

# GENEVA COLLEGE

BEAVER FALLS,  
PENNSYLVANIA

## PRESERVATION PLAN

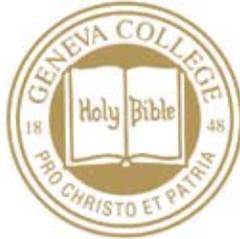
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*prepared by*  
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CONSULTING & DESIGN**





## GENEVA COLLEGE

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

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*and by*

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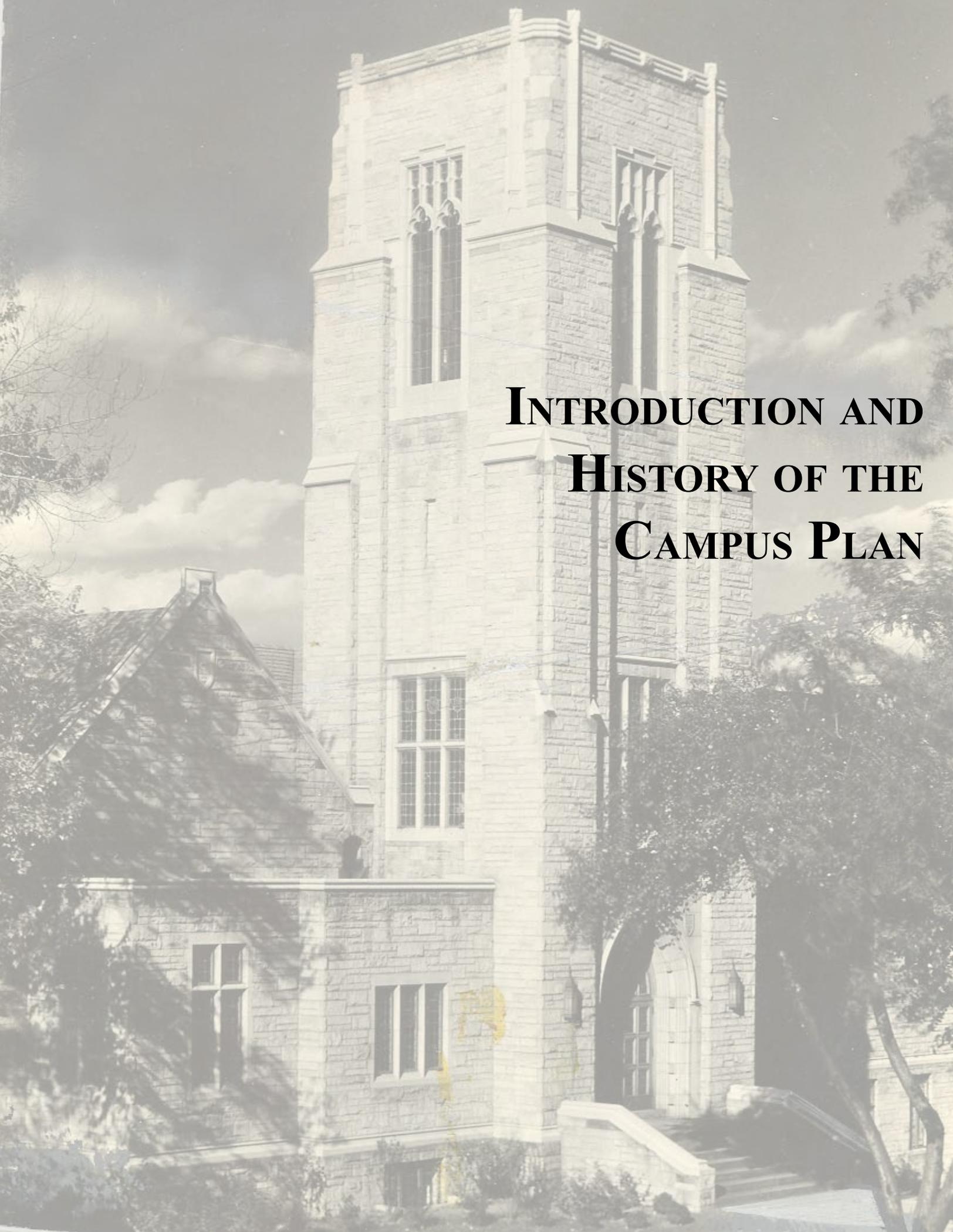
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# CONTENTS

<b>INTRODUCTION</b> .....	9
<b>EDUCATIONAL MEETING</b> .....	9
<b>HISTORY OF CAMPUS PLAN</b> .....	10
<b>IDENTIFICATION OF HISTORIC CAMPUS DISTRICT, STRUCTURES</b> .....	15
Recommendation For National Register Listing.....	18
Recommendation For Campus Planning Process.....	18
<b>GENERAL RECOMMENDATIONS</b> .....	19
Exteriors.....	21
Roof Coverings.....	21
Cornices and exterior woodwork.....	21
Windows.....	22
Masonry.....	22
Entrances and corridors.....	22
Significant Interior Spaces.....	22
Landscape, Pruning and Fertilizing.....	22
Trees Considered to be Unusual or Historic.....	23
Lighting.....	24
Archival Resources.....	25
<b>INDIVIDUAL RECOMMENDATIONS</b> .....	27
College Station.....	29
Fern Cliff.....	31
Johnston Gymnasium.....	33
McCartney Library.....	35
McKee Hall.....	38
Memorial Hall.....	40
Old Main.....	42
Historic Greenswards.....	45
Ezra Stiles Plant List.....	46
Reeves Field Entry Pavilions.....	47
<b>INDIVIDUAL HISTORIES, SURVEYS, IMMEDIATE MAINTENANCE ISSUES</b> ..	45
Chronology of Construction of the Historic Campus.....	47
History of Campus Site.....	47
College Station.....	48
Fern Cliff.....	51
Johnston Gymnasium.....	54
McCartney Libary.....	58
McKee Hall.....	62
Memorial Hall.....	65
Old Main.....	68
Historic Greenswards.....	73
<b>SUMMARY</b> .....	77





**INTRODUCTION AND  
HISTORY OF THE  
CAMPUS PLAN**



## INTRODUCTION

Geneva College moved to its present location shortly after it was given a gift of ten acres and \$20,000 by the Harmony Society in 1879. The historic campus of approximately six- and one-half acres is the most compact historic campus district studied by the Pittsburgh History & Landmarks Foundation as part of the Getty Campus Heritage Studies of four Western Pennsylvania colleges.



The Preservation Plan is based on an analysis of the historic structures and landscapes of Geneva College made between April and June 2006 by the Pittsburgh History & Landmarks Foundation and its consultants as refined and revised through consultation with the college.

## EDUCATIONAL MEETING

The Pittsburgh History & Landmarks Foundation (PHLF) worked with the Geneva College Institutional Advancement staff to set up an educational meeting on December 5th, 2006 where PHLF's staff and consultants shared with the college students, faculty, and staff the findings and recommendations of the conservation work.

PHLF sent a copy of the preliminary Preservation Plan for Geneva College to the College's Institutional Advancement staff, and also supplied information on how to download the draft report on its website (<http://www.phlf.com/getty>). PHLF's intention was to provide as much access to the information as possible to the college community regarding the findings and recommendations made by Thomas Keffer, PHLF's Property & Construction Manager; Richard Liberto, Horticulturist and Landscape Designer; and Ellis Schmidlapp, President of Landmark Design Associates Architects.

Professors, mainly in the field of history and art history, represented the faculty. A significant number of maintenance staff attended the meeting. Most of the college executives and vice-presidents were present, as well as the College President. There were several students attending the meeting as well.

The presentation made by Mr. Schmidlapp was primarily centered on the college's 1953 Master Plan. He spoke about some general recommendations, touching on exteriors, roof coverings, cornices and exterior woodwork, windows, masonry, entrances and corridors, significant interior spaces and archival resources. He also suggested the convenience of a National Register listing and recommended that a campus planning process be implemented. All pertinent information can be found in this report. Mr. Liberto focused much of his presentation on the 1953 Stiles Plan and many of his landscape recommendations are based on that plan. Mr. Keffer's presentation was focused on immediate maintenance issues. An important topic addressed by the college staff, the students and PHLF's consultants was the restoration of the College Station. This is a structure located on campus that served as a train station in the past, constructed in 1910, derelict and abandoned since 1985, and owned by Geneva College since 1997. The three consultants as well as students addressed the question of how to rehabilitate the College Station so that it becomes a useful and attractive part of Geneva College's campus.

