceous plantings consistent with historic plans;
- Improve the front of Mellon House:
 - Consider redesigning parking and vehicular drop off in front of Mellon House to minimize parking and maximize landscape setting (will need to determine where Mellon House parking can go);
 - Stabilize front terrace;
 - Install new plantings consistent with the historic plans and appearance of the house.
- Replace missing paths and plant material on the slope below the Mellon House;
- Stabilize rear terrace:
 - Complete masonry repairs consistent with preservation practices
 - Install new plantings following historic plans;



Mellon Carriage House

While the carriage house is not part of the gardens, per se, it is still associated with the original estate and the enclosed courtyard is an outdoor room. Furthermore, Olmsted's planting plan for the Mellon estate did include dense plantings along the outside of the courtyard, which have been adversely affected by successive building projects, including the current construction. The exterior wall surrounding the carriage house courtyard is deteriorated and needs repair work. The interior surface is deteriorated and should be repaired, then the courtyard replanted to illustrate a landscape similarly in character to the original condition, or which is compatible with the current theory and practice.



Landscape maintenance practices

Consistent with the management of all of the significant landscapes, the Mellon Estate grounds should be

maintained following historic preservation principles in order to retain, preserve and enhance the historic character of the property. This includes actions associated with monitoring change, controlling vegetative growth, replacing deteriorated features in-kind, and minimizing disturbance in the landscape to ensure that features, such as vegetation, paths, walls, and other landscape furnishings are not lost and the character of the grounds is not compromised.⁵ One of the greatest challenges is determining a more appropriate planting palette for perennials and annuals that is easy to care for, but which is also compatible with the original Olmsted design. Special care should be directed to preserving extant historic features including both built features and vegetation rather than replacing them.

REA HOUSE AND GARDEN

Excluding the Mellon House, Rea House is the only other Woodland Road house for which historic landscape architectural plans have been found. The designed landscaped grounds associated with the Rea House are evident in both the front and rear gardens, which reflect the design plans and plant lists created by Berthold Frosch in 1912. Lisa Vavro, Chair of the Landscape Program at Chatham College has uncovered some information about Frosch's career, including his role in the 1893 World Columbian Exposition in Chicago and the design of Highland and Olympia Parks in Pittsburgh. It is possible that as more information is uncovered about him, the Rea House garden can be better understood in the body of Frosch's work. In the meantime, Chatham College should treat the Rea House grounds as one of the three individually significant landscapes on campus, and follow a set of preservation principles and procedures similar to the Mellon Estate. In addition, Rea House also presents a unique opportunity as a historic landscape case study that can be incorporated directly into the Chatham preservation curriculum.



Rea House in the Landscape Preservation Curriculum

As part of landscape preservation course, Chatham could use both archival sources and on the ground inventories to prepare a preservation plan, cultural landscape report, or preservation maintenance plan for the Rea House grounds. These projects should address the information gathered and used in a CLR including:

- Historical research necessary to fully document the evolution of the landscape from 1912 to the present, including changes made by the college such as parking improvements in the rear of Rea House;

PLANTING LIST			
PLANT	QUANTITY	UNIT PRICE	TOTAL
Magnolia grandiflora	1	14.00	14.00
Liriodendron tulipifera	1	14.00	14.00
Liquidambar styraciflua	1	14.00	14.00
...

⁵ Margie Coffin and Regina Bellavia. *Guide to Developing a Preservation Maintenance Plan for a Historic*

- Documentation of existing conditions, including an evaluation of the condition of existing landscape features, particularly the rear terraced garden, Ginkgo allee, shrub plantings, paths and other specimen trees;
- Analysis of integrity and significance necessary to determine which historic features remain and which are missing, as well as which recent changes most affect the integrity of the landscape;
- Development of a Treatment Plan (schematic design) that recommends either a rehabilitation or restoration approach for the Rea House grounds, followed by detailed design/construction documents that address specific changes to the landscape necessary to meet the treatment objectives and improve the condition of the Rea House landscape.

For example, a preservation studio could look at different alternatives for the grounds that consider different treatment approaches (e.g. preservation, rehabilitation, or restoration) and the implications they have for the site and adjacent features. Specific treatment solutions for the landscape can evaluate the historic planting lists, and prepare new plans using plants that are currently available but which present the same visual characteristics as the original historic vegetation. It is also possible that Rea House may present an opportunity for hands-on, preservation maintenance training such as rejuvenate pruning, masonry repair, or other techniques accomplished with the Chatham College horticulturist and grounds crew.

However, use of the Rea House landscape for preservation maintenance training, or as a preservation studio topic does not supercede the need to manage the landscape as a cultural resource, necessitating proper research and documentation prior to making physical changes. In addition to Rea House, any of the historic residential buildings on campus could be the topic of further research, which creates further opportunities to use the campus landscape as an active teaching tool.

Recommended physical improvements

Specific improvements to be considered for the Rea House grounds include:

- Stabilization of retaining walls and masonry in rear terraced garden;
- Rehabilitation of existing historic shrubs and trees, selective pruning of hazardous limbs;
- Replacement of missing vegetation based on historic planting plan;
- Evaluate the missing rear terrace garden in relation to new parking area;
- Develop additional planting needed to effectively screen the rear parking area from the historic garden;
- If needed, implement ADA improvements, where



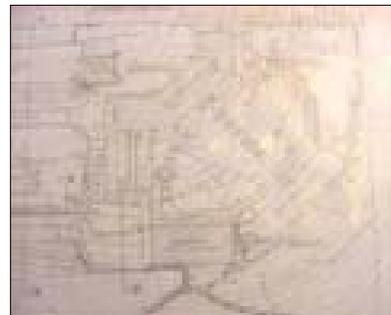
appropriate, with a sensitive new design that does not adversely affect the historic landscape.

Landscape maintenance practices

Consistent with the management of all of the significant landscapes, the Rea House grounds should be maintained following historic preservation principles in order to retain, preserve and enhance the historic character of the property. Special care should be directed to preserving extant historic features including both built features and vegetation rather than replacing them.

OLD QUADRANGLE

The Old Quadrangle has been redesigned several times, as the original campus expanded in the first half of the twentieth century. In 1947, the office of Olmsted Brothers, Landscape Architects prepared several plans for Chatham College that addressed reconfiguring roads and paths and recommended locations for new buildings. These plans, accomplished in collaboration with the architectural firm of Ingham, Boyd and Pratt, provided direction for a major period of campus expansion following WWII. Despite his advancing age, Frederick Law Olmsted, Jr. appears to have been directly involved in the 1947 plans, along with E.C. Whiting, who became a partner of the Olmsted firm in 1920. The Olmsted Archives located at the Frederick Law Olmsted National Historic Site in Brookline, Massachusetts, holds 35 historic plans and sections associated with this work. Furthermore, this continuity of the firm in two successive undertakings is noteworthy. The most significant outcome of the 1947 plan is the reshaping of the quadrangle defined by Braun/Coolidge/Falk, Buhl, and McLaughlin Houses. The 1947 planning work also set the stage for the addition of the new chapel, Woodland Road steps, the gymnasium, and proposed several new building sites, with much of the improvements completed by 1953. As a designed landscape, the Old Quadrangle retains a high level of integrity and is therefore individually significant for its association with the work of the Olmsted Brothers, Landscape Architects.



As discussed for the landscape associated with the Mellon estate and Rea House, Chatham College should adopt a preservation approach for the extant landscape associated with the 1947 Olmsted Brothers plans, particularly the Old Quadrangle. This requires obtaining sufficient information related to the landscape's history to know which character-defining features are essential to the integrity of the landscape. While it may not be necessary to invest in a full Cultural Landscape Report for the Old Quadrangle, the College should consider the landscape's integrity and significance before undertaking any future alterations. In addition, the historic design should be evaluated to determine if any missing features should be re-established in the context of current use.

Recommendations for the Old Quadrangle and Chapel

- Evaluate and maintain specimen tree collection in the context of the historic design and College's objectives for the Chatham arboretum (described below). Retain the row of Honey Locust surrounding the quadrangle; replace in kind if needed in the future. Implement hazardous tree pruning immediately.
- Maintain vehicular and pedestrian circulation in good condition with compatible materials and following the historic alignment. Do not introduce new roads or paths into the quadrangle. Differentiate between pedestrian circulation and [service] vehicle circulation routes for safety.
- Minimize new additions or alterations to building entries to retain the historic character of the quadrangle.
- Evaluate conflicts between vehicles and pedestrians and separate circulation systems to the greatest extent possible.
- Determine a treatment approach for the Chapel courtyard that limits or directs vehicular use. Evaluate the appropriateness of the historic design (c.1947-50), which did not include drivable pavement in front of the building. Address vehicular impacts on the slope between Braun and Woodland Halls. At a minimum, separate pedestrians from vehicles with a paved service drive, or prohibit vehicles from driving over slope between Braun and Woodland Halls.
- Open, then maintain, the view from Old Quadrangle to Pittsburgh between Buhl and McLaughlin Halls.
- Develop a new garden in the lower terrace adjacent to Buhl Science/Rachel Carson Institute that demonstrates sustainable landscape practices.
- Repair, preserve and maintain lower terrace garden adjacent to McLaughlin Music Center.
- Address future ADA improvements in such a way as preserves extant historic landscape features and is compatible with the historic character of the landscape.



Landscape Character Areas

Primary Character Areas

The Primary Character Areas of Chatham College comprise specific areas or zones whose character is essential to the overall aesthetic quality of the campus. In addition to the Mellon Estate and the Old Quadrangle described above, the Primary Character Areas also include the Old Gym and Playing Fields as well as College Hill and the Woodland Road Residences. Each of these three areas should be managed as a discreet landscape, consistent with both the landscape's history as well as its current function. The three primary character areas described below are both historically and visually significant to the campus.



Primary Landscape Character Areas – Chatham College

College Hill

The grass-covered hillside below Chapel Hill Road has been a continuous feature of Chatham College since the late nineteenth century. The sloping lawn is the central feature of the campus, playing a highly significant role in the visual character of both the College and historic Woodland Road. The Olmsted Brothers with Ingham, Boyd and Pratt designed the steps leading from Woodland Road to the Chapel between 1947-50, replacing earlier wooden staircase and belvedere.

The spatial qualities of College Hill are particularly important to the character of Chatham College. The open space provides a strong contrast to the enclosed, wooded feeling along Woodland Road and for this reason, it is the first definitive feature that visitors experience as they enter the



campus enclave. The Dober, Lidsky & Craig Master Plan also proposed the existing Lindsay House as a future building location. In order to retain the character of College Hill and Chatham College, the Preservation Plan recommends the following actions for the hillside:

- Preserve College Hill as open space and remove volunteer growth at the top of the slope;
- Retain, preserve and repair Woodland Road steps, below the Chapel; address overgrown vegetation surrounding the steps;
- Maintain turf grass and existing specimen trees using appropriate horticultural practices;
- Replace missing trees along Chapel Drive and severely deteriorated [hazardous] street trees in kind; install new specimen trees consistent with a vegetation management plan for the Chatham Arboretum;
- Rehabilitate construction staging areas once new athletic facility is completed;
- Evaluate the visual role and historical significance of the Lindsay House in its residential form before considering the site for a new building; in the interim period, maintain plantings and grass slope in good condition;
- Evaluate street parking to minimize undesirable views;
- Improve sparse planting areas along Chapel Drive slope, eliminate use of railroad ties for retaining walls;
- Re-set steps on slope above Graduate Green to remedy hazardous conditions and re-establish circulation system connecting the Mellon gardens and Graduation Green to Dilworth Hall.



Woodland Road Residences (Berry, Laughlin, Beatty, Fickes, and Rea Houses)

The houses along Woodland Road represent both an aesthetically and historically important component of the Chatham campus. Even though the residences were largely acquired within the last forty years, each is noteworthy for its architecture and associated landscape. Furthermore, the Woodland Road residences effectively blend the Chatham campus into the surrounding neighborhood. For this reason, the residential character of Woodland Road should be preserved, with intensive uses such as parking carefully screened and managed in this area. While parking and vehicular circulation is a necessity for the college, additional parking should be limited around the residences because of the potential to negatively affect the visual experience of Woodland Road, and to eliminate further compromising the integrity of the landscape setting.



Specific recommendations for the Woodland Road residences include:

- Retain the residential character of Woodland Road;
- Preserve front slopes as open space; maintain existing historic vegetation and replacing in kind when necessary;
- Implement historic preservation strategy for Rea House landscape (see above);
- Minimize additional parking in front of the Woodland Road residences;
- Conduct additional historical research and evaluate existing conditions on the residential landscapes, to determine extant historic features and aid in future planning;
- Maintain views of historic residences from Woodland Road and College Hill; manage volunteer vegetation;



For a discussion of the rear parking area associated with the Woodland Road residences, please see the secondary character areas below.

Old Gym and Playing Fields

The “Old Gym,” athletic fields, and lodge located at the south end of the Chatham campus are historic, constructed within the period of significance for the College. For this reason, they constitute a primary character area and should be retained and preserved. However, the gym can easily be rehabilitated for new uses without compromising the integrity of the landscape setting, provided that substantial exterior alterations are not undertaken. Additional research may be necessary to document designed planting originally associated with the gym, so informed decisions can be made regarding the treatment of the front (north) slope. Specific recommendations for this character area are:



- Conduct historical research on designed plantings and evaluate current vegetation to determine which is historic;
- Retain athletic fields;
- Retain and preserve Lodge and Gym buildings;
- Stabilize and improve the condition of the planting design on the north slope of the gym.

Recommendations for the treatment of the historic Mellon Estate grounds, Old Quadrangle and Chapel courtyard, and the Rea House grounds are addressed above as independently significant landscapes.

Secondary Character Areas

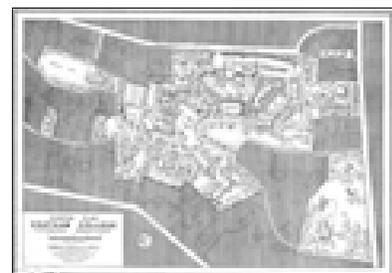
The Secondary Character Areas of Chatham College comprise specific areas or zones whose character is important to the campus, but which are not individually significant. They include the New Quadrangle, Library/Theater parking areas, wooded slopes, Woodland Road parking areas, new Athletic Facility, and the Woodland Road open space (opposite Berry House), as well as the Gate House and Gregg House, which are discontinuous with the rest of the campus. Each of these three areas should be managed as a discreet landscape, consistent with both the landscape's character as well as its current or projected function.



Secondary Character Areas, Chatham College

New Quadrangle

The new quadrangle resulted from a major epoch of campus expansion during the 1970s, framed by a new master plan by the office of Shurcliff & Merrill, Landscape Architects and including the construction of the Mellon Library, Theater and additions to Woodland Hall. This changed both the character and function of the area from access and parking, to an inwardly focused greenspace surrounded by academic buildings. Conceptually, the design of the new quadrangle has much in common with the old quadrangle – a relatively flat ground plane surrounded by pedestrian paths, specimen trees and buildings. In the southern corner of the new quadrangle, Shurcliff and Merrill sculpted the sloping topography into an outdoor amphitheater. The redesign of the quadrangle also changed the circulation between Woodland and Braun Halls, leading to the Chapel courtyard. The roadway that originally connected the Chapel courtyard to the parking area [in the present location of the New Quadrangle] was redesigned as a series of wide steps,



making vehicular circulation difficult into the new quadrangle. As a result, service vehicles regularly bisect the slope between Woodland and Braun Halls, attempting to reach the new quadrangle in a more direct route and causing continuous damage to the slope and creating a safety hazard for pedestrians.⁶

In general, the quadrangle is in good condition, although it is more sparsely planted than other areas of the campus. The treatment of specimen trees surrounding and framing the inner lawn should be perpetuated including immediate pruning of hazardous limbs. The new quadrangle is also a good candidate for expanded planting of new arboretum specimen trees, following a planting and maintenance program developed for the Chatham Arboretum (see specific arboretum recommendations below).

The existing amphitheater should be evaluated to determine if it is currently used effectively and meets current or future programming. This location was identified as a potential new building site, which if constructed would complete the building enclosure around the new quadrangle. If the amphitheater has the potential for future expanded use, it should be repaired and maintained using the 1973 plans by Shurcliff and Merrill as a guide.



Given the significance of the Old Quadrangle, the College should assume more flexibility in the management of the New Quadrangle, specifically related to the retention preservation of existing landscape features. General recommendations for the new quadrangle are:



- Perpetuate the conceptual design consisting of a flat green space with turf, circulation, and specimen trees.
- Enhance tree planting following a species management plan developed for the Chatham Arboretum;
- Evaluate the amphitheater to determine its current and potential use; if needed, develop plans for rehabilitation using the Shurcliff and Merrill design as a guide OR evaluate the potential effects of a new building in this location following the Dober, Lidsky & Craig Master Plan;
- Evaluate planters bordering the Mellon Library and Theater to determine appropriate seasonal planting and maintain them in good condition;
- Evaluate current pedestrian and vehicular circulation; re-direct service vehicle access to the New Quadrangle to solve the current condition and safety issues between Woodland and Braun Halls.



⁶ See also recommendations for the Chapel courtyard under the Old Quadrangle, above.

Library/Theater Parking Area

Two new parking areas exist between the Mellon Library, Theater and Murray Hill Avenue. These parking areas are not historic, and are generally filled to capacity during school hours. The single greatest landscape issue related to the parking area is vegetation management on the slope bordering Murray Hill Avenue. Many of the evergreen trees are diseased and the slope is compromised by invasive growth. Vegetation management on the slopes should strive to maintain woody plants (trees and shrubs) in good condition as well as retaining a vegetative buffer between the parking area and the adjacent Murray Hill neighborhood. Careful attention should be placed on the appearance of the vegetation along Murray Hill Avenue.



Wooded Slopes

Recommended actions:

- Inventory vegetation to assess species composition, particularly native and invasive vegetation;
- Assess condition of woody plants;
- Develop a sustainable approach to vegetation management with layered understory and overstory plantings; consider incorporating this task into landscape curriculum;
- Plant additional native species as needed; develop a plant list for the wooded slopes based on existing vegetation and native Pittsburgh plants adapted to slopes and shade;
- Open and maintain critical views.

Woodland Road Parking Areas

The decision to expand parking behind Berry House, Laughlin House, Rea House, and Beatty House effectively employs the buildings to screen cars from Woodland Road, reinforcing the residential character of the primary character area. However, expanded parking behind Laughlin and Rea Houses resulted in the inadvertent loss of portions of the historic Rea House garden.



The Fickes House parking area (on the north side of Fickes House) should be re-evaluated and redesigned to minimize unnecessary pavement and to provide more direction to vehicles. To do so, historic photographs and other site documentation should be examined so that the new design responds in part to the historic conditions, re-expressing the missing turn-around if possible.



Specific recommendations for the parking areas behind the Woodland Road residences are:

- Minimize additional parking;
- Maintain residential character (paths, planting, site furnishings) near residential buildings and grounds;
- Preserve surviving garages;
- Preserve Rea House garden and screen parking;
- Redesign parking area on the north side of Fickes Hall to express original circular drop-off and reduce unnecessary pavement.



New Athletic Facility

The new athletic facility currently under construction on the former site of the Mellon tennis courts and vegetable gardens is not historic. However, the scale and location of this facility in the center of the campus and on the former Mellon estate does affect other historically significant landscapes on the Chatham campus, particularly the Mellon gardens. The two biggest issues this presents to the long-term preservation of the surviving elements of the Mellon estate are [service] vehicle circulation from Woodland Road to the New Quad and preserving the interior vistas within the Mellon Gardens [Graduation Green].



Once the construction work on the building is nearing completion, the college should:

- Evaluate the proposed site design in relation to the historic Mellon estate and current circulation challenges at Chatham College to determine if additional modifications can be made to integrate the new design into the historic landscape including both the Mellon gardens and carriage house;
- Repair areas disrupted by site construction by seeding and adding appropriate new shrub planting following a preservation treatment plan developed for the Mellon gardens;
- The area in front of the gym at the south side of graduation green should be re-planted following the Olmsted plans as an effective screen.
- ADA site improvements, if necessary, should be implemented in such a ways as to make them easily removed in the future.

Woodland Road Open Space

Pittsburgh Plat maps beginning in 1870 indicate that the undeveloped area opposite Berry Hall, at the intersection of Woodland Road and West Woodland Road has been continuously open space. In 1939, when plans were underway to acquire the nearby Mellon estate, Plat maps indicate that the parcel was indeed owned by A.W. Mellon. This is confirmed by the 1940 survey prepared by Lippincott & McNeil, which documents college landscape acquisitions from 1870 to 1940. The parcel also functions as an effective buffer or transition to the Woodland Road neighborhood. The 1997 Chatham College Campus Plan by Dober, Lidsky, and Craig and Associates did not propose future development in this location.

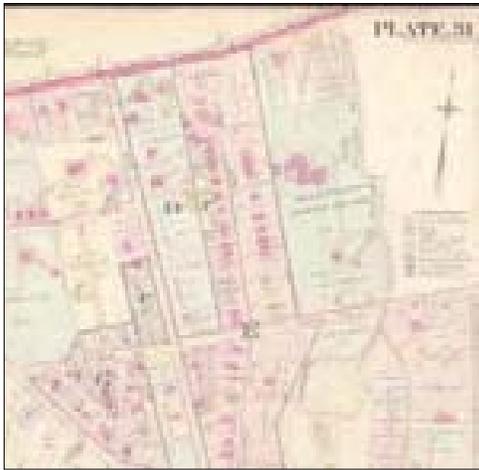
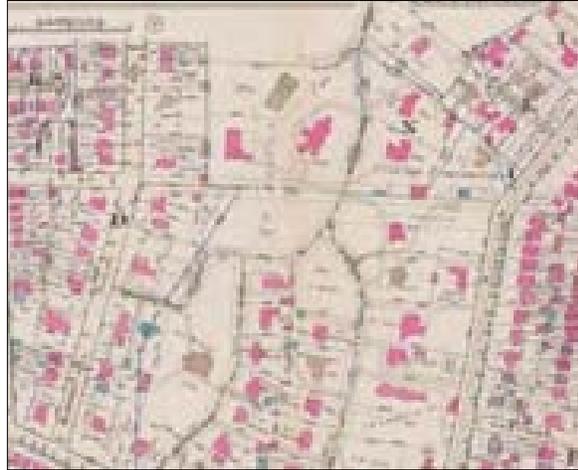


Plate 31, Volume 1, East End of Pittsburgh, (1904)



Volume 2, East End of Pittsburgh (1939)

Recommendations for the Woodland Road open space are:

- Preserve as open space to buffer adjacent residential neighborhood;
- Maintain grass and specimen trees; follow general principles for the treatment of the Chatham Arboretum;

Gregg House

The Gregg House is occupied by the President of Chatham College and is discontinuous with the rest of the campus. Though largely outside the scope of this Preservation Plan, Gregg House should be preserved and maintained as an integral part of the Woodland Road neighborhood.

Gate House

The Howe-Childs Gate House has been recently re-acquired and rehabilitated by the College. In the future, if funding becomes available to do additional work on the Gate House, Chatham should consider developing a new landscape treatment plan based on historic documents that presents a more authentic landscape, rather than the current design. In the interim, the Gate House could also be used as a landscape preservation studio, with students conducting historical research and preparing preservation design plans to create a new landscape more appropriate to the historic building.



The Chatham College Arboretum

In 1998, Chatham College became an institutional member of the American Association for Botanic Gardens and Arboreta (AABGA). While the AABGA is not an accrediting organization of any kind, they do provide services to public gardens, arboreta and their professional staff that support “their work, value, and achievements in horticultural display, education, research, and plant conservation.” The AABGA publishes a monthly newsletter and the quarterly journal, *The Public Garden* and sponsors six regional meetings and one national conference each year.



According to the Chatham catalogue and web site, “the arboretum offers a wide variety of educational opportunities for Chatham students in the fields of landscape design, landscape studies, environmental science and environmental studies.” The Arboretum is a potential source of future program development and fundraising that could support other maintenance activities, historic landscape preservation, and the sustainable landscape design program. However, before additional work is undertaken, the College should consider inventorying and evaluating the specimen tree collection campus-wide and preparing a long-term plan for the development of the arboretum. At present, the campus consists of specimen trees and shrubs that survive from the historic residential landscapes, particularly Mellon, Rea and the Woodland Road residences, along with scattered trees planted by the College in quadrangles and along circulation routes.



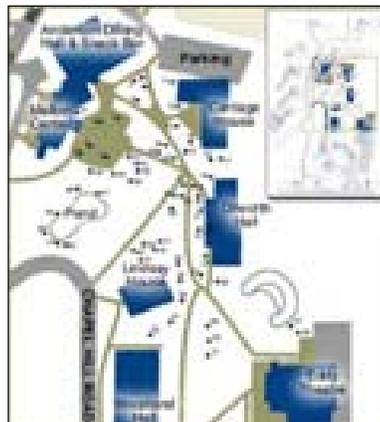
A true arboretum contains trees identified with a clear taxonomic history (e.g. who identified them, verified the ID, etc.), arranged in groups according to a taxonomic organization (e.g. grouped by plant family), with species represented that correspond to a mission statement similar to a museum collection policy. While grouping trees taxonomically may not be desirable, Chatham College could create a clear tree collecting policy (e.g. historic trees of the Mellon estate and

specimen trees hardy in Pittsburgh) to guide additions and replacements, and work with a local scientific institution to create a herbarium collection and verify scientific identification. This could then support the academic functions and integrate the management of the arboretum into the curriculum.

Existing Trees and Shrubs Identified in the Chatham College Arboretum Maps

Trees

<i>Acer palmatum var. amoenum</i>	Japanese laceleaf maple
<i>Acer palmatum var. dissectum</i>	Japanese cutleaf maple
<i>Acer platanoides</i>	Norway maple
<i>Acer pseudoplatanus</i>	Sycamore maple
<i>Cornus florida</i>	Flowering dogwood
<i>Ginkgo biloba</i>	Maidenhair tree
<i>Gleditsia triacanthos</i>	Honey locust
<i>Gymnocladus dioica</i>	Kentucky coffee tree
<i>Larix laricina</i>	Larch
<i>Magnolia soulangeana</i>	Saucer magnolia
<i>Magnolia stellata</i>	Star magnolia
<i>Malus floribunda</i>	Japanese flowering crabapple
<i>Malus sylvestris</i>	Flowering crabapple
<i>Malus sylvestris var. domestica</i>	Apple
<i>Platanus acerifolia</i>	Planetree
<i>Picea abies</i>	Norway spruce
<i>Populus alba</i>	White poplar
<i>Quercus rubra</i>	Red oak
<i>Quercus sp.</i>	Oak
<i>Tilia Americana</i>	Basswood



Shrubs

<i>Hamamelis vernalis</i>	Witch hazel
<i>Syringa vulgaris</i>	Lilac
<i>Taxus media</i>	Yew
<i>Viburnum lentago</i>	Nannyberry

Recommendations for the Chatham Arboretum:

- Undertake a condition assessment for specimen tree collection campus-wide;
- Engage a certified arborist for annual pruning and specimen tree maintenance;
- Develop a long-term management plan that identifies 1.) a horticultural mission, 2.) a replacement strategy, 3.) long-term goals for species diversity while simultaneously preserving the extant historic landscapes and their associated features, 4.) strategy for species identification and verification;
- Allocate funds for periodic tree replacement and additions to the arboretum;
- Develop an Integrated Pest Management program;
- Incorporate arboricultural training into Chatham's landscape curriculum.

Maintenance Recommendations

Current maintenance practices at Chatham College consist of a staff grounds crew. The single biggest issue facing the Chatham College staff is the level of maintenance required to retain the character-defining features of the college landscape, particularly related to vegetation management, visitor use and impacts, and the care of buildings, roads, and structures. In addition, the specific characteristics of the Chatham College landscape, including its formal gardens and designed picturesque landscape, necessitate special skills to identify, maintain and repair both workmanship and details that are integral components of the historic property and therefore contribute greatly to its overall significance.

The Rachel Carson Institute has directed the grounds crew to completely avoid herbicides and pesticides. While this practice will benefit the College and the surrounding neighborhood in the long term, but requires increased manual labor necessary to address invasive species, diseases, and pests. Targeted, integrated pest management (IPM) may be appropriate in some specific areas, particularly in cases where extant historic vegetation requires special care.

The following findings regarding existing park staff and maintenance practices are the result of a site visit and interview with the Horticulturist in September 2003 and updated in May 2004.

Existing Staffing

Existing staff – Year round, full-time

The following staff care for the 32-acre campus including 32 buildings, 4 private residences as well as 3 commercial properties of the main campus:

- 1 Facility Manager (Robert DuBray)
- 1 Head Gardener [horticulturist] (as of 5/2004)
- 3 Gardeners (as of 5/2004)

All of these staff positions are vital to the College, and will likely remain so in the near future. Therefore, every effort should be made to nurture the above relationships and to continue to expand them. They also help expand the sense of ownership and stewardship of the property for the larger community.

Proposed Staffing

Chatham College suffers from an insufficient number of staff members to manage and maintain the core campus as well as the apartment buildings and noncontiguous historic houses. This is due to a number of factors, including the size of the campus, the amount of mowing required, and special projects needed for events. In addition to hiring additional laborers, the College needs professionals skilled in the management and maintenance of historic landscapes and horticulture. For example, it may be advantageous to add seasonal staff season for six months (May through October) so that the grounds supervisor has the staff he needs during the busiest maintenance and programming months.

Proposed staff – Year round, full-time

- Maintenance Supervisor
- Horticulturist (Grounds Supervisor) – with Arborist certification
- 1 Skilled Laborer/Specialized Gardener positions assigned to the Mellon estate grounds
- 5 regular Gardeners

In addition to the current Horticulturist position, Chatham College would greatly benefit from having either part-time/year-round or full-time/seasonal preservation gardener positions to assist the Horticulturist with the care of the individually significant landscapes and highly visible areas. This landscape needs a professional maintenance staff with an understanding of historic preservation practice in addition to standard knowledge related to the care of plants, to maintain the rehabilitated Mellon and Rea gardens and other areas within the campus. Without knowledgeable staff, it is possible that historic features will be inadvertently lost or damaged. In addition to knowledge of historic preservation, the grounds staff would benefit from training in arboriculture, including certification, so that onsite staff could address urgent tree-pruning needs, particularly on historic trees and Arboretum trees and shrubs.

Certified Arborist (service contract)

With over 300 specimen trees at Chatham, a certified arborist should be responsible for pruning and other tree work. Since having a certified arborist on staff is likely not feasible in the immediate future, the College should set aside funds annually to perform regular pruning through a contract with a certified arborist or arboricultural company with sufficient staff and experience to perform the work, including but not limited to:

- Certified by the Pennsylvania Arborist Association or the International Society of Arboriculture or both;
- Two years field experience in tree maintenance and planting;
- Experience and ability to do the work or supervise contractors;
- Trained and experienced in the safe operation of tools and equipment (spray applicators, chain saws, trucks, chippers, aerial lift trucks, stump grinders and other power equipment and hand tools);
- Trained in aerial rescue;
- Currently licensed and trained for pesticide application by the Commonwealth of Pennsylvania;
- Versed in principles and practices of Integrated Pest Management;
- Laborers (1 skilled, 1 regular);

Integrated Pest Management

Chatham alumnae, Rachel Carson, made a significant and noteworthy contribution to ecological land management in the U.S. Due in large part to her efforts, great improvements have occurred in the application of chemicals throughout the environment, including safer products and better knowledge about appropriate levels of use. Currently, many landscape managers practice “Integrated Pest Management” (IPM), which focuses the application of organic and non-organic materials in specific and limited applications.

The current prohibition on chemical use resulted in a dramatic increase in the physical labor required to adequately maintain the Chatham landscape, but without a corresponding change in grounds staff or funding. In terms of increased physical labor, the chemical prohibition affects the grounds most in two specific areas: increased weed growth in herbaceous beds throughout the campus, and great difficulty maintaining both safe and healthy turf grass in high profile areas (playing field and Graduation Green). For this reason, the College will face a critical decision shortly – either increase staff and grounds funds to manually manage the landscape or consider developing an IPM policy that safely and appropriately includes the use of selective solutions such as pre-emergents. A responsible IPM policy also offers the opportunity for an interactive and positive dialogue between the grounds staff, the Rachel Carson Institute and the College administration related to the mission, historic significance and appearance of the campus.

Volunteers

Every effort should be made to encourage new relationships with volunteers and friends of Chatham College, including both individuals and organizations, consistent with the goals and objectives set forth in this plan. Volunteers should be supervised or directed by maintenance staff as needed.

Outline Of General Maintenance Tasks

YEARLY CALENDAR

January-February-March

- Repair spring and summer equipment and store for the winter.
- Snow shoveling, plowing, and removal as needed.
- Organize and clean maintenance buildings.
- As weather permits, reduce safety hazards and improve aesthetics by cutting and removing all dead trees, hanging branches, and fallen deadwood in a margin up to 50 feet wide on both sides of trails and roads. Also cut back encroaching brush to at least flush with the edges of trails and roads.
- Remove trees obstructing paths and roads immediately.

APRIL-MAY-JUNE

- Repair winter equipment and store.
- Preventive maintenance program activated for spring and summer.
- Keep all roads and paths clear of bush and debris. Remove fallen trees immediately.
- Repair and maintain roads, walks, paths and parking areas.
- Fertilize and lime areas as needed.
- Spring cleanup.
- Prepare areas for spring and summer programs and functions.
- Planting of trees (arboretum tree planting program).
- Begin mowing formal lawn areas.
- Conduct intensive horticultural work in all gardens.

July-August-September

- Mow, trim, and rake formally maintained lawn areas.
- Mow field areas, which have high recreation usage.
- Keep all roads and paths clear of bush and debris. Remove fallen trees immediately.
- Repair and maintain roads, walks, paths and parking areas.
- Horticultural work in all garden areas and beautification elsewhere in park as well (flowers)
- Repair stone bridge as required.
- Cut and remove all dead, damaged, and fallen trees immediately after storms.
- Prepare areas for upcoming summer programs and functions.