The session was well attended; the audience was attentive, comments on the work completed were positive. The College President was pleased with the presentation and stated that PHLF's work would assist Geneva College in seeking other grants to complete projects and carry out some of the report recommendations.

## HISTORY OF CAMPUS PLAN

Although this explication of campus architecture and planning begins in 1880 and concludes in 1953, it is appropriate to note that Geneva College was founded in Northwood, Ohio, in 1848 as Geneva Hall. In 1872 Henry Hosick George (1833-1914) became president of Geneva Hall, renamed that year Geneva College; the decision to relocate the College to Beaver Falls, Pennsylvania, was made during his tenure.

In 1879 Geneva College explored four possible sites to relocate; it chose Beaver Falls, Beaver County, Pennsylvania, 32 miles north of Pittsburgh, where it had been offered “a promise of land from the Harmony Society and from the community an additional promise of \$20,000 for a building.”

The first building was designed in 1879 and completed in 1881, although the College effectively moved to Beaver Falls in the fall of 1880 and set up shop in temporary quarters (the bankruptcy of the first of two contractors was a factor in the construction delay). The architect of the College building, known for many years as “Old Main,” was James P. Bailey of Bailey & Anglin, Allegheny, Pa. (now part of Pittsburgh). Nothing is known of Bailey’s training. He first appears in city directories in 1872 as a draftsman. In 1875, after a two-year absence from the listings, he reappears in architectural partnership with Joseph Anglin. Bailey & Anglin dissolved in 1882, and Bailey practiced alone until c. 1908. His best-known building is the Butler County Courthouse (1885); Old Main at Geneva College is his second documented building.

According to architectural historian Lu Donnelly, Old Main was built of native gray sandstone quarried on site. She observes:

The facade is dominated by a central bell tower, the symbol of most educational architecture. The assemblage of projecting and recessing planes and peaked facade-flush dormers gives the three story, high-shouldered facade a lively quality. A handsome three-bay entrance loggia on the south elevation is supported by columns with foliated capitals. Although the building is constructed with rough faced ashlar, it does not have a heavy quality; rather, the enormous number of windows on all elevations of the T-shaped plan and the bracketed eaves and mansard roof draw attention to the roofline. Stylistically, Old Main is similar to a large number of college administration buildings of the era, which could be called “Collegiate Second Empire” in contrast to the later “Collegiate Gothic.”

At Geneva College in the 1880s, David Carson notes: “The faculty did everything from collecting student tuition to planting trees on the campus . . . . The president, in addition to his teaching, administrative duties, and fund raising, was in charge of buildings and grounds.”

If we consider those extant Geneva College buildings deemed architecturally significant, construction proceeded at a stately pace under seven college presidents. Thirty years separate Old Main in 1881 and Johnston Gymnasium in 1911. Subsequent buildings were erected at approximately 10-year intervals—McKee Hall, 1921, McCartney Library 1931—and the last, Memorial Hall, in 1952, twenty years after its predecessor. The pace of the building program reflects, to a degree, that the College, while growing, remained a small denominational institution during the first quarter of the 20th-century—in 1908, it had 165 students; in 1918, double that number; in 1921, 504.

Between 1881 and 1911 Two buildings erected near, but not by the College, between 1881 and 1911, later became part of the campus. “Ferneliffe,” built by Professor John L. McCartney as his home in 1889, is “a fine example of domestic Second Empire styling in wood . . . . The facade is dominated by a pentagonal bay with a bracketed mansard roof. A four-bay entrance porch shelters the main entry, and another wooden porch covers the northwest corner.” The house was purchased by the College in 1923. The 1910 Pittsburgh & Lake Erie (P&LE) Railroad College Station has been identified as one of a series of stations by P&LE engineer John A. Atwood and architect Joseph Ladd Neal of Pittsburgh. Neal practiced in Pittsburgh from 1893 to c. 1917, both alone and as a member of two partnerships—with Alfred Hopkins from 1893-1894 and with George Rowland from 1902-1906. A native of Maine, Neal was educated in Boston and apprenticed with Shepley, Rutan & Coolidge, successor firm to H. H. Richardson. The station is a symmetrical utilitarian two-story

brick building with stone trim, dominated by a first story 7-foot-wide canopy roof that provided shelter for passengers. The College purchased the station in 1997.

In 1909 College president William Henry George [served 1907-16] had appointed Robert Clarke as the institution's first fundraiser, a position Mr. Clarke held until 1958. "He was responsible," David Carson writes, "for the construction of Johnston Gymnasium, McKee Hall, Reeves Field, and McCartney Library."

The three buildings were designed by William George Eckles (1867-1932), who founded W. G. Eckles Company in New Castle, Pa. in 1898. He designed residences, commercial buildings, and churches—including the College Hill Church of the Covenanters (1924) on College Avenue across from the campus—but is primarily remembered as an accomplished school architect, of both collegiate and secondary school buildings.

Johnston Gymnasium is a two-story red brick building erected in 1911. It is "distinguished by a central projecting entrance bay a hip roof, and three-part segmental arched windows." The later two buildings are typical of the handsome Collegiate Gothic style Eckles' firm was producing in the 1920s and 30s. McKee Hall was erected in 1919-21 as a women's dormitory, whose "random coursed fieldstone combined with the large exterior end chimneys at both gable ends lend . . . a most domestic air. The tiled roofline is broken by hip roofed dormers and a central entrance dormer with stone surrounds on all three stories." McCartney Library, 1930-31, was funded by the three Deal sisters of Philadelphia as a memorial to Clarence E. Macartney, who had been their pastor, and whose father had built "Ferncliffe." The library's most prominent feature is "a square three-story bell tower with lancet windows and stone coping defining the flat roofline." The impressive stained glass windows were designed and made by the Henry Lee Willet Stained Glass Studio. Mention should also be made of the Eckles-designed Reeves Field ticket booths; these brick rectilinear structures of 1925 define the College Avenue entrance to the athletic field and are noteworthy for their simple yet handsome functionality.

In 1950 Economics Department chairman Edwin Clarke (who later became College president) succeeded his father as College fundraiser, specifically to raise the \$400,000 needed to erect Memorial Hall, a men's dormitory designed by New Brighton, Pa., architect Arthur L. Martsolf (1895-1958), assisted by his son Louis Glasser Martsolf. The massing and materials of Memorial Hall, which opened in 1952, intentionally complement McKee Hall.

In 1953 Ezra C. Stiles (1891-1974), a leading landscape architect, prepared a "Master Plan for Site Development" for Geneva College. Stiles was born in New York State, educated at Pennsylvania State University, and began his career in Cambridge, Mass. He worked for A. W. Smith in Pittsburgh in 1916, returned and settled there permanently in 1921, and established his own office in 1926. Most of his work was residential, on the municipal level as well as private, such as his master plan of 1955 for the Borough of Fox Chapel. Ezra Stiles was a gifted delineator and a prolific writer.

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## HISTORIC LANDSCAPE PLAN

Our research yielded one landscape master plan, designed by Ezra Stiles in 1953, and one general site plan of 1930 illustrating pathways and a “scattering” of trees near Fern Cliffe, McKee Hall and the former North Hall.

In keeping with the historical significance of the campus landscape, we recommend that the Historical District as defined in this report and identified in the Stiles plan of 1953 be preserved and all future development and campus growth remain outside of this designated district. Following this recommendation will help ensure the beauty and image of the historic landscape.



Historic greensward in the middle of campus.

In the case of the Stiles plan, only specific tree species, not shrubs, with placement of each is illustrated. Whenever possible, such as in the case of tree replacement or planting, it is our recommendation that the college select those trees listed either from the plan or Stiles plant list, both included in this report, so that the historic landscape legacy can continue.

Although it appears that the Ezra Stiles landscape plan was not realized, it is unique, in that, Stiles did not typically design college landscapes but rather private landscapes for an affluent clientele, cemeteries, schools and parks throughout southwestern PA from 1921 until his death in 1974.