OCTOBER- NOVEMBER-DECEMBER

- Mow, trim, and rake formally maintained lawn areas.
- Mow field areas, which have high recreation usage.
- Prepare areas for upcoming fall and winter programs and functions.
- Supervise tree work (pruning).
- Rake leaves in formal areas and from roadsides ditches; clean out drainage structures.
- Winterize campus as needed.
- Repair and maintain roads, walks, paths and parking areas.

As indicated in the list of tasks above, Chatham College staff needs to accomplish a great number of diverse tasks to care for this historic landscape. The outline of maintenance tasks provides a foundation for the recommendations that follow, which consider the total needs of the campus and the objectives outlined in this plan, which strive to preserve the historic landscape in the long-term. The current staff is very familiar with the existing campus landscape, its features, and the nuances of maintenance activities, but they also need to be cognizant of the preservation of extant historic features. Also, should staff changes occur in the future, or new staffs arrive at the campus, more specific guidance may be required to ensure that the priority tasks are completed or that specialized needs are addressed appropriately related to the unique qualities of this historic property. For this reason, the following general maintenance practices are organized related to types of maintenance work.

PROPOSED General Maintenance Practices

The following recommended maintenance practices for Chatham College are adapted from the existing maintenance program described above, with additions and revisions necessary to preserve the historic character of the campus. Given the scale and special qualities of Chatham College, the current staff has done a remarkable job caring for the property. The guidelines are organized according to type of maintenance work including Structures, Circulation (including roads, walks, paths, and signage), Equipment, General/Programmatic, and Vegetation. This could allow for the assignment of tasks based either the type or location of activity.

For additional guidance on the monitoring and care of historic structures, please refer to the *Secretary's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings* (NPS) and for guidance on the monitoring and care of historic landscapes refer to the *Guide to Developing a Preservation Maintenance Plan for a Historic Landscape* (NPS, Olmsted Center for Landscape Preservation).

Maintenance Guidelines: Campus-Wide

Structures

The following maintenance recommendations are intended to preserve the historic structures at Chatham College to ensure they retain integrity. This list includes general principles for all structures within the campus.

- **Structures** shall be regularly inspected and evaluated to determine the condition of different materials and features at each structure as described below. Experienced masons, builders, etc. shall do all structures work.
- Repairs to stone bridges (mostly replace and mortar flat rocks on top). (Jul.-Sept.)
- For all water features that are not utilized during the winter, drain water system in fall and turn on system in spring.
- Remove old fencing and install new posts and rails (Oct.-Dec.)
- Winterize structures as needed. (Oct.-Dec.)
- All physical work, including accessibility and code-related improvements, shall be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- The historic landscape setting shall be preserved and maintained, including the retention of extant historic features such as lawns, fields, foundation plantings, drives and paths, fences and furnishings. New incompatible features should not be added, such as ornamental planting beds.

Circulation (including Roads, Walks Paths, Parking, and Signage)

- Keep all roads, walks, and paths clear of brush, trees, and debris. Remove fallen trees immediately. (Year-round).
- Shovel, plow, and remove snow as needed. (Jan.-April)
- Rake stonedust paths in Mellon Gardens (April-May).
- Reset steel edge in gardens as required. (April-May)
- Maintain primary road and drive system. Resurface/reconstruct road surface when needed on a cyclic basis following rehabilitation guidelines. Correct cross-drainage as needed to reduce erosion. Reseed eroded banks and edge erosion adjacent to roads, drives, and parking to stabilize bank and re-establish the road edge (September-October). Roads and drives and parking areas include the following:

Public Roads

Woodland Road
Murray Hill Place

Campus drives

Chapel Drive
Chapel courtyard
Drive between Woodland and Braun Halls (altered- now pedestrian)
Upper drive
Mellon House service drive
Mellon House side entry drive
Fickes House drive
Beatty House drive
Rea House drive
Laughlin Hall drive
Berry House front drive
Berry House rear drive

- Maintain parking areas. Evaluate the condition of the parking area surface and repair if necessary (June–August). Clean catch basins (April-June) and repair deteriorated banks (April-June). Monitor conditions and repair washouts immediately.

Parking areas

Mellon House
 Rea House/Laughlin Hall
 Berry House
 Beatty House
 Fickes House
 Chapel Forecourt
 Chapel Hill Road
 Science Complex
 Library/Theater
 New Athletic Facility

- Implement Best Management Practices (BMPs) in roads, drives and parking areas to reduce erosion. Clean catch basins and repair road surface, repair deteriorated banks (April-June). Monitor conditions and repair washouts immediately.
- Maintain and repair walks and paths to address erosion or other deteriorated conditions (April-June). Install and maintain drainage features as needed (April-June).

Pedestrian circulation including steps

Old quadrangle circulation system (now partially vehicular)
 Woodland Road steps
 Paths in Mellon gardens, including former greenhouse location
 Front path, Laughlin Hall and Rea House
 Front walk, Old Gym
 Walk and stairs, Lindsay House
 Woodland Hall walk and steps

- Repair handrails at steps and along steep banks along walks, paths and roads where deterioration has occurred. (Oct.-Dec.)
- Repair and replace existing signage as needed. (Oct.-Dec.)

EQUIPMENT

- Repair spring and summer equipment and store for winter (Jan.-March).
- Repair winter equipment and store (Apr.-June).
- Prepare winter equipment for upcoming recreation season. (Oct.-Dec.).

GENERAL/PROGRAMMATIC TASKS

- Pick-up litter as needed (weekly) (Year-round).
- Spring cleanup. (Apr.-June)
- Prepare areas for spring, summer, and fall programs (Apr.-November)
- Prepare winter recreation areas. (Oct.-Dec.)
- Evaluate equipment condition and needs; purchase new equipment if needed. (Feb.-Mar., Sept.-Oct.)

VEGETATION MAINTENANCE: CAMPUS-WIDE

A certified Arborist shall do all tree pruning within the campus, with special care given to key historic areas and highly visible locations. Tree pruning and removals within the “naturalized

woodlands” can be done by Maintenance staff or others, but should follow accepted professional arboricultural standards to ensure that staff is adequately protected from injury and that historic features are not inadvertently damaged. Maintenance of the historic specimen shrub collections (e.g. Viburnum at Mellon House) should follow accepted horticultural practices, including rejuvenative pruning, and done by a professional horticulturist. Specialized maintenance procedures may be required for specific plant assemblages, depending on their location in the campus, historic significance, condition, aesthetic objectives, and other factors. General vegetation maintenance practices should include the following:

- Check for diseases and pests (Year-round).
- As weather permits, reduce safety hazards and improve aesthetics by cutting and removing all dead trees, hanging branches, and fallen deadwood in a margin up to 50 feet wide on both sides of trails and roads. Also cut back encroaching brush to at least flush with the edges of walks, paths, and roads. (Jan.-Mar.)
- Planting of trees (following the arboretum tree planting program). (Apr.-June)
- Fertilize areas as needed. (Apr.-June or Sept.-Oct.)
- Mow formal/amenity lawn areas. (Apr.-Sept.)
- Intensive horticultural work in all gardens. (Apr.-Oct.)
- Plant annuals in gardens and other areas after May 15
- Horticultural work in all garden areas and beautification elsewhere on campus as well (May-Sept.)
- Mow, trim, and rake formally maintained lawn areas (May-Sept.)
- Mow field areas, which have high recreation usage (May-Sept.)
- Cut and remove all dead, damaged, and fallen trees immediately after storms.
- Maintain historic vistas as previously described herein. (Jul.-Sept.)
- Hedge and shrub pruning. (July-Oct.)
- Lime areas as needed. (Sept.-Oct.)
- Clean up annuals in gardens and other areas. (Oct.)
- Rake and remove leaves. (Oct.-Dec.)

More detailed maintenance requirements related to general types of vegetation features are described below.

TREE CANOPY

The Chatham College vegetation is a combination of intensely designed formal areas near the house sites, as well as pastoral, controlled or “naturalized” (woodlands) vegetation, particularly on the steeply sloped portions of the site. At maturity, the tree canopy in naturalized areas will be more or less continuous though there may be significant gaps with a density of trees up to 40 per acre. The tree canopy should be managed to support the character and health of individual features. This may include individual specimen trees, open designed woodlands, hedges, trees lining roads and public ways, trees over shrub collections, and naturalized woodlands. A certified Arborist shall do all tree pruning within the campus, as well as along public ways. If this is not feasible, tree pruning by Maintenance staff or others should follow accepted professional arboricultural standards to ensure that staff is adequately protected from injury and that the historic features are not inadvertently damaged. The frequency and intensity of tree canopy management should be prioritized depending on the significance of the feature or its associated features and condition. Work should include the following minimum standard:

- Inspect all trees yearly and note and remove any dangerous trees or branches. Remove all stumps to a depth of three (3') feet when trees are to be replaced. Chip and remove cuttings.
- In highly visible areas on campus and along public roads, severely damaged or diseased trees, or dead trees should be removed immediately. Diseased material should be disposed of separately.
- In woodlands and areas away from roads, walks, and paths, remove damaged, diseased and dead trees, chip and remove cuttings on a 3 -year cycle. Dispose of diseased material separately.
- On 3-year cycle prune and shape trees as necessary depending on condition and location, chip and remove cuttings.
- Replace character-defining trees in kind, particularly unusual or rare trees.

Other trees within the campus, particularly in the sloped sections along Woodland Road, should be managed less intensively. Maintenance staff should monitor the condition of the woodlands and determine what intervention may be necessary, if any, to maintain views, overall landscape character, and public safety.

Vista Management

The following views and vistas should be maintained through periodic selective removal of volunteer trees and pruning:

- Vista from the Mellon Terrace to the graduation green.
- Vista of the Main House from graduation green.
- View from the Old Quadrangle to the City.
- Vista of Mellon House from Dilworth Hall
- Vista from College Hill/Chapel Hill Road to Graduation Green.
- Vista from Woodlawn Road of College Hill.

These views and vistas should first be identified in plan and on the ground to determine their current condition, followed by monitoring. It is likely that a regular (annual) program to remove branches, trees, or other encroaching vegetation will be needed to prevent these views and vistas from becoming enclosed.

Understory

Within this category there are two subcategories that are differentiated by the choice of understory layer. These categories are 1) trees over grass and 2) trees over ornamental shrubs.

Trees over grass

This category is characterized by mown grass under deciduous tree canopy on flat to gently rolling topography. These are pleasant open areas and are one of the more predominant landscape types on the campus. The nature of the topography is critical as the grass must be sustain mowing and the spacing between trees will determine the size and type of equipment best suited to mow the lawn without damaging the trees. The actual frequency of mowing will depend on the density of the tree canopy, which will control water and light available to the lawn. In addition, this landscape type will require a structured replanting program to maintain the ratio of trees to grass. This category has two forms: the formal row of trees along drives and randomly spaced trees, both of which are over lawn.

Specific recommendations for the care of the understory are:

- Mow restricted areas with pedestrian mowers six (6) to twenty-four (24) times per year depending on grass growth and density of tree cover. Keep the grass to between two (2) and three and one-half (3 1/2") inches in length or cutting 1/3 of the growth.
- For mown lawn using wide area reel cutters or a ride on triple mower mow six (6) to twenty four (24) times per year depending on grass growth and density of tree cover. Keep the grass to between two (2) and three and one-half (3 1/2") inches in length or cutting 1/3 of the growth.
- Collect all grass clippings and remove.
- Collect litter prior to each grass cut. In areas of reduced grass cutting frequency collect the litter at least once a week between April and October inclusive. In certain areas such as more intensively used zones or during heavily used periods, a daily frequency of litter removal will need to be adopted.
- Collect leaf fall minimum of twice a year and remove to log chipping area. All areas should be checked and collected before the first snow and again in the early spring.
- Aerate the turf with a core slicer or similar once per year.
- Inspect lawns in the spring and correct erosion problems; top-dress, over-seed, and roll.
- Inspect lawns in the fall and re-seed any major bare areas at the end of the season. Slice seeding should also be considered as the method of reseeding in the fall. As-required in other areas top dress with sand/loam in the fall.
- Test soil for pH once per year in the fall. Apply lime as recommended by soil test to maintain the correct soil pH in the fall.
- Test soil for fertilizer requirements twice yearly. Apply organic fertilizer to grass areas a minimum of twice yearly, once in spring and once in fall as recommended by soil analysis. In areas that are not performing well fertilize an additional time in the spring.
- The use of chemicals is currently discouraged on the Chatham campus. Therefore, weed control must be done manually rather than by applying herbicides. Once the "landscape chemicals policy" is developed further, the Horticulturist should supervise and monitor the health of the turf to determine if the application of environmentally safe herbicides is warranted.

Trees over ornamental shrubs and groundcover

This landscape category is found in several areas throughout the campus and around the pond. One of the distinguishing characteristics of the designed landscape is the profusion of ornamental shrubs throughout the property, often under or in association with an open canopy of trees.

The shrub and groundcover species should be kept in a naturalistic form, but pruned on a regular basis to maintain new, healthy growth, unless they are hedging. These shrub massing should be maintained as follows:

- Collect litter once per week, as needed from shrub and groundcover beds.
- Remove invasive species; grub and remove rhizomes and rootstock; monitor and treat re-sprouts with herbicide. Remove from site and do not mix with other materials. Invasive materials shall be separated and processed separately.
- Prune according to the species of shrub (this may not be required every year). Chip and remove cuttings.
- Remove dead shrubs and groundcover and replace in kind in spring (identify the original plant before it is removed).
- Test soil for pH once per year in the fall. Add soil amendments if necessary to maintain the correct soil pH in the fall, depending on the cultural requirements of the individual plant species.

- Test soil for fertilizer requirements once yearly. Apply organic fertilizer once a year in the spring as per soil test results.
- The use of chemicals is currently discouraged on the Chatham campus. Therefore, weed control must be done manually rather than by applying herbicides. Once the “landscape chemicals policy” is developed further, the Horticulturist should supervise and monitor the health of the shrub and groundcover areas to determine if the application of environmentally safe herbicides is warranted.

In areas where ornamental shrubs exist with an overstory of trees, maintenance practices should reflect the long-term preservation of both elements. This requires careful pruning or tree removal when necessary and the replacement of diseased or dying trees and shrubs.

Grass

A portion of the open space of Chatham College has grass as the surface cover. Generally speaking, the less tree cover over the grass, the more light and moisture it will receive, resulting in the need for more frequent mowing to maintain a given length of grass. The desired length of grass depends on both use and the actual climatic conditions in a specific area. Thus, amenity areas will require a much higher level of maintenance than will open mown lawn, or athletic fields. Equally, in periods of drought, grass will be cut less frequently. Frequency of fertilization, aeration, topdressing and overseeding, etc. similarly depends on the desired use and microclimate.

The size of the grass area is the final factor influencing maintenance requirements. Large areas, free from obstructions can accommodate large, efficient grass-cutting machinery. Small areas with obstructions require smaller, slower equipment such as ride-on triples, pedestrian walk-behinds or fly-mows.

Watering of amenity areas will be necessary, but sustainability should remain a goal especially for the mown lawns such as the graduation green, Chapel Hill slope and the Old and New Quadrangles. Litter pick-up in grass areas should be done as needed; this is likely to be weekly from April through October for most grass categories. Special litter pick-up will be required after any special events, which may be held on these areas.

The grass category includes two subcategories differentiated by the frequency of mowing, the intensity of use, size, and management objectives. The subcategories are:

- Low maintenance mown grass – mown lawn
- High maintenance grass – amenity areas

Low Maintenance Grass – Mown Lawn

Areas with low maintenance grass should be mown biweekly to a height of 3” or when the grass reaches 6” in height. This could include the Graduation Green lawn and the College Hill slope. Areas with spring flowering bulbs should not be mown until all bulbs have finished flowering in late spring or early summer. Specific maintenance requirements include:

- Collect litter weekly, as needed. Special litter pick-up will be required after any special events held.
- Mow lawns using tractor drawn reel cutters or similar eighteen (18) to twenty-six (26) times per year. Keep the grass to between two (2) and three and one-half (3 1/2”) inches in length or cut 1/3 of the growth.
- Collect all grass clippings and remove.
- Collect leaf fall twice per year and deliver to composting area.

- Aerate the turf with a core slicer or similar twice per year in early spring and again in mid to late-fall.
- Inspect lawns in the spring and correct erosion problems; top-dress, over-seed, and roll.
- Inspect lawns in the fall and re-seed any major bare areas at the end of the season. Slice seeding should also be considered as the method of reseeding in the fall. As-required in other areas top dress with sand/loam in the fall.
- Test soil for pH once per year in the fall. Apply lime as recommended by soil test to maintain the correct soil pH between 6.0 and 7.0. Liming should be done in the fall.
- Test soil for fertilizer requirements twice yearly. Apply organic fertilizer to grass areas a minimum of twice yearly - once in spring and once in fall as recommended by soil analysis. In areas that are not performing well fertilize an additional time in the spring.
- The use of chemicals is currently discouraged on the Chatham campus. Therefore, weed control must be done manually rather than by applying herbicides. Once the “landscape chemicals policy” is developed further, the Horticulturist should supervise and monitor the health of the grass to determine if the application of environmentally safe herbicides is warranted.

High Maintenance Grass – Amenity Areas

High maintenance grass is principally located adjacent to buildings on campus. These areas should be mown weekly to a height of 2” according to the following:

- Use electric hand mowers and cut grass weekly beginning in mid spring.
- Collect all grass clippings and remove.
- Collect leaf fall twice per year and deliver to composting area.
- Collect litter prior to every grass cutting during April through October. Special litter pick-up will be required after any special events, which may be held on these areas.
- Re-seed or re-sod any bare areas in early spring and in early fall.
- Test soil for pH once per year in the fall. Apply lime as recommended by soil test to maintain the correct soil pH between 6.0 and 7.0. Liming should be done in the fall.
- Test soil for fertilizer requirements twice yearly. Apply organic fertilizer to grass areas a minimum of twice yearly - once in spring and once in fall as recommended by soil analysis. In areas that are not performing well fertilize an additional time in the spring.
- The use of chemicals is currently discouraged on the Chatham campus. Therefore, weed control must be done manually rather than by applying herbicides. Once the “landscape chemicals policy” is developed further, the Horticulturist should supervise and monitor the health of the grass to determine if the application of environmentally safe herbicides is warranted.
- Aerate the turf as necessary in spring and fall.
- Monitor soil moisture. In drought conditions, amenity lawn areas, particularly in the gardens should be thoroughly watered at least once per week.
- Areas with spring flowering bulbs in lawn should not be mown until all bulbs have finished flowering in late spring or early summer.

DISEASES AND PESTS

The Horticulturist should develop a thorough disease and pest monitoring and inspection program for the campus. The significant ornamental plantings should be inspected regularly for disease and pests, at a time of year when the problems or specific stages are present. Listed below is a partial inventory of pests and diseases known or anticipated at Chatham College.

Diseases and pests that threaten significant features

Pests known or expected at Chatham College include, but are not necessary limited to the following:

Dogwoods

- Dogwood Anthracnose (*Discula*), also known as “lower branch die-back.”
- Dogwood borer
- Dogwood sawfly

Hemlocks

- Hemlock Woolly Adelgid
- Hemlock Scale
- Hemlock Eriophyid Midge
- Hemlock Looper

Specimen trees

- White Pine Weevil
- White Pine Miner
- Birch Leafminer
- Bronze Birch Borer
- Cottony Maple Leaf Scale
- Eastern Tent Caterpillar
- Gypsy Moth
- Black Knot
- Rust, Cankers (Hawthorns)

Azalea and Rhododendron

- Azalea Bark Scale
- Rhododendron Borer
- Rhododendron Tip Midge

Hedges

- Boxwood Leafminer
- Boxwood Mite
- Spruce Mite
- Cottony Taxus Scale
- Taxus Mealybugs

Other shrubs

- Euonymous Scale
- Lilac Borer
- Lilac Leafminer

Roses, herbaceous plants

- Japanese Beetle
- Aphid

Turf

- Japanese Beetle Larvae
- Black Turfgrass Ataenius
- Sod Webworms
- White Grubs

Structures

- Carpenter ants
- Termites
- Mold, mildew, dryrot

Each of these pests and diseases has a specific lifecycle, target host, and symptom. The Horticulturist and Facility Manager should develop a detailed checklist/manual to help staff

recognize pests and diseases, so treatment can be initiated before the feature is threatened. The Horticulturist should ideally be responsible for monitoring pests and diseases, recommending specific courses of action, and implementing the IMP program described above. Monitoring for pests and diseases is a year-round responsibility, beginning in January-February with inspections for Black Knot, rust and cankers on Hawthorns, followed by early spring observations for insect egg masses and larvae on many species, and summer inspections for active insect infestations and diseases. Pest monitoring is least intense in late fall and early winter, when most insects are dormant and instead should be focused on diseases.

Once identification is made, individuals should submit a written summary of findings and proposed treatment for the Facility Manager's approval prior to proceeding. The use of chemicals is currently discouraged on the Chatham campus. However, for significant historic plants, the selective and targeted use of safe pesticides following an Integrated Pest Management program may be appropriate. Once the "landscape chemicals policy" is developed further, the Horticulturist should supervise and monitor the health of the turf to determine if the application of environmentally safe herbicides is warranted.

Any chemical applications recommended for control of diseases and pests must conform to the policies as issued by the College, and all Municipality, State, and Federal laws and regulations. The Horticulturist and Facility Manager shall establish the best timing and method of application of chemicals, if needed, for control. No material shall be used until the Facility Manager has granted written approval.

Treatment of pests and diseases should be part of an Integrated Pest Management Program (IPM) developed and approved by Maintenance Supervisor that utilizes ecologically sound methods and targets chemicals, if absolutely necessary to very specific applications. For example, Hemlock Woolly Adelgid can be managed with the application of horticultural oil, applied first in April when the insects are most vulnerable, with a second application in August. The Maintenance Supervisor should also acquire several reference books and manuals that provide specific guidance related to the identification and treatment of pests and diseases.⁷ These are listed in the references at the end of the report.

Invasive species also constitute a pest. These include plants and animals that are not native and which colonize freely and quickly. In some instances, historic plants may be classified as invasive species because they spread due to seed dispersal or vegetative growth. Significant historic plants should be controlled rather than eradicated, because they constitute an important component of the cultural landscape. Identification and evaluation of invasive species should be an integral part of the park's ongoing monitoring program. The ideal treatment of invasive plants is, by far, mechanical removal rather than herbicide application. Specific invasive species to watch for at Chatham College include, but are not limited to:

- Norway Maple
- Kentucky Coffee Tree
- Buckthorn
- Goutweed
- Japanese Knotweed
- Oriental or Asiatic Bittersweet
- Porcelain Berry

⁷ The most useful of which is *Insects, Diseases and Weeds of Shade Trees and Woody Ornamentals*, prepared by the University of Massachusetts Extension, 2000.

- Garden weeds

General Pruning

Pruning is done to shape the plant, control its growth, to remove dead and infected branches, and to promote thicker more vigorous growth. This results in a well-branched, full plant. In the case of flowering plants, careful pruning will also produce a large quantity of good quality blooms. Pruning also keeps some plants at specific sizes to maintain the spatial relationships and overall scale of the gardens.

An experienced Horticulturist or Certified Arborist should be responsible for pruning, particularly for the arboretum specimens. This is necessary to ensure that pruning is performed at appropriate seasons for each tree or shrub species and the method of pruning achieves the desired aesthetic goal, addresses specific health or condition issues, and contributes to the historic character of the campus. All pruning shall be performed with very sharp clean tools that will give a clean, slanting cut. The wood shall be removed to ¼” inch above an outside bud. It is always necessary to cut back to good healthy wood. Cut on a slant, starting about 2 ½” inches above an eye or growth bud with cut angled away from the bud toward the base of the stem. Destroy pruned limbs to reduce the risk of spreading disease. All tools should be clean and disinfected.

Removal of Invasive Plants

All volunteer shrubs and trees that self-seed into the formal plantings and hedges should be removed each year. This is also true for the woodland areas. Volunteer growth and invasive plant materials in the woodland should be actively managed.

Watering

Manual watering should be done in June, July, and August, in any location with new shrub or herbaceous plants, whenever the college receives less than an inch of rain in any given week. Watering is best done in the early morning or early evening, to avoid rapid evaporation, particularly in hot weather. Soaker hoses or an open hose with a low flow will soak the ground and root zone without leaving standing water on foliage. For sustainable growth, it is always best to fully saturate the ground rather than doing light, frequent watering that only reaches the surface. Lawn watering should fully saturate the soil to a depth of three to four inches. New plantings require more frequent watering. Plants in containers should be checked more frequently as they will dry out faster than plants in the ground. General principles for watering include:

- Do not try to water all planted areas at each watering;
- Section off areas, and concentrate on areas of need for maximum benefit;
- Saturate each area, and then allow to dry out before watering again;
- Use mulch around planted areas to reduce water loss;
- Do not allow plants to wilt before beginning a watering program;
- Over watering can be more harmful than under watering. Roots need air as well as water. Do not keep soil saturated continuously.⁸

Winterizing

Plants should be winterized to protect them from four issues:

- Excessive winds, which dry out the foliage of evergreen plants.

⁸ See University of Massachusetts Extension. *Planting and Maintaining Sustainable Landscapes*, p. 73-75.

- Excessive sun or heat, especially on warm days in January and February when the ground is still frozen.
- The alternate thawing and freezing of the soil in early spring, which is especially hazardous to ground covers and small plants such as boxwood and particularly when they are recently planted. This causes heaving or actually pushes some of these small plants out of the ground and exposes their roots to drying out and subsequent death. The alternate thawing and freezing also affects the plants in terra-cotta pots, which can cause them to crack or shatter.
- Actual protection against heavy snow and ice for evergreen and broadleaf evergreen plants.

The following methodologies should be followed for winterizing:

Antidessicant

All evergreen and broadleaf evergreen plants shall be sprayed with antidessicant. Spraying shall be performed at the correct time depending on specific climatic conditions to insure the maximum protection for plants during the first winter. For example, if the fall has been particularly dry, the plants shall be thoroughly watered for two weeks prior to spraying. The antidessicant shall be an emulsion or other materials, which will provide a protective film over plant surfaces permeable enough to permit transpiration, and specifically manufactured for that purpose. Manufacturer of antidessicant shall be subject to the Horticulturist's approval and shall be used only after approval by the Horticulturist. Antidessicant shall be delivered in manufacturer's containers and shall be mixed according to the manufacturer's instructions.

Plants in Containers

Ideally plants in containers should be moved into a greenhouse or structure such as an orangery, which would have been done when Mellon was a private estate. Since the site is now an educational institution, it has been necessary for the pots to be secured in place to prevent winter damage or vandalism. To provide winter protection for the planted terra-cotta containers, that are left outdoors, wrap the sides of the pots with layers of bubble wrap or burlap covered with plastic wrap to prevent them from absorbing additional moisture once the plants go dormant and their water requirements are minimal. If evergreens are used in containers, the containers should be wrapped after the first hard frost. Plastic and/or burlap should not be wrapped around the plant itself in the container.

Snow removal

The weight of snow can cause serious damage to all plants, but particularly hedges and especially evergreen hedges. Heavy accumulations of snow should be carefully knocked off breakable branches as soon as it appears and before it has been transformed to ice. Once it freezes, little can be done to prevent breakage. Winter protection can mitigate this issue and should be included in the maintenance as discussed below.

General Methodologies for Winter Protection

Several alternatives for physical protection are possible:

- Burlap screens: To protect the plants in terra-cotta pots or to protect evergreen shrubs create a burlap screen by pounding several stakes around the plant's perimeter and stapling three-foot-wide burlap to the stakes forming a fence around the plant. The screen should be left open at the top. This can also work for the boxwood hedge with a shorter burlap and stakes. Burlap should never be tightly wrapped around the plants themselves.

- Chicken wire cage: Alternatively, create a tall cage of chicken wire around the plant(s) or planter and fill this with loosely with leaves or hay to provide insulation. This can also work for the boxwood hedge with a shorter cage.
- Wrapping of a wide tape: For tall vertical evergreens wrapping a wide woven cloth tape around each plant in a spiral will provide protection from snow damage by saving it from breaking up in winter from the weight of ice and snow.

V. Budget Development

A. PRESERVATION BUDGET PLANNING

Based on the analysis and review of each structure in this report, a detailed list of budgetary unit costs for preservation-oriented building renovations has been developed. These costs identify typical historic preservation issues identified in Section IV. The consultant team conducted a building-by-building walk through with a Pittsburgh Contractor experienced with Chatham College's buildings, and up-to-date regarding current preservation-oriented construction costs.

The development of more detailed estimates for specific projects will require more detailed scope analysis by a qualified preservation design professional and/or contractor. It should be noted that grant opportunities, such as Pennsylvania's Keystone Program, require careful technical analysis and justification for proposed projects. This Preservation Plan report provides a strong foundation for such "bricks and mortar" grant applications.

Landscape preservation cost "rules of thumb" are more difficult to assess without further, detailed study. However, maintenance costs are well known for existing landscapes. Pressley & Associates' Landscape Maintenance Recommendations address the appropriate level of maintenance staffing suggested for maintaining a Chatham College's historic landscape and Arboretum.

The following spreadsheet summarizes typical costs to be expected on a unit of construction basis. It should also be emphasized that these numbers are conservative to a degree, but they do not include contractor general conditions, overhead and profit, which can vary according to the project size and complexity. These mark-ups can approach 25% of total costs on a typical, small project. As with all older structures, adequate contingencies should also be carried for discoveries underlying existing building fabric.

Description	Unit	Unit Cost	Notes
Roofing			
Roof Replacement	sq	\$ 1,400.00	sq= 100 sf; remove exist roof replace w/slate
Edge-Hung 5" Copper Gutter	lf	\$ 30.00	cast hangers w/ smooth round or "k" profile
Built-in Box style gutter	lf	\$ 85.00	16 oz hard copper, 4"Dx8"W
Copper Downspout	lf	\$ 20.00	2x4 square with straps
Copper Valley Metal	lf	\$ 75.00	24" Wide x 16oz. hard copper w/straps and "v" clip
Copper Scupper/Splash box	ea	\$ 175.00	
Remove & Reset Slate Tile	ea	\$ 25.00	\$500 Minimum (20 slates)
Wood Shingles	sq	\$ 800.00	R&R Cedar
Exterior Trim			
Large (3x16") Barge boards	lf	\$ 50.00	Varies widely due to design detail
Decorative turned drops	ea	\$ 300.00	New to match existing
Wood Column (Berry House)	lf	\$ 650.00	With simple Doric capital
Plinth Blocks (Berry House)	ea	\$ 125.00	mahogany or FG vented
Paint trim	lf	\$ 0.90	one side three coats
Masonry			
Repoint Brick	sf	\$ 3.00	include joint dressing and repointing
Remove & reset brick	sf	\$ 8.00	include wall ties
Remove & reset wall parapet caps	ea	\$ 50.00	24" long
Reset Dry Laid Flagstone	sf	\$ 25.00	bluestone on slab
Replace Brick Veneer	sf	\$ 40.00	include wall ties
Windows			
Small Wd. Sash Replacement	ea	\$ 300.00	up to 6 sf
Medium Wd. Sash Replacement	ea	\$ 600.00	up to 12 sf
Large Sash Replacement	ea	\$ 1,000.00	up to 20 sf
Over 20 Sf sash	sf	\$ 75.00	
Decorative Glazing (leaded/stained)	sf	\$ 100.00	basic leaded glass or stained glass typical
Repair & Weather-strip window	ea	\$ 350.00	spring metal type
Paint Window	ls	\$ 35.00	Exterior only
Interior Storm Window	sf	\$ 15.00	removable temp glazed type
Doors			
New Wood entrance doors w/leaded glass	pr	\$ 5,000.00	
Complete Door rehab		\$ 600.00	including new/restored hardware
Repair/patch wood doors	ea	\$ 188.00	typ dutchman patch
Stain/finish wood doors	sf	\$ 75.00	finished both sides
Strip door	ea	\$ 150.00	
Weather strip door	ea	\$ 350.00	
Concrete & Paving			
Brick Herringbone pavers set on conc. slab	sf	\$ 45.00	To match historic precedent
Exposed Aggregate (pea gravel) w/tint slab	sf	\$ 12.00	medium tint and local aggregate
Interior trim			
Newel Post (Rea House)	ea	\$ 1,200.00	medium complexity
Replace Balusters (Laughlin)	ea	\$ 75.00	turned from existing pattern
Repair/Replace Paneling	sf	\$ 50.00	trim fit and reuse existing typical white oak
Wood Floor restoration	sf	\$ 10.00	3 coats polyurethane
Exterior Lighting			
Reproduction Porch	ea	\$ 475.00	Rejuvenation
Reproduction Interior Hall	ea	\$ 150.00	
Reproduction Interior Room	ea	\$ 250.00	
Sconce	ea	\$ 120.00	
Restoration of existing antique sconces	ea	\$ 500.00	
Custom Chandelier Reproduction	ea	\$ 3,500.00	Nowalk

See Preservation Resource Binder for additional information about product/system selection

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Horticultural Information

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International Code Council. 2003 International Existing Building Code®. International Code Council. Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795.

VII. Appendix

A. Curricula:

1. Understanding and Planning for the Preservation of Old Buildings:

A Basis for the Process of Architectural Investigation

2. Preparing Cultural Landscape Reports:

A Fundamental of Historic Preservation practice

B. Chatham College Archives Recommendations

C. Chatham College Archives Inventory

D. Olmsted Brothers Plans and Documents

Materials available at the National Park Service,
Frederick Law Olmsted National Historic Site

E. Woodland Road Historic District Determination of Eligibility

F. Content of Accompanying Preservation Resource Binder w/ List of On-line Resources

Appendix A:

Curricula

Understanding and Planning for the Preservation of Old Buildings: An Introduction to the Process of Architectural Investigation

SYNOPSIS:

This course focuses on developing a basic understanding of the process by which buildings are analyzed to determine their architectural and historical context and significance. Students will learn techniques of observation, research and documentation, and will also learn how to apply the appropriate preservation standards for maintenance and alteration of such cultural resources. The course will consist of a series of lectures, readings, and field trips, using Chatham College's historic buildings as a primary reference. This course may be taught as an abbreviated half-semester module in combination with the associated landscape preservation curriculum, or expanded into a full-semester course including case studies and research projects.