The three greensward areas written on the Stiles plan as “Main Campus,” “North Campus” and “South Campus”, are essentially an arboretum with upwards of thirty various tree species and offering a welcome respite. In each of these areas, the tree canopies provide shade and some shelter from the elements and the expansive lawn affords a comfortable spot for passive recreation like reading, relaxing, studying or meeting and chatting with friends and colleagues. All are accessible by a spider-web, but unobtrusive system of mostly concrete walks.



The spring blossoms of the dogwoods, chestnuts, mountain ash, cherry and hawthorns beckon one to appreciate the tranquility and beauty of the campus historic landscape. A booklet about the college dated 1916 states the following, “The campus has been regarded and beautified, and a complete system of cement walks has been laid. Grass, flowers, and shrubs have been carefully cultivated, making Geneva College Campus the recognized Beauty spot of Beaver County.”

The college should capitalize on this theme through continued stewardship of the existing trees and historic greenswards and by implementing the guidelines set forth within this report. Additionally, the recommendations we have outlined will help to strengthen the college’s nomination for National Register of Historic Places listing.

## EZRA STILES: BIOGRAPHICAL SKETCH

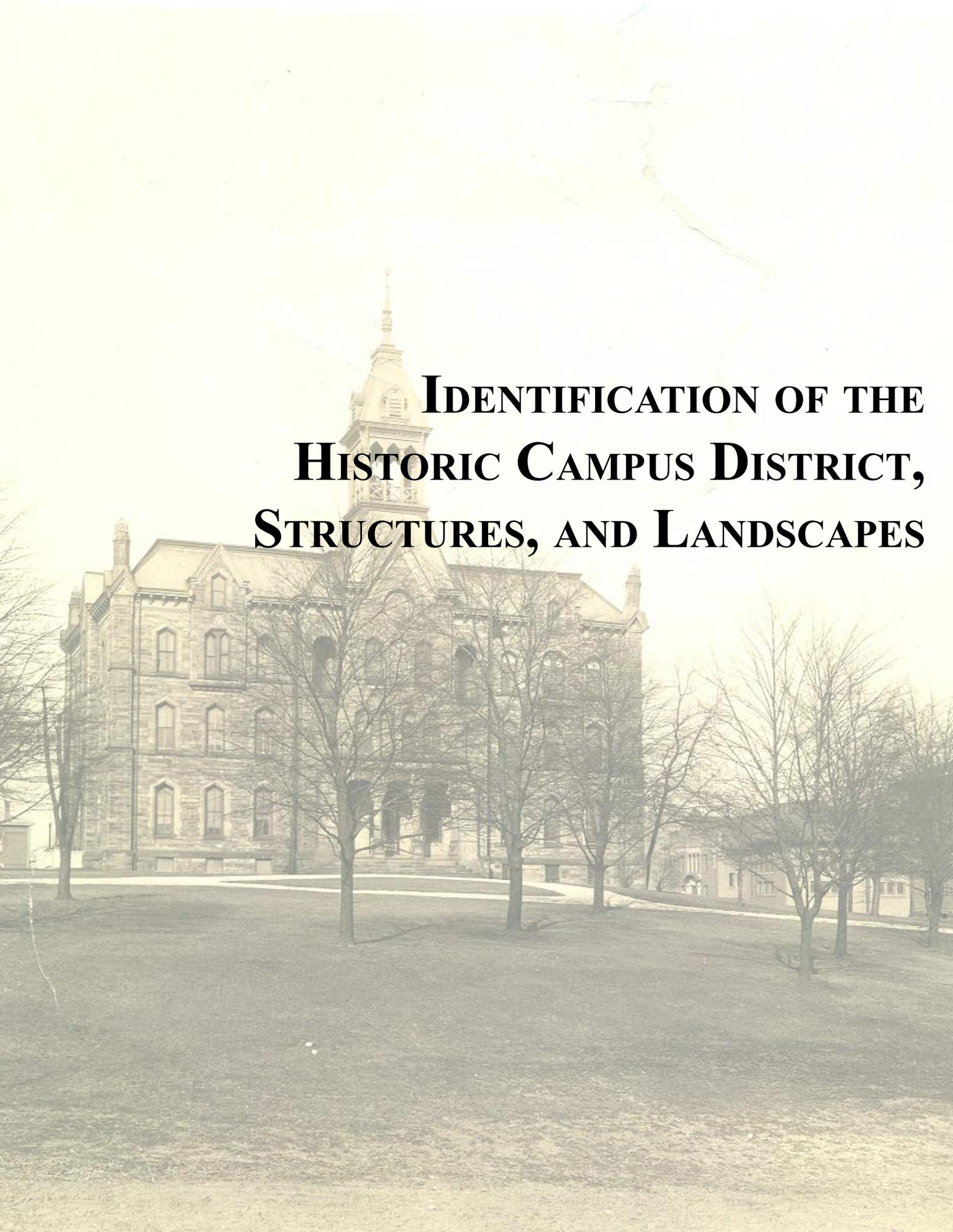
Ezra Clark Stiles was a native of Painted Post, New York, born on September 6, 1891. A descendant of an earlier Ezra Stiles, president of Yale University in the late eighteenth century, he grew up in a family that maintained a strong, humane education. Himself a product of Penn State, from which he graduated in 1914 with a degree in forestry and Landscape Architecture, Stiles started his career as a community planner in Charlotte, North Carolina, working however, for John Nolan, a prominent landscape architect in Boston. His first association with Pittsburgh came in 1915 when he joined A.W. Smith, an important garden design and florist firm, as a draughtsman. After participation in the American forces of World War 1, Stiles returned to A. W. Smith and Pittsburgh in 1921 and began his own independent practice in 1926.

Stiles' work often demonstrated the large-scale planning skills inherent in landscape architecture. Housing developments, schools, parks, and industrial sites figured repeatedly in his oeuvre, and he is particularly remembered locally for his master plan for Fox Chapel Borough and for his collaboration with Griswold, Winters, Swain & Mullin and with Simonds & Simonds in the creation of Allegheny County's great system of regional parks. These were still engaging his attention at the time of his death in 1974.

His residential work is widely scattered but found most abundantly in Fox Chapel and Oakmont; he often worked with architect Brandon Smith, and between them they created a series of properties in the late 1920's and, when possible, in the following decade that are textbook examples of the best domestic design of that now-remote era. His style is based on the English Arts and Crafts precedents as they evolved around 1900, and his gardens were, and still are, the best group of examples of that style in our region.

*(Source: Pittsburgh History & Landmarks Foundation; Ezra Stiles Garden Tour booklet, July 1998.)*





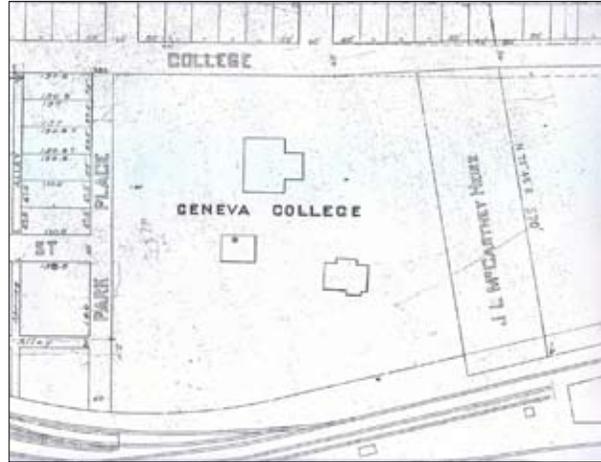
**IDENTIFICATION OF THE  
HISTORIC CAMPUS DISTRICT,  
STRUCTURES, AND LANDSCAPES**



# IDENTIFICATION OF THE HISTORIC CAMPUS DISTRICT, HISTORIC STRUCTURES, AND LANDSCAPE

After review of the historic structures and landscapes of the Geneva College Campus, as well as the history of the design and construction of these resources, we recommend that the Historic College Campus District be defined as shown on the attached map.