REQUIRED READING:

The following publications are essential to the course and are available from the National Park Service:

Birnbaum, Charles and Chris Capella-Peters, editors. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Washington, D.C.: US Department of the Interior, National Park Service, 1996.

McDonald, Jr., Travis C. *Preservation Brief 35, Understanding Old Buildings: The Process of Architectural Investigation*. Washington, D.C.: Department of the Interior, National Park Service, 1994.

Nelson, Lee H., FAIA. *Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Washington, D.C.: Department of the Interior, National Park Service, 1988.

Poppeliers, John C. and S. Allen Chambers, Jr. *What Style Is It?: A Guide to American Architecture, Revised Edition*. New York: Wiley, 2003

Russell, Caroline H. (compiled by). *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation*. HABS/HAER, National Park Service. Washington, D.C.: HABS/HAER, 1990.

Additional articles and case studies should be incorporated into the curriculum as the course is developed.

COURSE OUTLINE:

I. Using historic context to understand old buildings' historical significance

1. Introduction to historical and architectural significance
 - a. Determining the historical context of a property or district
 - b. Criteria of Significance: National Register and other systems
2. Assessing the visual or tangible characteristics of buildings
 - a. Identifying exterior and interior visual character
 - b. Identifying the significance of details, systems and finishes
 - c. Assessing historical and architectural integrity
3. Evaluating the scale of investigation

II. Using architectural investigation to document building condition

1. Documentary research as a means to explore and understand a building's construction
2. Recording existing conditions
3. Field investigation/evaluation of existing conditions

III. Analysis and assessment: selecting the appropriate treatment approach

1. Treatment approaches for historic buildings
 - a. The four treatment approaches of the Secretary of the Interior's Standards
 - b. Previous approaches: Morris and Viollet-Le-Duc
2. Assessing the Period of Significance or Interpretation Period
3. Other preservation issues
 - a. Building codes and accessibility
 - b. Alterations and additions
4. Recording and documenting investigative findings and analysis: Historic Structure Report

Preparing Cultural Landscape Reports: A Fundamental of Historic Preservation Practice

SYNOPSIS:

This course focuses on the fundamentals of the Cultural Landscape Report, the primary method of documenting, analyzing and treating a cultural or historic landscape. The class consists of primarily of lectures and an independent project focused on methodologies that can be easily applied to a wide range of diverse cultural landscapes including Chatham College. The course can be easily taught as either an abbreviated ½ semester module or a full semester that incorporates case studies and local field trips depending on the interest and expertise of the instructor.

REQUIRED READING:

The following publications are essential to the course and are available from the National Park Service:

Page, Robert R.; Cathy A. Gilbert and Susan A. Dolan. ***A Guide to Cultural Landscape Reports: Contents, Process, and Techniques.*** Washington, D.C.: US Department of the Interior, National Park Service, 1998.

Birnbaum, Charles A. ***Preservation Brief 36: Protecting Cultural Landscapes; Planning, Treatment and Management of Historic Landscapes.*** Washington, D.C.: US Department of the Interior, National Park Service, 1994.

Birnbaum, Charles and Chris Capella-Peters, editors. ***The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.*** Washington, D.C.: US Department of the Interior, National Park Service, 1996.

Additional articles and case studies should be incorporated into the curriculum as the course is developed.

COURSE OUTLINE:

Course Overview

Topics Course objectives and schedule
 The CLR as the primary tool for documenting historic landscapes
 Comparisons with other planning/design documents

Reading ■ *Guide to Cultural Landscape Reports*, pp. 3-6
 ■ Syllabus

Researching a Historic Landscape

Topics Defining research scope and objectives
 Research methods
 Landscape documentation, primary and secondary sources
 Organizing research information
 Alternatives for presentation of findings

Reading ■ *Guide to Cultural Landscape Reports*, pp. 35-56
 ■ *Landscape Lines #2: Levels of Investigation*

- *National Register Bulletin: Researching a Historic Property*
- Zaitzevsky, Cynthia. *Fairsted, A Cultural Landscape Report for the Frederick Law Olmsted National Historic Site.*

Documenting Existing Conditions

Topics Survey and mapping techniques
 Condition assessment
 Documenting landscape characteristics and features

- Reading
- *Guide to Cultural Landscape Reports*, pp. 56-68
 - *Landscape Lines #3: Landscape Characteristics*
 - *Landscape Lines #5: Graphic Documentation*
 - *Landscape Lines #9: Surveys*

Analysis of Integrity and Significance

Topics Seven qualities of integrity
 Applying the National Register criteria to landscapes
 Historic contexts

- Reading
- *Guide to Cultural Landscape Reports*, pp. 68-79
 - Keller, J. Timothy and Genevieve P. Keller. *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes.* National Park Service, National Register of Historic Places.
 - National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
 - McClelland, Linda; Timothy Keller, Genevieve Keller and Robert Melnick. *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes.*
 - Potter, Elizabeth Potter and Beth Boland. *National Register Bulletin 41: Guidelines for Evaluating and Registering Cemeteries and Burial Places.*

Evaluating Character-Defining/Contributing Features

Topics Review landscape characteristics and features
 Contributing vs. non-contributing features
 Landscape features vs. resources
 The evolution of landscape feature nomenclature

- Reading
- *Landscape Lines #3: Landscape Characteristics*

Treatment Plan Principles

Topics Defining treatment goals and objectives
 The Secretary of the Interior's Standards and Guidelines
 Four treatment approaches (preservation, rehabilitation, restoration, reconstruction)
 Alternative formats for presenting treatment recommendations

- Reading
- *Guide to Cultural Landscape Reports*, pp. 81-110
 - *Secretary of the Interior's Standards for the Treatment of Historic Properties*
 - Birnbaum, Charles with Chris Capella-Peters. *Guidelines for the Treatment of Cultural Landscapes*, Washington, D.C.: National Park Service, 1996.

- Weeks, Kay D. and Lauren Meier, "Playing With Time: Interpretive Consequences for our Great Grandchildren." *Courier*, Summer 1991, pp.26-29.
- Meier, Lauren G. "The Treatment of Historic Plant Material." *The Public Garden*, April 1992, pp. 24-27.

Appendix B:

CHATHAM COLLEGE ARCHIVES RECOMMENDATIONS

In the course of researching the historical and architectural development of the Chatham College campus, this study made extensive use of the Chatham College Archives. The documentation of the historic design, materials and use of structures and landscapes, as well as changes over time, is essential to their appropriate preservation and stewardship. The maintenance of comprehensive and easily used archives must be seen as an important part of an institutional historic preservation program.

The staff of the Jennie King Mellon Library, where the College Archives are housed, do a heroic job of collecting and preserving college-related materials on a limited budget. However, usability of the collection would be greatly improved through the creation of inventories and finding aids, the conservation of fragile and damaged material and the storage of all materials using appropriate archival methods.

Archive materials consulted for this study include architectural drawings, a photograph collection, trustees minutes, the *Alumnae Recorder*, the *Arrow*, yearbooks, college catalogs and other related publications. In order to find relevant materials, the Preservation Study staff worked with three student interns to locate and survey archive holdings of architectural drawings, photographs and publications relating to campus planning and building projects. The Project staff organized and inventoried the holdings of architectural drawings, both in the College Archives and in the Facilities Department (see Appendix C). The Project staff also created a file system for all photographs held by the College Archives depicting College buildings and landscapes, and made scanned copies of each image.

Detailed Recommendations:

The College should seek funding for an archival assessment that includes all of the following items:

- Inventory and finding aids. The College Archives should be comprehensively inventoried and finding aids created to make the use of the collection feasible and to improve collection management.
- Materials conservation and storage. The condition of the materials further impeded research efforts. While some items, such as scrapbooks, have been placed in archival storage boxes, architectural drawings and other large documents had to be humidified and flattened by the Project staff before they could be used. A number of fragile or damaged drawings, photographs and books consulted by the Project staff need to be conserved or repaired. Other documents and photographs were stored in unstable, non-archival cardboard boxes or folders.

The College should also establish document retention policies:

- All original architectural drawings, specifications and submittals should be deposited in the Archives upon completion of each construction project. Reference drawings held by Facilities Management should be prints or digitized versions of original drawings.
- Copies of college publications relating to the planning and construction of campus facilities, e.g., fundraising and other development materials, as well as correspondence, meeting minutes and other records of building projects, should be deposited in the Archives.

Appendix C.

Chatham College Archives Inventory

Chatham College Inventory of Architectural Drawings
 5/27/04
 Pfaffmann + Associates

Subject [Folder Name & Count] [Drawer]	Date	Project	Architect/Designer	No. of Sheets	Medium	Location	Notes
Anderson Hall							
	10/11/71	Grading Plan - Student/Faculty Center	Shurcliff, Merrill & Footit	2	blue line	A	
	11/15/71	Foundation Plan - Student/Faculty Center	Johnstone, McMillin & Assoc.	1	blue line	A	
	1/13/72	Study of Snack Bar Student/Faculty Center - Site Plan, Floor Plans,Elev./Sect	Johnstone, McMillin & Assoc.1	2	blue line	A	
	6/4 & 6/7/1971		Johnstone, McMillin & Assoc.	5	blue line	A	duplicates., some dated August 1971
	nd	Student Faculty Center	unknown	2	blue line with colored pencil	A	notations made on bluelines with Johnstone, McMillin title block crossed out
	5/10 & 5/30/1973	Student /Faculty Center - Entrance Details (walk & steps)	Newcomer & Valentour	3	blue line	A	
	11/9/1971 & 2/10/1972	Dining Room Seating	Johnstone, McMillin & Assoc.	2	blue line	A	
	4/24/72	Project Sign	Johnstone, McMillin & Assoc.	1	blue line	A	
	9/13/73	Proposed Planting - Entrance Planters	Shurcliff, Merrill & Footit	1	pencil on vellum	A	
	7/27/1973 w/ rev.	Planting Plan - Student/Faculty Center	Shurcliff, Merrill & Footit	4	pencil on vellum/blueline	A	also detail of sculpture at main entrance - notation 'record sepia' (also preliminary of May 2)
	nd	Construction Details - Hardscape	unknown	1	blue line	A	handwritten notation 'record print'
	10/1/71	Grading Plan - Entance to Music Center, Parking Lot, Student/Faculty Center	Shurcliff, Merrill & Footit	1	pencil on vellum	A	grading plan - vicinity of tennis courts stapled to othr drawing
	3/3/1972 w/ rev.	Grading Plan - Student/Faculty Center	Shurcliff, Merrill & Footit	2	pencil on vellum/blueline	A	handwritten notation 'record print'
	4/16/71	Sketch for Grading - Student/Faculty Center & Sketch of Mellon U-turn	Shurcliff, Merrill & Footit	2	pencil on vellum	A	
	5/3/72	Plan for Landscape Construction	Shurcliff, Merrill & Footit	2	blueline/sepia	A	
	11/26/69	Sketch for Main Entrance - Student/Faculty center	Shurcliff, Merrill & Footit	1	pencil on vellum	A	3 Xerox reductions of campus site plan also
Beatty House							
	nd	[Beatty floor plans]	no name	3	Diazlo	A	
	7/23/48	Alterations to Residence 100 Woodland Road	Ingham Boyd & Pratt	2	Blueprint/Pencil on Vellum	A	Two copies of first floor plan
	7/20/1948 & undated	Proposed Alterations to Former WH Rea Residence	Ingham Boyd & Pratt	2	Pencil on Tracing Paper		
	6/11/36	Shop Drawing-Proposed Insulation	Advance Insulation Co	1	Blueprint		
	7/24/31	Alterations to Residence	Schwab, Palmgreen & Merrick	2	Blueprint	A	
	5/25/04	Addition to House for WH Rea Esq	Alden & Harlow	4	Blueprint	A	
Benedum Hall -1							
	3&4/1962	Topographic Plan	Wm. P. Braun	1	blue line	A	
	5/24/83	Benedum - Site Development Plan/Elevation - Sleeping	James D. Brown Assoc.	1	blue line	A	
	nd	Porch	W.H. Vantine	1	blueprint	A	
	11/30/62	Addition to Benedum Hall	Chas.M. Stotz & Edw. Stotz, Jr.	27	blueprint	A	
	nd	Plan Sketch of Benedum	Charles Cooper	1	blue line	A	
	7/1/79	Sketch - Vicinity of Benedum Hall	Gateway Engineers	1	blue line	A	shows neighbors' plats

Subject [Folder Name & Count] [Drawer]	Date	Project	Architect/Designer	No. of Sheets	Medium	Location	Notes
Benedum Hall - 2							
	nd	Left Side Elevation	W. H. Vantine? (part of name missing)	1	Blueprint	A	
	nd	Greystone	W.H. Vantine	10	print/blueline/blueprint	A	surface plan/heating & floor
	2/1/79	Electrical Remodeling	Caplan Engineering	4	blue line	A	
	nd	Untitled	Herold Bradley	1	blue line	A	exterior elevation/plan
	nd	Benedum Hall Floor Plan	unknown	1	pencil & ink	A	
	nd	Grading Plan	Charles Cooper	1	blue line	A	
	nd	Unfinished Drawing (probably Greystone)	Wm.P. Braun	1	blue line	A	
	7/11/60	PlanView & Kitchen Elevation	College Planning Assoc.	2	blue line	A	
	7/25/60	Alterations to Benedum Hall	Curry & Martin	5 mylar/32 blueprint	mylar/blueline/blueprint	A	numerous revisions
Berry Hall I							
	8/1/52	Demolition Plans - Dilworth and part of Berry	Ingham, Boyd & Pratt	5	blueprint	A	shows floor plans [this entry is cross-referenced with Dilworth I]
Berry Hall II							
	7/5/29	Alterations to Residence of J.H. Hammond, Esq.	Schwab, Palmgreen & Merrick, Pgh, PA	13	Blueprint	F	Inc elevations showing porch roof ballustrades
	1/1963 w/ rev.	Alterations to Berry Hall	Chas. M.Stotz & Edw. Stotz, Jr.	7	sepias	A	
	Nov-45	Plan of Property -John H. Hammond Estate	? Gross - engineer	1	blue line	A	colored pencil and ink changes made on blue line
	Feb-62	Murray Residence and Proposed Alterations	Chas. M.Stotz & Edw. Stotz, Jr.	5	blue line	A	
	Feb-29	Proposed Alterations to J.H. Hammond Residence	Schwab, Palmgreen & Merrick	4	blue line	A	
	May-86	Proposed Changes to Berry Hall	P.L. Procopio Assoc.	14			
Braun-Falk-Coolidge Hall							
	'52-'53	Various blueprints	Ingham Boyd & Pratt	25	Blueprint	F	Dups of dwgs in archives?
	5/12/53	Progress Drawing - Landscape Plan	Ingham Boyd & Pratt	1	blue line	A	
	nd	Braun-Falk-Coolidge Building Section	unknown	1	blue line	A	
	11/5/90	Entrance ramp & Stairs - Coolidge Hall	P.L. Procopio Assoc.	1	blue line	A	
	1952-1953	Adm., Social Studies & Humanities Bldgs.	Ingham, Boyd & Pratt	39	blueprint	A	
	1952-1953	Adm., Social Studies & Humanities Bldgs.	Ingham, Boyd & Pratt	34	pencil on vellum	A	
	6/1/53	Bookstore & Snack Bar	Ingham, Boyd & Pratt	16	blueprint	A	
	8/15/52	Closet Details	Ingham, Boyd & Pratt	1	blue line	A	
	4/1/53	Studies for Rooms/offices	Ingham, Boyd & Pratt	4	blue line	A	
	2/29/52	First & Second Floor Plans	Ingham, Boyd & Pratt	2	blueprint	A	
	nd	Plaques & Building Names	Ingham, Boyd & Pratt (?)	5	blueprint	A	
	5/5/53	Social Studies Bldg. Terrace	Ingham, Boyd & Pratt	1	blue line	A	
	8/15/53	Study of Humanities Lecture Hall	Ingham, Boyd & Pratt	3	blueprint	A	
	1/20/53	Wood Seating Ramp & Steps - Humanities Lecture Hall	Ingham, Boyd & Pratt	3	blueprint	A	
	6/4/90	Falk Hall Schematics- Ramp Design	unknown	4	blue line	A	
	1/3/95	Partial Renovations to Falk & Coolidge - Preliminary	Celli-Flynn & Assoc	9	blue line	A	
Buhl Hall							
	11/7/51	Proposed New Heating Unit	Ingham, Boyd & Pratt	1	pencil on vellum	A	
	7/27/55	New stone & Brick Balustrades - Buhl and Library	Ingham, Boyd & Pratt	2	pencil on trace	A	
	4/29/64	Add. & Alt. To Buhl Hall	Thos. C. Pratt & Assoc	1	blue line	A	part of 'Add. & Alt. To Laughlin' drawing package