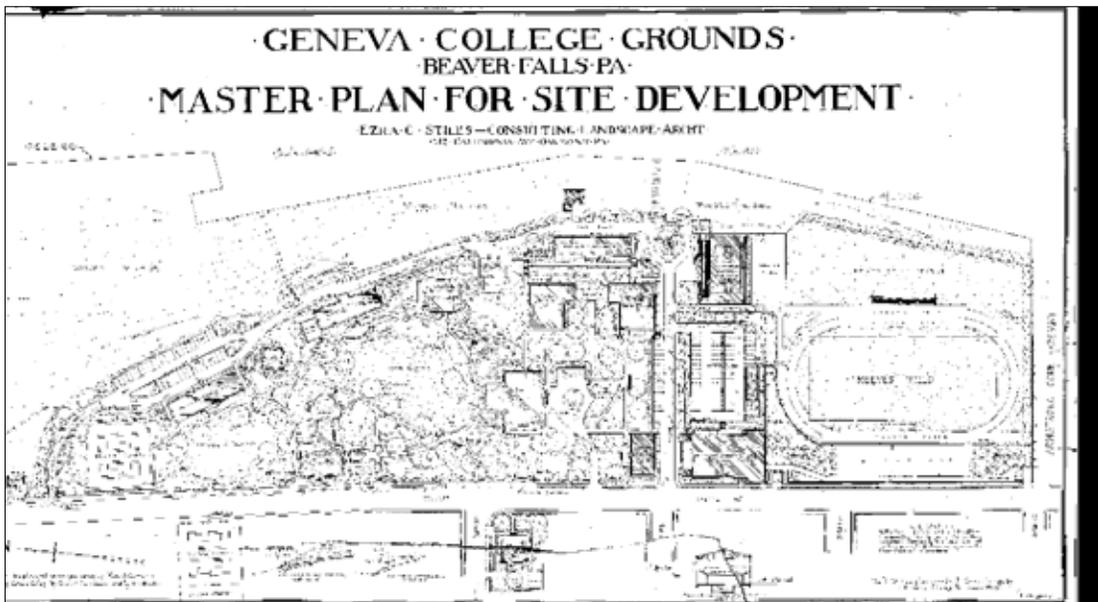
The area includes six historic structures constructed between 1881 and 1952 and the approximated six-and one-half acre campus plan between College Avenue and the parking areas to the east of Memorial and McKee Halls. The proposed district includes the three open spaces identified on the 1953 Master Plan as “Main Campus,” “North Campus,” and “South Campus.” While Reeves Field with its related entry gates and wall along College Avenue was in place by 1923, it is essentially utilitarian in nature and is now separated from the historic campus by modern construction, so we have not included it within the proposed historic campus district. We propose that the two entry gatehouses be recognized as individual historic resources.



Section of Beaver Falls Plat Map c. 1911 showing Old Main, Science Hall, and Johnston Gym on the original 10-acre site. North Hall would have stood at the upper right corner but is not shown.

The historic campus district has a high degree of integrity which is especially evident at the Central Campus area where five of the six historic buildings surround a shallow bowl-shaped greensward. In addition to this historic center, the district includes the landscaped area to the south and west of Old Main, and the lawn area to the west of Memorial Hall.

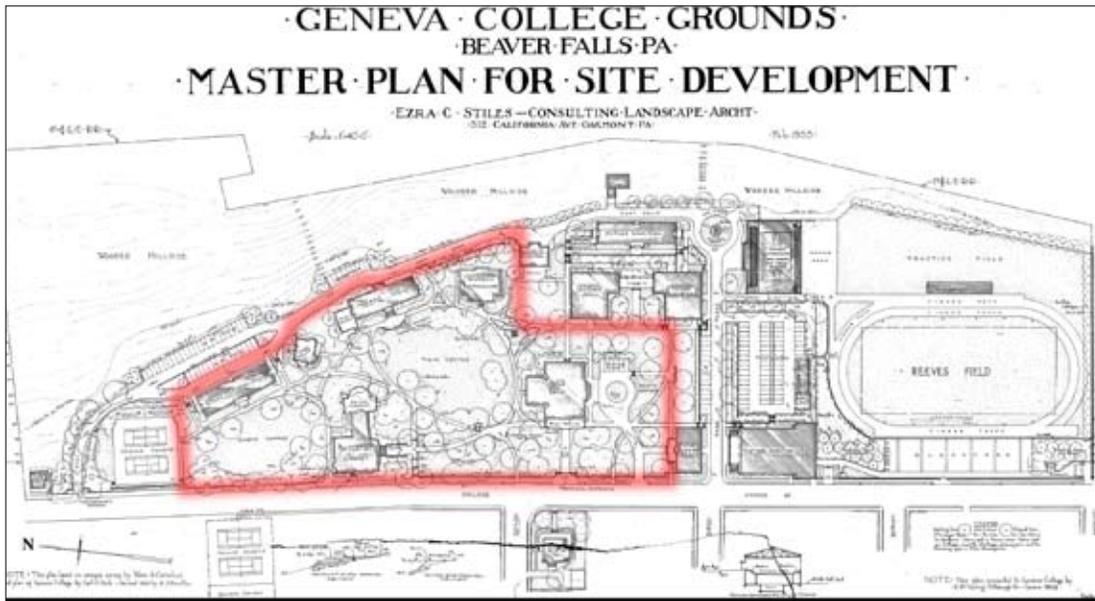
In addition to the historic campus district, we recommend recognition of the recently acquired College Station building adjoining the former P&LE Railroad tracks near the Eastvale Bridge. This historic railroad station has a long association with both the College and the Beaver Falls community and offers opportunities for reuse in the College's future plans.



Master Plan for Geneva College created by Ezra C. Stiles in 1953. While the recommendations were not carried out in every detail, the plan illustrates the basis for the historic campus district.

## Recommendation for National Register Listing

We recommend that the Historic Campus be nominated to the National Register of Historic Places. National Register designation will formalize the recognition of this historic resource and will assist in future fundraising for historic building and landscape restoration.



Proposed Historic Campus District and National Register District outlined in red.

## Recommendation for Campus Planning Process

We recommend that alterations, renovations, additions, and new construction that may be contemplated with the historic district be subject to a formalized review within Geneva College's planning process.



# **GENERAL RECOMMENDATIONS**



## GENERAL RECOMMENDATIONS

The historic buildings of Geneva College have been maintained with alterations and additions which have generally respected the historic character of each building.

General building recommendations applicable to all of the structures within the historic campus district follow.

### Exteriors

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

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

**Roof coverings.** When a roof covering must be replaced, use a new covering to match the historic one. Most historic roofs at Geneva College are slate or red tile. Both of these materials, if installed using copper or terne coated stainless steel flashing, are 80 to 100 year systems which have the advantage of having the lowest life cycle cost of all available options as well as being historically consistent with the original roof.

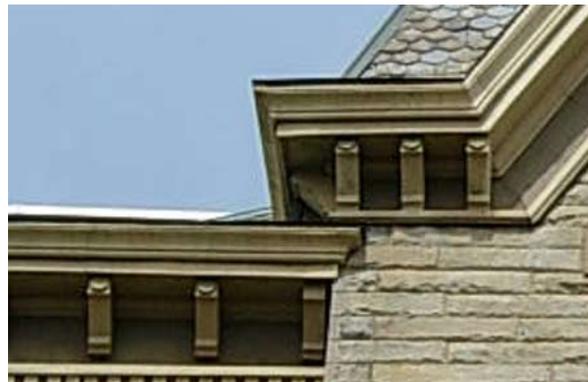
**Cornices and exterior woodwork.** Most cornices as well as most exterior trim at Geneva College is wood. At the time the buildings were constructed, high quality old-growth lumber was used for exterior wood trim. This is a very long-lasting material and, if the current program of continued repair and repainting is maintained, these will not require replacement except in areas of extreme exposure such as leading edges of cornices. For these areas of extreme exposure, use of cementitious and polycarbon-based synthetic replacement materials, detailed to match the original, is recommended.

**Windows.** Both wood, double-hung, and high-quality steel casement windows were originally used at the buildings of the Geneva College Historic Campus. Many have been replaced with modern aluminum windows. Where windows are in fair condition and not subject to constant operation, retention of historic windows is preferable. Interior storm windows can be added in areas where heat loss or occupant comfort is a major concern.

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



Cornice and exterior woodwork.



Cornice and exterior woodwork.

**Masonry.** The proper cleaning and re-pointing of historic brick and stone is now well known in the construction industry and is detailed in Preservation Brief #1 and #2 by the National Park Service (available at <http://www.phlf.org/news/faq/>). These standards should be followed for all future masonry restoration.

## Entrances and Corridors

Each historic structure has an entrance foyer, lobby, and central corridor system which together are the organizing design elements of the building. These design elements are further articulated with decorative architectural details. The details include floor surfaces, base boards, wainscoting, doors and door trim, ceiling mouldings, and historic lighting fixtures. These details are typically most distinctive at the entry level but may exist in other areas of the buildings such as at Old Main and the McCartney Library.



Window detail.

We recommend that these materials and details be maintained and restored in all of the structures. The specific areas are more fully defined within each individual building recommendation.

## Significant Interior Spaces

The historic buildings of Geneva College include a number of interior spaces of exceptional quality. We recommend that the following interiors be preserved and/or restored as part of the Campus Preservation Plan.

- Old Main – Public corridors, historic staircases, auditorium.
- McCartney Library – All first floor spaces.
- Johnston Gym – Gymnasium space.

The College Archive of drawings and photographs should be consulted for all future renovation and restoration projects within the Historic Campus District.

## Landscape Pruning and Fertilizing

All street and lawn trees should be on a biennial pruning and deep-root fertilization programs.

The majority of plantings are overly



Example of a Yew shrub that has been over-manicured into a "gum ball," an unnatural shape of this plant.



Example of a Yew allowed to grow unencumbered in its natural shape. Prune, don't shear.

manicured and improperly pruned. Discontinue shearing shrubs. Hand pruning and thinning should be instituted instead to let plants fulfill their natural shapes.

Many plantings and trees appear to be neglected. A maintenance program that includes proper fertilizing and pruning should be implemented either by the grounds crew or by a professional company.

**Plant Pest Control:** The following diseases and insects were observed: red spider mites, leaf miners, canker, gall, and anthracnose. Consider a yearly dormant oil application in early spring followed by a fungicide program to protect against such insect and disease issues.

**New Plantings:** Recent plant choices are repetitive and inconsistent with the historic campus fabric. Consider a mix of hybrid native and heirloom species that are reminiscent of earlier campus plantings such as deciduous holly, mockorange, weigela, itea, clethra, calycanthus, hydrangea, beautyberry, red dogwood shrub and currant.

**Hardscape:** The future installation of new sidewalks should be of exposed aggregate or an earth-tone colored concrete that is more traditional and aesthetically pleasing. As part of this effort, more benches should be placed along the walks.

**Specimen Recognition and Labeling:** Consideration should be given to labeling tree species of historic significance and those that are of an unusual species, particularly in the three historic greenswards as identified within this report.

### **Trees Within the Historic District Considered to be Unusual or Historic** (50+ years)

- American Holly (*Ilex opaca*)
- Sugar maple (*Acer saccharum*)
- American beech (*Fagus grandiflora*)
- Copper beech (*Fagus sylvatica* 'Atropurpurea')
- English hawthorn (*Crataegus laevigata*)
- Pin oak (*Quercus palustris*)
- Red oak (*Quercus rubra*)
- White fringe (*Chionanthus virginicus*)
- Dogwood (*Cornus florida*)
- Crabapple (*Malus* spp.)
- Red horsechestnut (*Aesculus x carnea*)



Bald cypress (*Taxodium distichum*)



Copper beech (*Fagus sylvatica* 'Atropurpurea')

- Walnut (*Juglans nigra*)
- Ginkgo (*Ginkgo biloba*)
- London planetree (*Platanus x acerifolia*)
- Siberian elm (*Ulmus pumila*)
- English oak (*Quercus robur*)
- Bald cypress (*Taxodium distichum*)

## Lighting

The campus should replace lighting fixtures within the historic campus with nineteenth-century or early-twentieth-century-inspired fixtures.

While not specifically a preservation activity, Geneva College should consider designing lighting for the significant buildings and architectural details such as cupolas, arches, clock towers, rooflines, landscapes, statues, stained glass, etc.

Limit or hide light sources that shine into eyes, or that obscure the view of a building by installing fixtures that are either shielded or that are hidden tastefully within the architectural fabric of the college.

Artistic lighting of the Campus Historic District will showcase the uniqueness of the campus, while simultaneously creating a warm and inviting visual field for students and staff walking through the campus at night. Reduction of direct walk lighting adjacent to the buildings, i.e. pole and spot lighting, may be eliminated, mitigating increases in energy consumption.

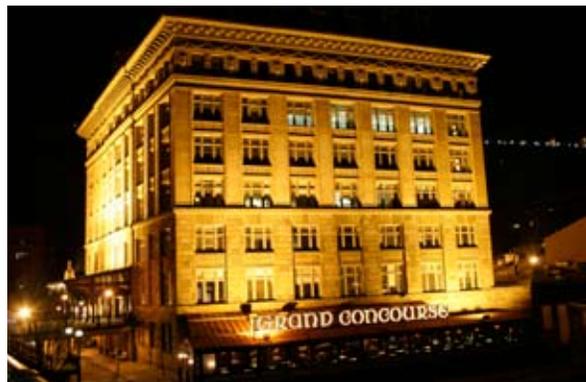
Lighting of the Campus Historic District can be addressed within the educational programming by considering a design challenge for the students. The challenge could include the use of alternative energy sources, such as wind, solar or other green, experimental, or research-related power generating sources,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



Red horsechestnut (*Aesculus x carnea*)



The upper spire has been lighted in a cool metal halide lamp while the lower building is lighted in a warm high pressure sodium vapor light



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

## Archival Resources

The McCartney Library has a well maintained collection of college photographs and building dedication booklets. The Physical Plant Department has a collection of building plans, although most plans are for building projects after 1950.

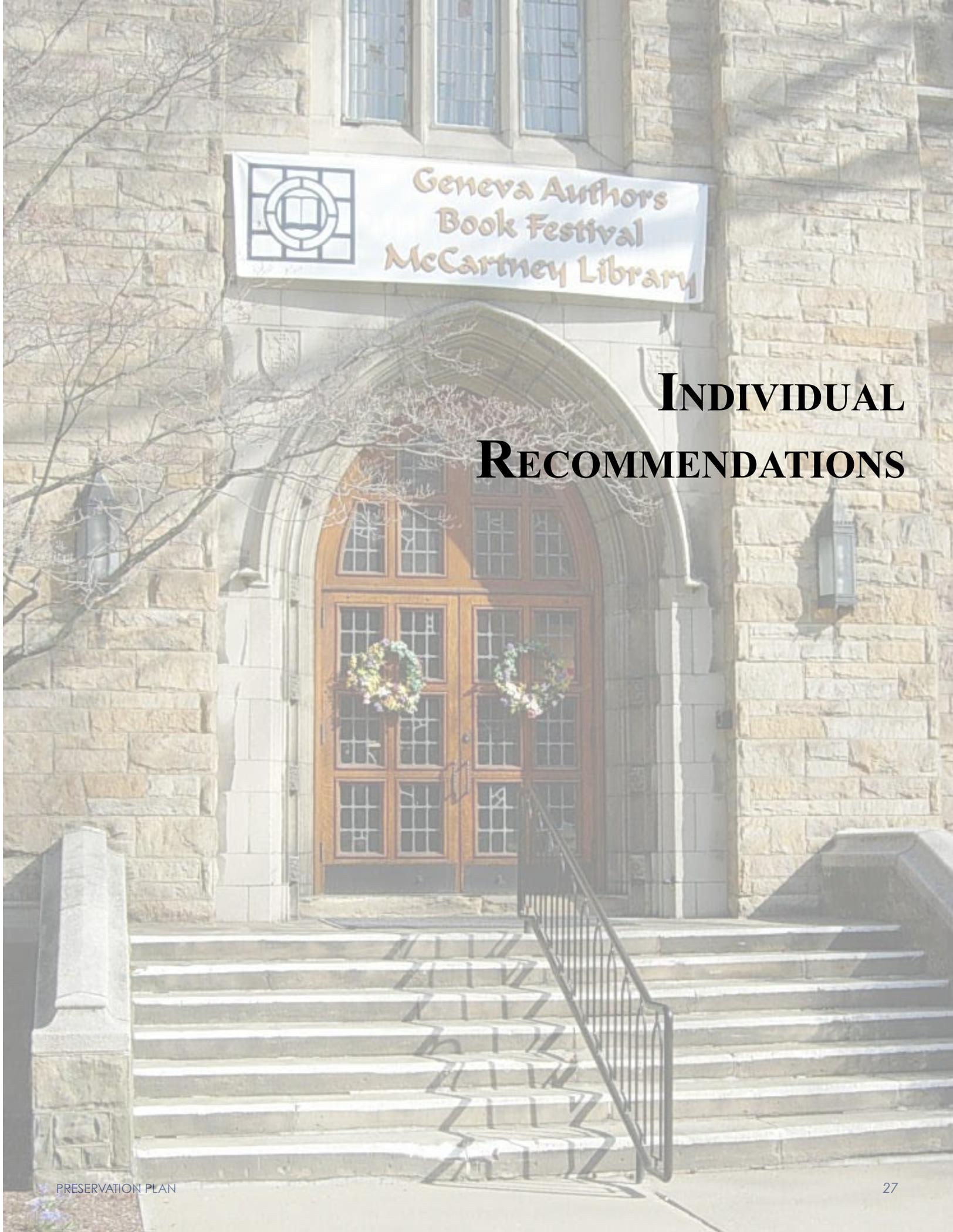
Eckles Architecture of New Castle, Pennsylvania has the original drawings of McKee Hall and McCartney Library in their archives as well as numerous other items of historic interest including an early drawing of the first floor of Old Main, early Science Building drawings, and a 1909 Survey of the Geneva Campus showing the original four buildings and Fern Cliffe in its original location.