Subject [Folder Name & Count] [Drawer]	Date	Project	Architect/Designer	No. of Sheets	Medium	Location	Notes
Carriage House (Mellon)							
	1916 & 1917	Stable & Garage for A. W. Mellon, Esq.	E.P. Mellon	8	Blueprint & ink on linen		Includes floor plans, heating, plumbing & electrical drawings
	8/1/41	Alterations to Art & Music Building	Ingham & Boyd	2	pencil on vellum	A	
	4/2/73	Book Store	American Handling Equipment Co	1	blue line	A	shelving shop drawing
Chapel							
	8/20/48	Chapel construction	Ingham Boyd & Pratt	~14	Blueprint	F	Dups of dwgs in archives?
	5/11/49	Woodland Steps	Ingham Boyd & Pratt	1	blueprint	F	Dups of dwgs in archives?
	1948-1949	Studies, floor plans, sections, details	Ingham, Boyd & Pratt	18	pencil on trace & vellum	A	
	1948-1949	Studies, floor plans, sections, details	Ingham, Boyd & Pratt	36	blue/line/mylars	A	Dups of some of above items
	5/3/48	Stress Diagram/Roof Trusses	Vanco Engineering Co.	1	pencil on vellum/blue/line/mylar	A	
	Apr-48	Site Plan-Proposed Chapel	Vegler-Ramsey & Co.	2	blue line	A	
	nd	Drawing of Chapel and Plaza Ground, Balcony, First Floor Plan	unknown	1	print	A	
	nd	Sound Reinforcement Sys./Carillon	Ingham, Boyd & Pratt	6	ink on linen	A	Blue/line dups also
	9/7/49	Sound Reinforcement Sys./Carillon	Modern Sound Company	5	blue/line, blue/print	A	
	6/20/73	Granite Curbing & Perrons	Thos. Stecklow Sons, Inc.	1	blue line	A	
	6/31/1996	Campbell Plaza - Site Plan & Details	W. Cleland Dowler, Jr.	1	blue line	A	
	8/20/48	Floor Plans, Elevations, Sections, Details, Elec., Heat. & Plumb.	Ingham, Boyd & Pratt	36	pencil on vellum/mylar	A	
	9/2/83	Moveable Console Platform	M.P. Moller, Inc.	1	blue line	A	
	9/19/55	Bombarde Organ	M.P. Moller, Inc.	1	blue line	A	
	7/1/55	Proposed Alt. To Chapel	Ingham, Boyd & Pratt	1	blue line	A	
	nd	Sketch - New Accordion Doors	unknown	1	pencil on vellum	A	
	1/9 & 1/30/1948	Studies for Chapel	Ingham, Boyd & Pratt	5	blue/line w/ colored pencil	A	
	5/11/1949 - 5/18/1953 w/ rev.	Walk & Steps - Woodland to Chapel	Ingham, Boyd & Pratt	7	blue/line/pencil on vellum	A	
	5/12/53	Sections Thru Walks - Woodland Steps - Progress Drawing	Ingham Boyd & Pratt	1	blue line	A	
	8/18/53	Sections Through First Three Flights of Stairs	Ingham, Boyd & Pratt	1	blue/line	A	shows stone facing on risers and treads- also plan view
Dilworth Hall I							
	8/1/52	Demolition Plans - Dilworth and part of Berry	Ingham, Boyd & Pratt	5	blue/line	A	shows floor plans [this entry is cross-referenced with Berry I]
Dilworth Hall II							
	4/28/58	Sketches/Plot Plan	unknown	3	blue/line/pencil on vellum	A	
	9/2/58	Site Development	Simonda & Simonds	2	blue/line/mylar	A	
	9/2/58	Plans, Elev., Sect., Details, Elec./Heat.	Curry Martin & Taylor	20	mylar	A	
	5/11/81	Energy Conservation Renovations	Jams S. Pedone Assoc	2	blue line	A	
Eddy Theater							
	10/20/72	Library Lecture Hall - Reflected Ceiling Plan	Johnstone, McMillin & Assoc.	6	mylar	A	
	5/25/78	Library Lecture Hall - Landscape Construction	Shurcliff, Merrill & Footit	4	blue line	A	shows amphitheater/paving, wall and seat details (pg. 5 of 5 missing)
	1/14/72	Library Lecture Hall - Key & Roof Plans & Elevations	Navarro Corporation	3	blue line	A	also construction details
	4/22/71	Library Lecture Hall-finish grading	Shurcliff, Merrill & Footit	1	pencil on vellum	A	

Subject [Folder Name & Count] [Drawer]	Date	Project	Architect/Designer	No. of Sheets	Medium	Location	Notes
Fickes Hall							
	2/2/28	Sketch of Proposed Library for Mr Fickes	Janssen & Cocken	6	blue line	A	
	7/24/30	Proposed Support for Ceiling of Billiar Room	No Name	3	blue line	A	"Oakhurst" Residence for Mr ES Fickes
	1946	Shop Drawings	Various submitting firms		Blueprint/Blue line	A	
	3/14/46	Alterations & Additions to Fickes Hall	Ingham & Boyd	25	Mylar/Blueprint	A	Primarily mylar set; 6 blueprints
	1/27/87	Fickes Hall Renovations	PL Procopio Assoc	4	blue line	A	No 86-19
	4/28/87	Fickes Hall Renovations	PL Procopio Assoc	27	blue line	A	No 86-19; construction drawings
	4/11/86	Fickes Hall	Damianos and Assoc	1	blue line	A	
	5/11/81	Energy Conservation Renovations	James S. Pedone Assoc.	2	blue line	A	
Gate House							
Gregg House							
	6/28/61	Kitchen & other alternations for Gregg House	Curry & Martin	3	mylar prints	A	
	6/28/61	Kitchen & other alternations for Gregg House	Curry & Martin	3	blueprints	A	
	3/15/91	Interior Utility alterations	PL Procopio Assoc	5	blue line	A	
		Schematic layout [wood deck]	PL Procopio Assoc	4	blue line	A	Alternates A & B; Includes duplicate set
Gym (new)							
Gym (old)							
	8/25/49; rev 1/24/51	Plans:plot, foundation, ground floor	Ingham Boyd & Pratt	1	Pencil on vellum	F	"Sheet No 1"
	8/25/49; rev 112/9/50	Construction Plans		8	Blueprint		Includes earlier version of Sht No 1
	8/25/1949, w/ revs.	Floor plans, sections, elevations, details	Ingham, Boyd & Pratt	9	Pencil on vellum	A	includes elec. & plumb.
	2/21/1952 w/rev.	Badminton, Volleyball & Basketball floor markings	Ingham, Boyd & Pratt	1	Pencil on vellum	A	
	9/18/52	Telephone Conduit-Music Center to Gym	Ingham, Boyd & Pratt	1	Pencil on vellum	A	
	9/19/91	Sketch Plan-Athletic Field	Procopio Associates	1	Color Marker on Xerox	A	
	8/25/1949 & 2/21/1952	Floor plans, sections, elevations, details,court floor markings	Ingham, Boyd & Pratt	10	mylars	A	
	5/14/1947 w/ rev.	Grading Plan & Section-Athletic Field	Ingham, Boyd & Pratt	2	Pencil on vellum	A	
	nd	Surface Elevation & Plot Plan	Ingham, Boyd & Pratt (?)	1	Pencil on vellum	A	
Hicks House - Temporary Library							
	Sep-66	Topographic survey for David Small	Edeburn Cooper & Co	1	blue line	A	
	Aug-67	Lewis W. Hicks Property	Johnstone, McMillin & Assoc.	7 mylar/4 blue line	mylar/blue line	A	Plan views for Library/Consturction details/ Heating & electrical
	nd	Proposed Residence site	Geo. Baton & co.	1	blueprint	A	
Laughlin House							
	5/1/08	Plan of a lot situated in the 22nd Ward Pittsburgh, Pa. Surveyed for Geo. M. Laughlin	E.L. Farren	1	blueprint	A	narrative boundary description attached
	1911 & 1912	A house for H. Hughhart Laughlin, Esq.	Edgar V. Seeler	28	blueprint	A	Includes multiple alterntive schemes
	7/6/13	Plot Plan Property of H. Hughart Laughlin Esq.	Edgar V. Seeler	1	Photostat	A	print is reversed
	8/6/12	A house for H. Hughhart Laughlin, Esq.	Edgar V. Seeler	9	blue line	A	Includes plans, elevations & sections
	2 & 3/1967	Alterations to Laughlin House	Johnstone, McMillin & Assoc.	6	blue line	A	preliminary studies includes architectural, heating, electrical & plumbing plans
	6/19/67	Alterations to Laughlin House	Johnstone, McMillin & Assoc.	13	mylar prints	A	
	10/13/67	Fire escape No. 1, Laughlin House	Reiling Manufacturing Co.	2	blue line	A	shop drawing

Subject [Folder Name & Count] [Drawer]	Date	Project	Architect/Designer	No. of Sheets	Medium	Location	Notes
Laughlin Music Hall (formerly Library)							
	4/11/86	Laughlin - Entry, Floor Plans & Interior Elevation	Damianos & Assoc.	4	blue line	A	Shows proposed building connecting Buhl & Laughlin - exterior elevations - also shows two proposed stairway treatments for hill in rear of building
	4/29/64	Add. & Alt. To Laughlin Library	Thos. C. Pratt & Assoc.	7	blue line	A	
	nd	Basement & First Floor Plan	unknown	1	blue line	A	
	6/13 & 7/11/1984	Center for Professional Development - Laughlin Hall	James D. Brown Assoc.	2	blue line	A	
	1 & 3/ 1931	Plans for Library Building	E. P. Mellon & W. L. Smith	8	blueprint	A	floor plans, elevations and interior details
Lindsay House							
	8/10/98	Lindsay House Communications Plan	XiTech, Inc	2	blue line	F	
Mellon House							
	1917	Alterations for AW Mellon	EP Mellon	24	Ink on linen	F	
	11/26/68	Preliminary Floor Plans	Johnstone, McMillin & Assoc.	4	blue line	A	
	10/13/72	Planting Plan - East Entrance	Shurcliff, Merrill & Footit	2	blue line pencil on vellum	A	
	2/3/1972 w/ rev/	Plan for Site Development	Shurcliff, Merrill & Footit	1	pencil on vellum	A	east and west entrances detailed
	5/3 & 8/4/1972 w/ rev.	Treatment of West Terrace	Shurcliff, Merrill & Footit	4	blue line	A	pencil changes on 2 copies/ also construction details
	11/7/72	Planting Plan - West Terrace	Shurcliff, Merrill & Footit	1	pencil on vellum	A	
	9/20/20	Planting Plan	Olmsted Bros.	1	blue line	A	shows Tennis Courts, Greenhouses, Stables & Garage, Plantings, Vegetable Garden & Proposed Drive
	3/23/92	Entrance Walkway Repair	Procopio Associates	1	blue line	A	
	10/30/19	Topographical Plan	Olmsted Bros.	1	copy on vellum	A	courtesy NPS, Olmsted Historic Site
	11/20/19	Sketch Plan for Suggested Planting Areas	Olmsted Bros.	1	copy on vellum	A	courtesy NPS, Olmsted Historic Site
	1/10/17	Plot Plan	E. P. Mellon	1	copy on vellum	A	courtesy NPS, Olmsted Historic Site
	nd	Garden for A. W. Mellon - Detail Planting for Rose Garden	Marian Coffin	1	copy on vellum	A	courtesy NPS, Olmsted Historic Site
	nd	Garden for A. W. Mellon - General Planting Plan	Marian Coffin	1	copy on vellum	A	courtesy NPS, Olmsted Historic Site
	8/10/20	Layout of Rose Garden	Olmsted Bros.	1	copy on vellum	A	courtesy NPS, Olmsted Historic Site

Subject [Folder Name & Count] [Drawer]	Date	Project	Architect/Designer	No. of Sheets	Medium	Location	Notes
Mellon (JK) Library							
	2/24/72	Stack Lighting	Leslie Wax Company	3	blue line	A	
	7/30/70	Siewalk Junction Box	Duquesne Light Co.	1	blue line	A	
	5/6/91	Mellon Library Terrace	Procopio Associates	6	blue line	A	plan/elevation/sections/construction/demolition/planting/plumbline/electrical
	10/6/71	Elevator Drawings	Marshall Elevator	3	blue line	A	
	4/18/72	Elevator Drawings	The Peele Company	1	blue line	A	
	4/13 & 4/17/1972	Elevator Drawings	Globe-Van Doorn Co.	3	blue line	A	
	11/24/71	TV-Feeder Revisions	E.C. Ernst, Inc.	2	blue line	A	
	9/22/72	Revisions to Library Parking Lot	Shurcliff, Merrill & Footit	5	blue line	A	
	3/2/73	Sketch for Grading - Forum - Amphitheater	Shurcliff, Merrill & Footit	1	pencil on vellum	A	
	1/26 & 2/12/1970	Study Plan of Terrace	Johnstone, McMillin & Assoc.	2	blue line	A	
	5/25/73	Plan for Landscape Construction	Shurcliff, Merrill & Footit	16	pencil on vellum	A	also earlier dated drawings (5/3/1972) - some are work sepias
	7/27/73	Planting Plan - Library & Lecture Hall	Shurcliff, Merrill & Footit	5	blue/pencil on vellum	A	includes record prints of 10/2/73, 11/6/73 & 9/25/73
	3/30/1973 w. rev.	Construction Details	Shurcliff, Merrill & Footit	1	pencil on vellum	A	
	5/1/70	Plan for Grading Construction Road between Library and Anderson	Shurcliff, Merrill & Footit	2	pencil on vellum & graph paper	A	
	10/1/71	Stone Wall Detail - Library/Lecture Hall	Johnstone, McMillin & Assoc.	1	blue line	A	
	2/24/72	Construction-Retaining Wall & Sidewalk, Murrayhill Ave.	Shurcliff, Merrill & Footit	2	blue/pencil on vellum	A	location plan, wall section
	4/13/72	Construction - Retaining Wall & Sidewalk, Murrayhill Ave.	Shurcliff, Merrill & Footit	2	blue/pencil on vellum	A	grading plan, wall section
	3/1/72	Plan of Existing Wall Along Murrayhill Ave.	Gateway Engineers, Inc.	2	blue line	A	
	9/20/71	Elevation of Retaining Wall - Murrayhill Ave.	Shurcliff, Merrill & Footit	1	pencil on vellum	A	shows tree locations
	5/16/1969 w/ rev.	Site Plan for General Arrangement - Library/Lecture Hall & Student/Faculty Center	Shurcliff, Merrill & Footit	2	blue line	A	
	10/30/69	Plant for Demolition, Excavation & Embankment	Shurcliff, Merrill & Footit	1	blue line	A	
	8/17/71	Future Site Improvements	Johnstone, McMillin & Assoc.	1	blue line	A	notation 'for rough grading only'
	6/9/69	Site Plan - Library/Lecture Hall	Johnstone, McMillin & Assoc.	1	blue line	A	Kilham, Beder & Chu, Consulting Architects
	nd	Plaza Plan -J.K. Mellon Library	James D. Brown Assoc.	1	blue line	A	
	1/29/70	Reflected Ceiling Plan for Library Floors	Johnstone, McMillin & Assoc.	5	blue line	A	
	5/10/01	Renovation of J.K. Mellon Library	Landmarks Design Associates	9	blue/pencil/CAD prints	A	18 11"x17" reductions of drawings
	8/3/00	Basement Stack Diagram	Burt Hill Kosar Rittleman Assoc.	1	CAD print	A	
	5/16/69	Floor Plans & Elevations - Freehand	Kilham, Beder & Chu	6 8 (2	ink on stock	A	
	7/29/69	Site and Floor Plans	Johnstone, McMillin & Assoc.	copies)	blue line	A	
	8/19/1969 w/ rev.	Furnishings and Equipment Layout	Kilham, Beder & Chu	4	blue line	A	
Murray Hill Houses							
	nd	5810 Murray Hill Place	unknown	1	pencil on graph paper	A	
	nd	1163 Murray Hill Place	unknown	2	pencil on graph paper	A	
Old Quadrangle							
	4/17/72	Planting Plan for Old Quadrangle	Shurcliff, Merrill & Footit	2	pencil on vellum/blue/pencil	A	
	3/2/72	Plan for Site Improvements	Shurcliff, Merrill & Footit	2	pencil on vellum/blue/pencil	A	