We recommend that copies of the drawings in the Eckles Archives and the oldest sets of drawings of each historic building in Physical Plant be relocated to the McCartney Library to be maintained as part of an historic college archive. Additional copies can be made for daily use by the Physical Plant Department.



Solar power generation, an alternative green and renewable energy resource that can be included in lighting historic resources.





Geneva Authors  
Book Festival  
McCartney Library

# INDIVIDUAL RECOMMENDATIONS



## COLLEGE STATION

College Station, constructed in 1910 by the P&LE Railroad, has a long history associated with Geneva College but has only become part of the Geneva College Campus in 1997 with the purchase of the property from the railroad. Last used in 1985 the property sits derelict and abandoned.

Nevertheless, the building has no major structural problems and offers opportunities for reuse for college activities that wish to be more closely associated with the future Riverfront Trail and other joint College/Community endeavors.

The building offers approximately 1,450 S. F. on each of two floors. The International Building Code permits a building of this size to be reused with a single stair to the second floor and no elevator if it is used for offices.

A building restoration should include the following:

- Repair of existing main tile roof.
- Restoration of canopy roof.
- Removal of first-floor rear addition.
- Restoration of exterior doors and windows.
- Restoration of site including reinstallation of original train platform area and lighting.
- The interior can be adaptively reused to suit the intended office use. Retain and restore historic woodwork including window and door trim, baseboard, chair rail, and picture rail.
- We recommend that the historic configuration of waiting rooms and station master's office on the first floor be maintained.
- On the second floor, the historic east / west corridor with track side offices should be retained and restored in any reuse plans.



View of College Station from river trail side



Detail of first-floor canopy



Second-floor office corridor

## Landscape Recommendations

- As part of the restoration efforts, we are recommending a complete landscaping plan. As part of this plan, consideration should be given to include extended hardscape areas for future multi-purpose uses such as seating, vendors, concerts, kiosks and possibly wireless service.
- Incorporate large planter for seasonal variation and color.
- We recommend creating landscape plantings along the railroad tracks and around the building using principles of sustainable and native plant design. This ecological planting could serve as a prototype for future plantings of new construction on the campus or as an example for the community-at-large.



Station master's office



Location for possible sustainable landscape



Example of naturalistic landscape garden above and below



Looking at railroad tracks. Eradicate weeds.



## FERN CLIFFE

This Victorian frame house, originally located closer to the Johnston Gymnasium was renovated in 1986 when it was adaptively used for a first-floor meeting center and faculty offices on the second and third floors.

The building is in fair condition but lacks an accessible entry to the first floor.

### Long Term Recommendations

**Accessibility.** Install an accessible entry at the west entrance as illustrated on the plan. Adapt the first floor restrooms for accessible use.

**Exterior maintenance.** Continue maintenance of exterior roof, gutters, and woodwork. When repainting is required, conduct paint research to determine original colors of siding and trim. Consider repainting the exterior with the original colors.

**Thermal performance.** We were not able to access the attic. If not already in place, insulate attic to R-30 or maximum feasible with accompanying roof venting.

### Landscape Recommendations:

#### East (front entrance)

- Sugar maple in seating area would benefit from minimal thinning. Fertilize and mulch tri-color beech. Remove juniper groundcover and replace with perennials. Remove all existing plants except viburnum and Japanese maple and replace with shade-tolerant plants to create a woodland garden.
- Consider replanting entire foundation area in a Victorian style to compliment the architecture.

#### West

- Re-edge planting area.
- Consider planting groundcover in front of sign.
- Remove dying arborvitae shrub.



Front view



East elevation



Staircase

**North**

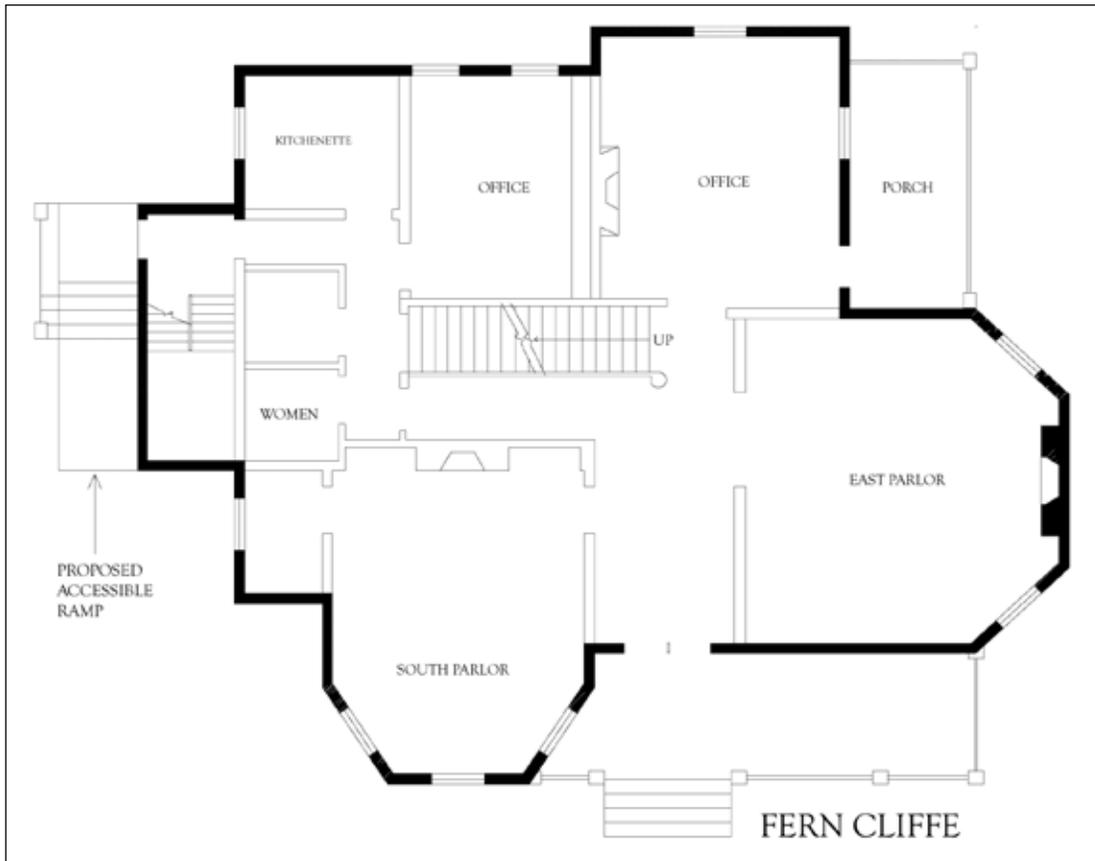
- Fertilize rhododendrons with Mir-Acid.

**South**

- Bury flex pipe below grade.
- Create woodland garden in area surrounding sugar maple and hemlock using shade-tolerant plants. Remove dead wood from sugar maple. Implement annual fertilization program for white paper birch and mulch around base. Trim hemlock from building.



First-floor parlor



Conjectural plan for Fern Cliffe

## JOHNSTON GYMNASIUM

The Johnston Gymnasium is the second oldest building constructed by the college which remains standing today. It was preceded by Old Main which remains, North Hall of 1888, demolished in 1952, and Science Hall which burned in 1897.

The Johnston Gymnasium is a handsome and straight-forward structure, standing between Old Main and McKee Hall on the central campus. The structure is essentially a single gymnasium space 75 feet by 50 feet with a small office and stair extension at the central front entrance. A utilitarian space occupies the entire basement level.

The building currently houses the Geneva Marching Band within the gymnasium space and the Outdoor Club within the basement level.

The college is currently reviewing options for reuse of the building as part of an expanded student center complex. The 1965 student center stands immediately to the south of the Johnston Gymnasium.

Any reuse plan should replace the original tile roof, restore the exterior masonry and windows, and retain the open volume of the gymnasium space.



Front view of Johnston Gymnasium



Front view of Johnston Gymnasium

## Landscape Recommendations

### East

- Remove voluntary mulberry and Norway maple trees.
- Replant slope with groundcover.

### West (front entrance)

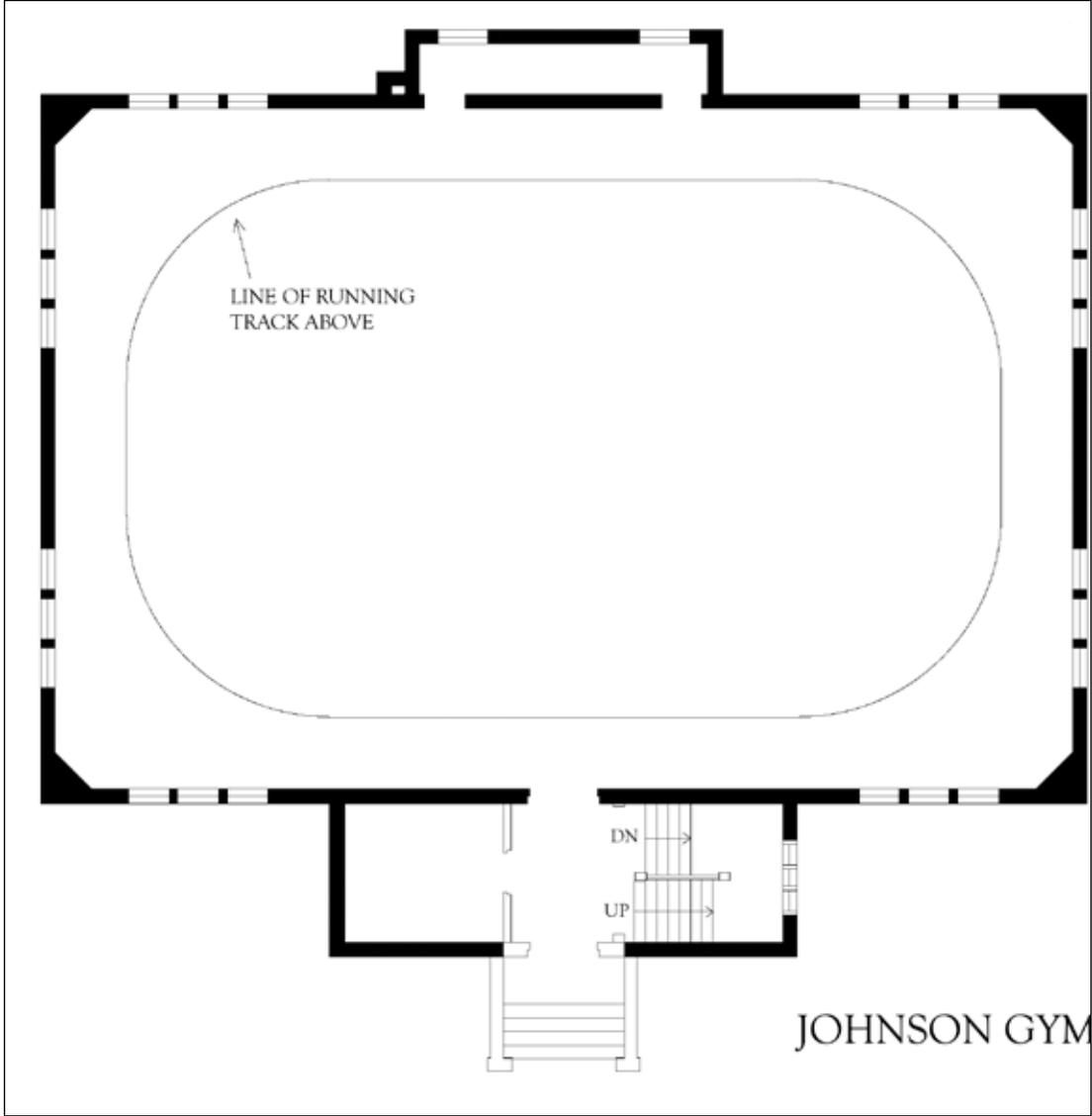
- Remove existing lawn to sidewalk on both sides of entrance.
- Remove all plants except established spirea and consider a planting which reflects the historical fabric of the campus.

### North

- Not applicable since area consists of a loading dock and sidewalk.

### South

- Implement regular pruning and fertilization program for red horse chestnut.



Conjectural plan for Johnson Gymnasium

## McCARTNEY LIBRARY

The McCartney Library was constructed in 1931 with a major addition made to the stack area in 1965. The building is distinguished by a handsomely detailed stone facade on the exterior and gabled wood-beamed reading rooms on the interior. Each reading room contains a bay window containing stained glass designed by Henry L. Willet of Philadelphia.

### Long Term Recommendations

**Lintel replacement.** The steel lintels at the north wall and at most basement windows have rusted and are deformed. These should be replaced with new galvanized lintels with appropriate weep details.

**Stained glass.** The stained glass should be reviewed by a stained glass conservator. The report should examine the condition of the steel frames, lead caming, and stained glass and identify a recommended program of preservation and repair.

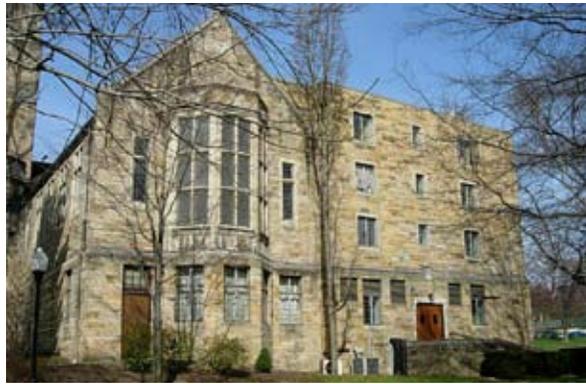
**Steel windows.** If possible, steel windows should be retained. Many contain decorative stained glass panes. Existing windows can be cleaned, repaired, and repainted. In areas where winter drafts create a problem, interior storm windows can be added. If replacement is required, explore range of options from competing manufacturers for the best match of the historic steel windows.

**Interior finishes.** When future interior renovations are contemplated, review historic drawings and photographs for original finishes and details and match where possible. These include the historic finishes at interior woodwork, original ceilings, historic lighting fixtures, and cork flooring.

### Landscape Recommendations

#### East

- Re-mulch area under blue spruce.
- Remove existing yews to reveal rustic character of stone on ramp wall.
- Expand planting to front sidewalk to incorporate copper beech.
- Add appropriate heirloom plants to screen air conditioning units and conduits from view



East elevation



Entry detail



South elevation and Main entrance

and to fill voids. (see Stiles planting list)

- Remove dead branch from columnar maple.

#### West

- Weed and trim honeysuckle on slope abutting sidewalk.
- Bury pipes from downspouts as part of permanent solution to address drainage issues.
- Remove gold-tipped juniper closest to stairs and red leaf barberry. Augment with cotoneaster.
- Discontinue shearing burning bushes and prune in a natural shape.