Subject [Folder Name & Count] [Drawer]	Date	Project	Architect/Designer	No. of Sheets	Medium	Location	Notes
Power House & Laundry							
	8/5/29	Power House	E. P. Mellon	4	bluprint	A	elevations/sections/floor plans for boiler and laundry
	7/23/29	Laundry Plan	American Laundry Machinery Co.	1	blueprint	A	
	7/15/52	Alterations to Power House	Ingham, Boyd & Pratt	4	blueprint	A	
Rea House							
	3/7/66	Scheme #2- Basement (Kitchenette, Laundry, Luggage Room)	Johnstone, McMillin & Assoc.	1	blue line	A	
	12/20/65	Preliminary Floor Plans	Johnstone, McMillin & Assoc.	8 (2 copies of 4 drawings)	blue line	A	
	4/19/1966 w/ rev.	Remodeling of Rea House	Johnstone, McMillin & Assoc.	13	mylar	A	
	nd	Plan of Grounds & Roads - J.C. Rea Residence	McClure & Spahr	1	blueprint	A	
	nd	Preliminary Grade Plan - House Site Location	McClure & Spahr	1	blueprint	A	
	nd (lighting plans note revision of Oct. 1912)	House Plans - J. C. Rea Residence	McClure & Spahr	29	blueprint	A	includes lighting plan, framing plan, interior and exterior elevations
	7/1/13	Garage for Rea Residence	McClure & Spahr	10	blueprint	A	includes elevations
	4 & 5&7/1925	Alterations to J. C. Rea Residence	Albert Spahr	14	bluprints	A	
	5/1967 w/ rev 7/6/1967	Plan for Parking - Rea & Laughlin	Shurcliff & Merrill	1	pencil on vellum	A	
	5/10/67	Plan for Parking _Rea and Laughlin	Johnstone, McMillin & Assoc.	1	blue line	A	includes note that data taken from Shurcliff & Merrill shows placement of existing trees
	9/12/66	Rea Hall Drive	Griswold, Winters & Swain	2	blue line	A	
Rea Family Projects							
	various dates 1912-1931	House projects	various, inc. Alden & Harlow; McClure & Spahr; Ludlow & Schwab; Schwab, Palmgreen & Merrick	48	blueprint	A	Houses in Pittsburgh and Point Pleasant, NJ
Spencer House							
	6/18&6/30/1952	Proposed residence on property of PCW	Ingham, Boyd & Pratt	3	pencil on vellum	A	
	8/26/52	Residence PCW	Ingham, Boyd & Pratt	3	pencil on vellum	A	
	10/31/52	Residence PCW	Ingham, Boyd & Pratt	4	pencil on vellum	A	
Woodland Hall							
	11/16/92	Woodland Hall Renovations	Procopio Associates	2	blue line	A	
	2/3/87	Handicapped Access	P.L. Procopio Associates	2	blue line	A	
	11/2/89	Corridor Sections	unknown	1	blue line	A	
	5/11/81	Energy Conservation Renovations	James S. Pedone Associates	5	blue line	A	
	2 & 3/1962	Infirmery for Chatham College	Chas. M. Stotz & Edw. Stotz, Jr.	2	blueprint/blue line	A	
	Mar-50	Proposed Addition to Woodland Hall	Ingham, Boyd & Pratt	12	mylar/blue line/blue print/pencil on vellum	A	
	Jul-58	Resilient Tile Schedule	Curry, Martin & Taylor	1	blue line	A	
	Apr-58	Alterations to Woodland Hall	Curry, Martin & Taylor	5	blue line	A	
	Apr-90	Woodland Hall Renovations	P.L. Procopio Associates	74	blue line	A	
	1, 7 & 9/1963	Heating & Ventilating Work - Basement	Chas. M. Stotz & Edw. Stotz, Jr.	4	sepia	A	
	Dec-81	Renovation - Woodland Hall Lobby	James S. Pedone Associates	3	blue line	A	
	Jan-93	Student Activities Renovation	Peter Loftus Div./Eichleay Engineers, Inc.	1	photocopy	A	
	Jan-93	Student Activities Center	Procopio Associates	5	blue line	A	
	Feb-89	Woodland Hall Renovations Progress Set	Procopio Associates	48	blue line	A	
	92/1958	Dormitory Bldg.	Curry, Martin & Taylor	2	blueprint	A	heating drawings
	Apr-29	Alterations to Existing Bldg.	E. P. Mellon/W. L. Smith	13	blueprint	A	
	Mar-50	Additions & Alterations to Woodland Hall	Ingham, Boyd & Pratt	29	pencil on vellum/1 trace	A	
Campus Planning 1935-45							
	6/30/37	Proposed Development of PCW	Dwight James Baum	2	photostat	A	2 alternative plans

Subject [Folder Name & Count] [Drawer]	Date	Project	Architect/Designer	No. of Sheets	Medium	Location	Notes
Campus Planning 1946-55							
	5/5/1953 w/ rev.	Plan for New Campus	Ralph Griswold & Assoc.	1	pencil on vellum	A	done for Ingham, Boyd & Pratt
	nd	Perspective of Memorial Stairway	Ralph Griswold & Assoc.	1	b&w print of watercolor	A	
	Jun-48	Drive (Woodland to proposed chapel)	Vegler-Ramsey & Co.	4	Mylar/blue/line/blueprint	A	shows construction details
	Jul-50	Plan & Details - Proposed Roads & Parking Area	Ingham, Boyd & Pratt	1	blueprint	A	
	Apr-48	Site Plan - Proposed Tennis Courts	Vegler-Ramsey & Co.	1	blue/line	A	
	7/22/1948 w/ rev.	Proposed Tennis courts	Ingham, Boyd & Pratt	2	blue/line/pencil on vellum	A	
Campus Planning 1956-65							
	Sep-65	Campus Center, Library, Snack Bar	unknown	3	blue/line	A	
Campus Planning 1966-75							
	5/3/72	Plan for Proposed Campus Lighting	Shurcliff, Merrill & Footit	3	blue/line	A	handwritten notation - 'record sepia'
	7/14/72	Construction Details	Shurcliff, Merrill & Footit	1	blue/line	A	
	5/25/1975 w/ rev.	Construction Details	Shurcliff, Merrill & Footit	1	pencil on vellum	A	
	9/30/69	Study for Intracampus Connector Road	Shurcliff, Merrill & Footit	4	pencil on vellum & graph paper	A	
	1/7/68	Untitled Sections - retaining walls and parking	Shurcliff, Merrill & Footit (?)	1	pencil on graph	A	
	12/8/1968 w/ rev.	Untitled Sections	Shurcliff, Merrill & Footit (?)	1	pencil on graph	A	
	5/3/72	Plan for Proposed Campus Lighting - Library Area	Shurcliff, Merrill & Footit	1	blue/line	A	
	5/3/72	Schematic Wiring Diagrams - Proposed Campus Lighting	Shurcliff, Merrill & Footit	1	blue/line	A	in consultation with H.F. Lenz, Consulting Engineers
	4/11 & 5/18/1966	Campus Center, Library, Art Studio - Plans & Elevations	Johnstone, McMillin & Assoc.	8	blue/line	A	
	3/4/68	Proposed Site Plan for Library, Campus Center, Art Studio	Johnstone, McMillin & Assoc.	5	blue/line	A	
	8/31/68	Plans for Proposed Forum	Johnstone, McMillin & Assoc.	5	blue/line	A	Delbert Highlands, Assoc. Architect
	12/30/68	Site Study - Student Faculty Center	Johnstone, McMillin & Assoc.	1	blue/line	A	
	1/22/69	Student-Faculty Center	Johnstone, McMillin & Assoc.	3	blue/line	A	
	Mar-75	Location Plan for Two Paddle Tennis Courts	Shurcliff, Merrill & Footit	1	pencil on vellum	A	
	Jul-74	Tennis Courts - New Drainage, Repair, Retaining Wall	James D. Brown Assoc.	1	blue/line	A	Xerox sketch and proposal sheets attached
Campus Planning 1976-2003							
	Dec-83	New Maintenance Bldg./Rawuetball Facility Study	James D. Brown Assoc.	4	blue/line	A	
	6/13/91	Woodland Hall - site devel./planting plan	P. L. Procopio Assoc.	2	blue/line	A	second page - construction details
Unbuilt Projects							
	3/1/66	Fifth Avenue Entrance	Griswold, Winters & Swain	1	blue/line	A	
	4/6/59	Proposed Graduation Platform	Curry, Martin & Taylor	1	blue/line	A	Includes elevation of graduation platform and plan of existing plantings
	11/2/53	Study for Fine Arts Bldg.	Ingham, Boyd & Pratt	2	Diazlo	A	Elevations, plan view and rendering
	6/30/37	Proposed Development of PCW	Dwight James Baum	2	Photographic Print	A	2 copies
	4/24/91	Banner Scheme -Mellon Library	Procopio Associates	2	Diazlo	A	2 variations of banner placement
	8/15/91	Fifth Avenue Entrance Plan	Procopio Associates	2	blue/line	A	elevations and plan views

Subject [Folder Name & Count] [Drawer]	Date	Project	Architect/Designer	No. of Sheets	Medium	Location	Notes
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Campus Surveys & Aerial Photos

Oct-68	Topographic Plan of Property	Gateway Engineers	1	blueline	A	shows placement of and identification of trees on campus
Mar-52	Plan-Buildings and Sections	Edeburn, Cooper & Co.	1	blueline	A	
1911	Plat Book-City of Pittsburgh	G.M. Hopkins & Co.	7	Xerox	A	
Nov-09	Westwood Park-Sewer, Gas & Water Lines	W.G. Wilkins Co.	1	Mylar	A	
8,9 &10/1940	Plan of Property - PCW	Lippincott & McNeil	3	Print	A	includes inset with Berry, Laughlin and Mellon properties
nd	Aerial Photos of Campus	unknown	6	Photographic Prints	A	
Apr-47	Plan of Property - PCW	Vegeler-Ramsey & Co.	1	blueline/mylar	A	some trees identified
Jun-81	Chatham College Plan	Gateway Engineers	1	blueline	A	revision of Ardsheil Terrace
Apr-62	Aerial Photos of Campus	Aerial Map Service	1	Photographic Prints	A	
Sep-84	Chatham College - Plant No. 3	Gateway Engineers	1	blueline	A	
1939	Plat Book-City of Pittsburgh	G.M. Hopkins & Co.	5	Xerox	A	
12/2/95	Chatham College Campus	Gateway Engineers	1	Color Xerox	A	

Unknown/Unidentified Projects

6/10/58	House #232	Hillary Watterson, architect	5	blueprint	A	
7/27/77	Floor Plans/Window Elevation	unknown	4	blueline	A	

5826 Fifth Avenue - Apts. & stairs to campus

4/15/63	Fifth Avenue Approach	Griswold, Winters & Swain	2	blueline/ink/colo red pencil	A	with revisions for May 63 mtg.
nd	Topographical Survey	unknown	1	blueline	A	
nd	Plot Plan - 18 Family Apts.	unknown	1	blueline	A	blueline of fragments of orig. drawing

Appendix D.

Olmsted Brothers Plans and Documents

Chatham College

Pittsburgh, PA

Olmsted Brothers Job #6759 – A.W. Mellon, Pittsburgh, PA Courtesy the National Park Service, Frederick Law Olmsted National Historic Site

Drawing Title	Date	Scale	Notes
"A.W. Mellon Property, Woodland Road, Pittsburgh, PA, East End." File 6759, Plan Z3	October 1916	1/16"=1'0"	Junius McCabe <i>Includes contours and roads.</i>
"Addition & Alteration to Residence of A.W. Mellon, Esq., Woodland Rd, Pittsburgh, PA." File 6759, Plan Z1	January 10, 1917	1"=20'	Plot Plan, Office of E.P. Mellon, Architect, Drawing No. 109-A Blueprint <i>Shows buildings, drives and paths, topography only.</i>
"Garden for A.W. Mellon, Esq., Woodland Road, Pittsburgh, PA." General Planting Plan for Section A & H., Drawing No. 2 File 6759, Plan Z4	n.d.	1/8"=1'	Marian Coffin, Landscape Architect, New York.
"Garden for A.W. Mellon, Esq, Woodland Rd, Pittsburgh, PA." Detailed planting plan for Rose Garden, Section H, Drawing No. 3. File 6759, Plan Z2	n.d.	1/4"=1'	Marian Coffin, Landscape Architect, New York
"Mr. A.W. Mellon, Pittsburgh, PA, Topographic Plan, Outline of Property." File 6759, Plan A-1	October 30, 1919	1"=20'	Olmsted Brothers, Landscape Architects. <i>Traced from borrowed blue prints.</i>
"Mr. A.W. Mellon, Pittsburgh, PA, Sketch Plan Showing Suggested Planting Areas." File 6759, Plan A-2	November 20 1919		Olmsted Brothers, Landscape Architects. Approved for issue by E.C. W[hiting].

“Mr. A.W. Mellon, Pittsburgh, PA, Planting Plan.” File 6759, Plan A-7	January 5, 1920, revised 20 September 1920	1”=20’	Olmsted Brothers, Landscape Architects. Approved for issue by Percival Gallagher.
“Mr. A.W. Mellon, Pittsburgh, PA, Layout of Rose Garden.” File 6759, Plan No. 9	10 August, 1920	1/8”=1’	Graphite on print? Olmsted Brothers, Landscape Architects. Based on plan #4.

**Olmsted Brothers Job #9785 – Pennsylvania College for Women, Pittsburgh, PA
Courtesy the National Park Service, Frederick Law Olmsted National Historic Site**

Drawing Title	Date	Scale	Notes
“Plan Of Property, Pennsylvania College For Women” File 9785, Plan No. 1, Lippincott & Mcneil	August, September, October 1940	1’=32’	Lithograph on drafting cloth. <i>Berry Hall (replaced by Coolidge Hall), Power House, Dillworth Hall (now Braun Hall), Laughlin Memorial Library, small quad in different configuration than existing, Art Center (Carriage House), A. Mellon Hall and gardens without greenhouses, small tennis courts, orchard, (now site of Dillworth Hall), kitchen garden and hotbeds in flat area west of old tennis courts – now west side of gym site, land for old gym not shown. “Chapel Drive” shown existing, though it continues through what is now small quadrangle. Plan includes information about land acquisitions since 1870 in both annotations and supplementary parcel diagram. Shows existing conditions prior to work of the Olmsted firm.</i>

<p>"Plan of Property, Pennsylvania College for Women." File 9785, Plan No. 1, Print 1, Lippincott & McNeil</p>	<p>August, September, October 1940</p>	<p>1"=32'</p>	<p>Graphite, diazo positive. <i>Print from Plan No. 1 above with some limited field notes related to trees and building uses (e.g. notes selection of "music" rather than "art" for the carriage house).</i></p>
<p>"Plan of Property, Pennsylvania College for Women." File 9785, Plan No. 1, Print 2, Lippincott & McNeil</p>	<p>August, September, October 1940</p>	<p>1"=32'</p>	<p>Cyano negative (blueprint). <i>Duplicate print of Plan No. 1.</i></p>
<p>"Plan of Property, Pennsylvania College for Women." File No. 9785, Plan No. 2 Lippincott & McNeil</p>	<p>October 1940</p>	<p>1"=64'</p>	<p>Photostat positive. <i>Plan includes information about land acquisitions since 1870. Field notes by Frederick Law Olmsted, Jr., July 1947. Shows Fickes Hall.</i></p>
<p>"Preliminary Study for General Plan, Pennsylvania College for Women, Pittsburgh, PA." File 9785, Plan No. 3, Sheet 1 of 4</p>	<p>30 July, 1947</p>	<p>1"=32'</p>	<p>Graphite on trace. <i>Shows an early study master plan alternative with proposals for buildings and circulation, not final.</i></p>
<p>"Preliminary Study for General Plan, Pennsylvania College for Women, Pittsburgh, PA." File 9785, Plan No. 3, Sheet 2 of 4</p>	<p>30 July 1947</p>	<p>1"=32'</p>	<p>Graphite on trace. <i>Shows two sets of tennis courts.</i></p>
<p>"Preliminary Study for General Plan, Pennsylvania College for Women, Pittsburgh, PA." File 9785, Plan No. 3, Sheet 3 of 4</p>	<p>N.d. <i>(c. July 30, 1947)</i></p>	<p>No scale <i>(1"=32')</i></p>	<p>Graphite on trace. <i>Shows proposed dorm on Murray Hill Place at the intersection with Woodland Rd at current site of new gym, three tennis courts, and parking at Carriage House.</i></p>
<p>"Pennsylvania College for Women" File 9785, Plan No. 3, Sheet 4 of 4</p>	<p>N.d. <i>(c. July 30, 1947)</i></p>	<p>No scale <i>(1"=32')</i></p>	<p>Graphite on trace. <i>Early design alternative for campus plan, not final. Appears to have been used with others in Plan No. 3 series, ultimately</i></p>

			<i>leading to Plan No. 9-10.</i>
“Pennsylvania College for Women” File 9785, Plan No. 4	16 August, 1947	1”=32’	Graphite on trace. <i>Shows alternative site plan approaching final version (Plan No. 9-10).</i>
“Topographic Map, Pennsylvania College for Women, Pittsburgh, PA” File 9785, Plan No. 5	22 August, 1947	1”=64’	Ink on drafting cloth. <i>Data for this plan taken from Lippincott & McNeil “Plan of Property.” Shows existing conditions in 1947 including Fickes Hall, Phys. Ed. Building, playing fields.</i>
“Topographic Map, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 5, Print 1	22 August, 1947	1”=64’	Diazo positive. <i>Blackline duplicate of Plan No. 5.</i>
“Preliminary Study – Reduction of Plan #4, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 6	29 August, 1947	1”=64’	Graphite on trace. <i>First plan to show parking in front of Mellon Hall. Slightly more finished drawing. Shows dorm footprint in open area opposite current Berry Hall (new gym).</i>
“Topographic Map, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 7, Sheet 1 of 2	05 September 1947	1”=64’	Diazo positive with pencil. <i>Print with design sketches showing Preliminary Plan similar to final.</i>
“Topographic Map, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 7, Sheet 2 of 2	05 September 1947	1”=64’	Diazo positive with pencil annotations. <i>Copy of Plan No. 7 with pencil notes. Field notes by E.C.W[hiting]</i>
“Study Tracing – to use with Topography No. 5, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 8	04 September 1947	1”=64’	Graphite on trace. <i>Sketch for campus design showing small quad with paths, new buildings, Chapel and forecourt, Chapel/Woodland Rd. steps, Alumnae House not built, 2 building sites, path through “Common”</i>

			<i>slope.</i>
“Pennsylvania College for Women.” File 9785, Plan No. 9, Sheet 1 of 8	12 September 1947		Diazo positive with colored pencil. <i>Pencil sketches on top of survey. Shows Chapel forecourt, new building site (Falk Hall), small quadrangle, etc. Plan set #9 appears to be a series of studies leading to Plan #10.</i>
“Pennsylvania College for Women.” File 9785, Plan No. 9, Sheet 2 of 8	12 September 1947		Diazo positive. <i>Pencil annotations on survey (Plan No. 1) show grading and new drive (past carriage house toward what is now main quadrangle).</i>
“Pennsylvania College for Women” File 9785, Plan No. 9, Sheet 3 of 8	12 September 1947		Pencil on trace. <i>Sketch showing three tennis courts.</i>
“Pennsylvania College for Women.” File 9785, Plan No. 9, Sheet 4 of 8	12 September 1947		Trace. <i>Notes on drawing say “Alternate Parking Space.” Shows grading for Chapel forecourt with diagram for parking.</i>
“Pennsylvania College for Women.” File 9785, Plan No. 9, Sheet 5 of 8	12 September 1947		Graphite on trace. <i>Shows grading for tennis courts and drive up toward area that is now the main quadrangle.</i>
“Pennsylvania College for Women.” File 9785, Plan No. 9, Sheet 6 of 8	12 September 1947		3 sections in pencil on graph paper. <i>Preliminary study for Plan 10. Shows grading for parking and roads.</i>
“Pennsylvania College for Women.” File 9785, Plan No. 9, Sheet 7 of 8	12 September 1947	No scale	3 sections in pencil on graph paper. <i>Shows 1.) cross section through walls, guard fence with cut and fill; 2.) Administration building (Braun) to Chapel</i>

			<i>courtyard; 3.)slope to Alumnae Hall (proposed). Preliminary studies for Plan #10.</i>
“Pennsylvania College for Women.” File 9785, Plan No. 9, Sheet 8 of 8	N.d. <i>(probably</i> <i>September 12,</i> <i>1947)</i>		1 section in pencil on graph paper.
“Grading Study for Proposed Developments, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 10, Sheet 1 of 2	15 September 1947; revised 18 November 1947	1"=32'	<i>Ink on drafting cloth. Plan shows final proposed site plan with walks, walls, steps, roads, drives, paths, new buildings and building sites. Shows double set of Chapel steps, footprint for proposed Chapel building, new building footprints (Braun/Falk/Coolidge Halls), Buhl Hall existing, 10' walk designed to create small quadrangle. New driveway at Chapel. Retaining wall at Woodland Rd. slope, drive up slope between Woodland Hall (existing) and [Buhl Hall] Admin building (proposed). Alumnae Hall proposed (large structure) over the location of Lindsay House at top of slope above Mellon gardens. [Dillworth Hall] building site proposed. Steps and wall between Buhl and Laughlin Halls, steps between Chapel and Laughlin Hall, shows parking and maintenance building west of Woodland Hall (now main quadrangle). Includes sections: A-A': Alternate Proposals for Parking Spaces, Scale 1/8"=1';</i>

				<p><i>Section B-B': Woodland Hall down slope to proposed road showing grade changes. Section C-C': Kitchen service yard (Woodland Hall), retaining walls, proposed new road with changes to grade. Section D-D': parking on west slope to road at proposed alumnae house. Section E-E': Braun Hall through Chapel forecourt to retaining wall. Section G-G': tennis courts</i></p>
<p>"Grading Study for Proposed Developments, Pennsylvania College for Women, Pittsburgh, PA." File 9785, Plan No. 10, Sheet 1 of 2, Print 1</p>	<p>15 September 1947</p>	<p>1"=32'</p>		<p>Diazo positive. <i>Print from Drawing No. 10, same as above.</i></p>
<p>"Grading Study for Proposed Developments, Pennsylvania College for Women, Pittsburgh, PA." File 9785, Plan No. 10, Sheet 1 of 2, Print 2</p>	<p>15 September 1947</p>	<p>1"=32'</p>		<p>Diazo positive. <i>Print from Drawing No. 10, Same as above.</i></p> <p><i>Drawing noted as "Incomplete". Shows red line around site plan excluding sections.</i></p>
<p>"Alternate Grading Study for Parts of Sheet 1, Pennsylvania College for Women, Pittsburgh, PA." Plan No. 10, Sheet 2 of 2 Topographic data from Lippincott & McNeil "Plan of Property" 1940</p>	<p>15 September 1947</p>	<p>1"=32'</p>		<p>Ink and pencil on drafting cloth. <i>Shows Woodland Hall existing, proposed contours and important trees to save, drive from Carriage House/music building to parking area now main quad, building sites (Dillworth Hall). For Chapel, notes "make garden court and lower enclosing wall design later. Shows 2 existing tennis courts at Mellon Hall, proposed new "Alumnae Hall" building on slope above greenhouse area.</i></p>
<p>"Alternate Grading Study</p>	<p>15 September</p>	<p>1"=32'</p>		<p>Diazo positive.</p>

for Parts of Sheet 1, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 10, Sheet 2 of 2, Print 1	1947		<i>Same as above.</i>
“Preliminary Site Plan, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 11	18 November 1947	1”=64’	Graphite on trace. <i>Shows campus plan with trees.</i>
“Preliminary Site Plan, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 11, Print 1	24 September 1947	1”=64’	Diazo positive with pencil. <i>Contains a few annotations, including reference to Miss [Elinor] Osborne, one of the few women who worked in the office.</i>
“Preliminary Site Plan, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 11, Print 2	24 September 1947	1”=64’	Diazo positive.
“Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan 12	24 October 1947		Pencil on trace. <i>Rough sketch suggestions for changes to paths. Note: “Traced over 9785-10” “Whiting note these suggestions” by FLO.</i>
“Preliminary Site Plan, Pennsylvania College for Women, Pittsburgh, PA.” File 9785, Plan No. 13	24 September 1947	1”=64’	Diazo positive. <i>Notes by Mr. Ingham Arch. and I.B.P. [Ingham, Boyd & Pratt]</i>
“Pennsylvania College for Women, Pittsburgh, PA” File 9785, Plan Z1, Print 1	N.d.	No scale	Photostat neg. <i>Same as below.</i>
“Pennsylvania College for Women, Pittsburgh, PA” File 9785, Plan Z1, Print 2	N.d.	No scale	Photostat positive. <i>Shows finished plan for small quad, [main quad] parking area, Chapel forecourt, Alumnae Hall (proposed), building sites.</i>

List of Photographs in Photo Album, Olmsted Brothers Job No. 9785

“Taken by F.L. Olmsted – August 1947”

1. Buhl Hall (100)
2. Laughlin Library (97)
3. Offscape toward north (98)
4. Mellon Hall (95)
5. Administration and classroom (99) *Note that this photo shows buildings demolished to allow construction of Falk/Coolidge Halls; shows Power House behind.*
6. View toward north (96)
7. Lawn west of Mellon, looking south (104)
8. Lawn west of Mellon, looking north (103)
9. Approach – Woodland Hall (101, 105)
10. Toward upper campus from entrance (102)

Appendix E:

Woodland Road Historic District Determination Of Eligibility



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1025
Harrisburg, Pennsylvania 17108-1025

August 21, 1998

Bob Reppe
Pittsburgh City Planning Department
200 Ross Street, 6th floor
Pittsburgh, PA 15219-2014

Re: Woodland Road Historic District
Pittsburgh, Allegheny Co.

Dear Mr. Reppe:

The Bureau for Historic Preservation has reviewed your completed Historic Resource Survey Form documenting the above named area. It is our opinion that the area is eligible for listing in the National Register of Historic Places as an historic district, including the historic buildings of Chatham College.

This evaluation will be confirmed with a site visit by a Bureau for Historic Preservation staff member and a member of the Pennsylvania Historic Preservation Board. Please contact our office to schedule a site visit. At the site visit, final district boundaries will be established. The site visit is also an opportune time to discuss the preparation of the National Register form and public participation strategies. In addition, the enclosed Specific Evaluation provides basic guidance which should be followed in preparing your nomination.

BHP staff also evaluated, for Keystone Grant purposes, the following buildings on the campus of Chatham College. Each appears to contribute to the eligible historic district:

Mellon House, Woodland
Berry Hall, 106 Woodland Road
Beatty House, 100 Woodland Road
Rea House, 102 Woodland Road
Laughlin Hall, 104 Woodland Road

It is Bureau policy that applicants for National Register historic district designation must carry out a public-participation plan in their community prior to the nomination's review by the Historic Preservation Board. The strategy must include a public meeting to which district and community residents and property owners, local public officials, and state senators and representatives are invited. For districts with more than 30 property owners, or where it has been determined that nomination may be controversial or misunderstood, a representative of the Bureau for Historic Preservation will participate in the meetings. The meeting must explain what the National Register is, the effects of National Register listing, what the district is, why it is significant, why it is being nominated and how the nomination was developed. For guidance on National Register nominations and publicizing a proposed district, call the Bureau for Historic Preservation at (717) 783-8946.

Sincerely,

Brenda Barrett, Director
Bureau for Historic Preservation

Enclosure
cc: Local Official
BB/dr, SF4
cc: Bryan Van Sweden, Keystone Grant Program

Specific Evaluation

Name: Woodland Road Historic District

Location: Pittsburgh, Allegheny County

Applicable National Register Criteria:

- A. Events
Area(s) of Significance:
Comment:
- B. Individual
Area(s) of Significance:
Comment:
- C. Design/Construction
Area(s) of Significance: Architecture
Comment: An important example of turn-of-the century high style architecture.
- D. Information Potential
Area(s) of Significance:
Comment:

Criteria Considerations: N/A

Apparent Period of Significance: ca. 1860-1930

Other NHP Comment:

Detailed instructions for completing National Register forms are contained in the Bureau's Pennsylvania Guidelines for Completing the National Register Form. Outlines for organizing the Narrative Description (Section 7) and Statement of Significance (Section 8) are provided on pages 6-8 and 10-11 of the manual. Please follow these outlines! Be sure to focus Section 7 of the National Register form on describing historic and current physical appearance of the district. Describe the historic neighborhood, as a district, noting the changes and overall integrity of the district. Focus Section 8 on explaining the property's significance, for architecture, in relation to National Register criteria. Discuss the high architectural quality of the district as a whole, noting individual examples that reflect the variety or period architecture visible in the district. Briefly compare this district to other residential districts in Pittsburgh, noting the contrasts as well as the similarities.

Assessment of Priority Status: Meets Bureau's Priorities for National Register Processing? Yes No

Appendix F:

Preservation Resource Binder Contents

A. List of On-Line Preservation Resources

B. National Parks Service Preservation Briefs

The following Preservation briefs have been selected for inclusion in the Preservation Resource Binder because of their relevance to Chatham College's historic buildings and landscapes:

Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 4: Roofing for Historic Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings

Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta

Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings

Preservation Brief 9: The Repair of Historic Wooden Windows

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns

Preservation Brief 15: Preservation of Historic Concrete: Problems and General Approaches

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings

Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs

Preservation Brief 21: Repairing Historic Flat Plaster -- Walls and Ceilings

Preservation Brief 22: The Preservation and Repair of Historic Stucco

Preservation Brief 23: Preserving Historic Ornamental Plaster

Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings

Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron

Preservation Brief 28: Painting Historic Interiors

Preservation Brief 29: The Repair, Replacement and Maintenance of Historic Slate Roofs

Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs

Preservation Brief 31: Mothballing Historic Buildings

Preservation Brief 32: Making Historic Properties Accessible

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass

Preservation Brief 34: Preserving Composition Ornament

Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes

Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing

Preservation Brief 38: Removing Graffiti from Historic Masonry

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

Preservation Brief 40: Preserving Historic Ceramic Tile Floors

Preservation Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone

ON-LINE PRESERVATION RESOURCES

<http://www.preservenet.cornell.edu/>

PreserveNet is designed to provide preservationists with a comprehensive database of regularly updated internet resources and current professional opportunities. Established in 1994 by Cornell University's Michael Tomlan and Bob Pick, PreserveNet was the result of a collaborative effort by preservation students of various universities interested in providing preservation information in what was then a new and exciting arena, the internet. Updated and expanded in 2001, PreserveNet continues to utilize the many internet resources of various preservation organizations and maintains a current listing of professional and educational opportunities

<http://www.npi.org>

The National Preservation Institute (NPI) is a nonprofit, 501(c)(3) organization offering specialized information, continuing education, and professional training for the management, development and preservation of historic, cultural, and environmental resources. Founded in 1980 as a nonprofit organization, NPI offers seminars in historic preservation and cultural resource management. NPI is proud to serve a broad spectrum of professionals from both the government and private sectors by providing preservation information, knowledge, and skills to train and guide the stewards of this nation's historic and cultural places.

Heritage Preservation Services, National Park Service, helps our nation's citizens and communities identify, evaluate, protect and preserve historic properties for future generations of Americans. The Division provides a broad range of products and services, financial assistance and incentives, educational guidance, and technical information in support of this mission. The following on-line resources made available by the National Park Service:

<http://www2.cr.nps.gov/>

General services provided by **Heritage Preservation Services**.

<http://www2.cr.nps.gov/tps/tpscat.htm>

Technical Preservation Services has produced over 100 publications that are readily available to the public, reaching an audience of over 250,000 people who are involved in the care and rehabilitation of historic places. The collection includes Standards and Guidelines, public service leaflets and books on using the Tax Incentives, reports on conserving fragile historic building materials, case studies on specific structures, and a wealth of technical guidance on preserving historic buildings.

<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>

First published in 1975, **Technical Preservation Services' Preservation Briefs** 1-42 are now available online as an integral part of our 25th anniversary celebration.

<http://www2.cr.nps.gov/tps/secstan1.htm>

The Secretary of the Interior's Standards for the Treatment of Historic Structures may be applied to all properties listed in the National Register of Historic Places: buildings, sites, structures objects, and districts. It should be understood that the Standards are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations; as such, they cannot, in and of themselves, be used to make essential decisions about which features of a historic property should be saved and which might be changed. But once an appropriate treatment is selected, the Standards provide philosophical consistency to the work.

<http://www.apti.org/>

The Association for Preservation Technology International (APT) is the premier cross-disciplinary organization dedicated to promoting the best technology for conserving historic structures and their settings. With members in 28 countries, APT connects a network of architects, conservators tradespeople, consultants, planners, curators, landscape architects, engineers, developers, educators engineers, historians, apprentices and students.

http://www.nationaltrust.org/preservation_awards/index.html?cat=4

Each year the National Trust celebrates the best of preservation by presenting National Preservation Awards to individuals and organizations whose contributions demonstrate excellence in historic preservation.

<http://www.traditional-building.com/>

Traditional-Building.com provides resources for commercial, civic, institutional, and religious building projects.

<http://www.oldhouse.com/newsite/>

The Old House Interactive Network is dedicated to the preservation and enjoyment of old houses, historic buildings and the national heritage that these treasures represent. We have added a variety of new features to the site to better serve the old home community, including new items, product reviews and a selection of featured houses for sale. We extend our warmest invitation for you to explore our new site.

<http://www2.cr.nps.gov/tps/tax/rhb/index.htm>

The National Park Service and America's national parks. If you can't be at a national park, this is the next best place! The NPS works with communities to preserve and care for neighborhood treasures. We work with teachers to create unique opportunities for students to learn about history at the real places where events unfolded. Join with us to experience science coming alive and nature at some of the most amazing spots on earth. We even help you plan your own adventure with National Register of Historic Places travel itineraries.

<http://www.oldhouseweb.com/>

Welcome to The Old House Web -- the Web's leading site for old-house enthusiasts seeking ideas, advice and community. We've been publishing since January 1999, with two simple missions:

1. Create a the best collection ever assembled for old-house enthusiasts of how-to stories, features, first-person adventures and pointers to products, and
2. Create a fun and friendly community for old-house lovers. A place where old-house lovers can swap questions and solutions. A place where we can connect with each other.

http://www.oldhousejournal.com/restoration_directory/rd_home.shtml

The Old-House Journal Restoration Directory is the complete source of products and services for homes built before 1950 as well as newer homes built in the traditional manner.

<http://www.uvm.edu/~histpres/links.html>

University of Vermont historic preservation resource links.

<http://www2.cr.nps.gov/e-rehab/>

An interactive class on the Secretary of the Interior's Standards for Rehabilitation.