#### North

- Remove two arborvitae between hemlocks and allow blue holly to fill in void.
- Remove gold-tipped juniper to right of entrance. Hemlock will eventually fill in resulting void.
- Consider tip pruning of cap yew left of entrance for balance and to keep back from building.
- Re-mulch entire planting area.
- Consider removing all remaining lawn between building and sidewalk to reduce mowing. Plant area with spirea or leucothea.
- Remove river rock from bed containing hostas. Consider replacing hostas with shrub roses to camouflage air conditioning units and provide all-season color. Apply double-shredded bark mulch.

#### South

- Ensure that plastic burlap is always removed from trees prior to planting as it does not deteriorate over time and results in root girdling. Remedial pruning of English hawthorn is recommended. Allow white fringe tree to grow out and tip prune to retain natural habit.
- Re-edge and re-mulch plantings.
- Remove dead branches from dogwood left of entrance. Fertilize rhododendrons with Mir-Acid and add another in area closest to entrance in anticipation of loss of dogwood.
- Add more liriope ground cover in planting surrounding book return box.
- Thin red oak and remove dead branches.
- Continue mass planting of double-file viburnum in pachysandra planting and extend to existing privet hedge. Plant serviceberry tree in void in privet hedges.
- Consider removal of silver maple and replace with bald cypress tree.
- Re-edge and re-mulch planting.



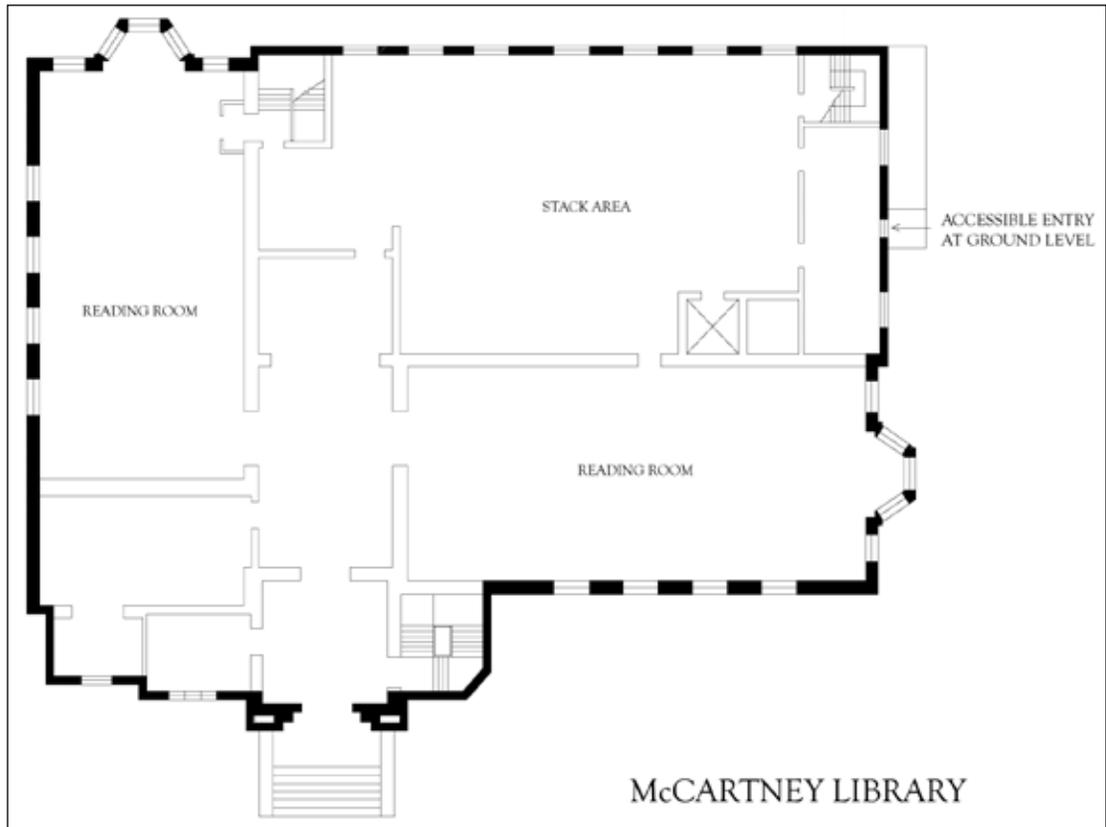
Ceiling detail of Buhl Reading Room



Ornamental heating grill in Reading Room



Detail of Willett designed windows



Conjectural drawing of McCartney Library

## McKee Hall

McKee Hall is the Women's Dormitory for Geneva College. The building was opened in 1921 and the lower level housed the main campus dining facility until 1971. The dining hall space was converted to the Health Center office in 1998.

McKee Hall occupies a prominent central position on the main campus. In addition to a distinguished exterior, the entry lobby and first-floor lounge have notable architectural detailing including ornamental railings, decorative plaster, wood paneling, and a decorative fireplace surround.



View from main campus

## Long Term Recommendations

**Exterior.** Restore rear cornice using synthetic wood products of same thickness and profile. Install new copper cornice; size and profile to match original.

**Entry doors.** Install new front doors modeled after original doors illustrated in original drawings and photographs.

**Lounge ceiling.** The original drawings show a decorative plaster ceiling in the lounge. Consider uncovering and restoring this ceiling in future restoration projects.



First floor lounge

## Landscape Recommendations

### East

- Not applicable since this area is paved for parking.

### West (front entrance)

- Consider using species less contemporary than yellow cypress and blue atlas cedar right of entrance.
- Use natural pine bark rather than dyed hardwood mulch.
- Remove blue atlas cedar and yellow cypress from bed left side of entrance and continue with perennials.
- Continue pruning and fertilization programs for all lawn and sidewalk trees.

### North

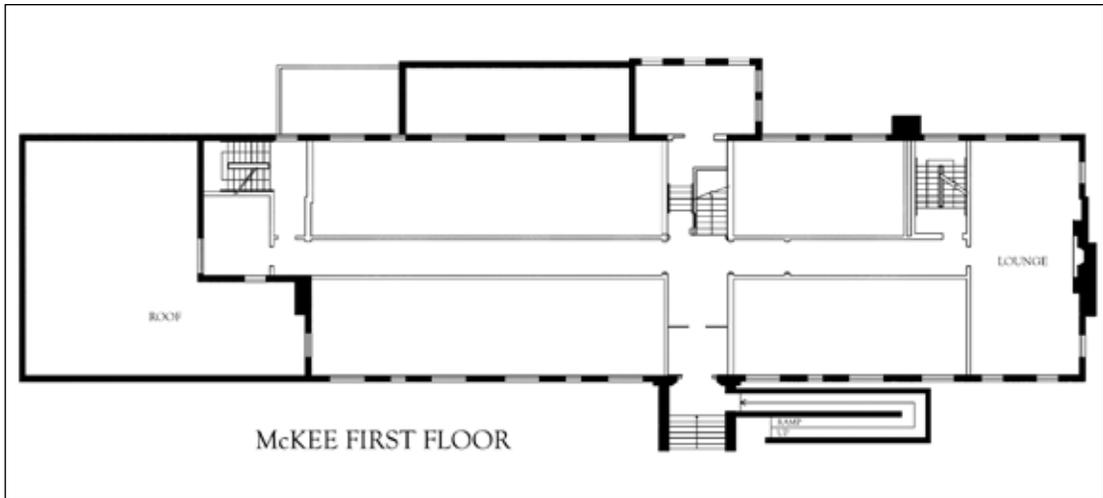
- Not applicable as no suitable planting area exists.

### South

- Widen existing planting extend to camouflage air conditioning units.
- Consider extending mountain laurel around electrical unit and down slope toward parking area.



Stair newel detail



Conjectural plan for McKee Hall



Decorative pilasters and beams at main entry

## MEMORIAL HALL

Memorial Hall, opened in 1952, is the newest building within the Geneva College historic campus. The building was completely rehabilitated in 1998.

Though of modest architectural distinction, the building is well sited on the “North Campus” lawn and of a consistent scale with the adjoining buildings.

### Long Term Recommendations

#### Entry.

- The building entry bays should be restored with entry doors and windows modeled on the original design.

### Landscape Recommendations

#### East

- Not applicable as area is paved for parking.

#### West (front entrance)

- Consider removing grass and replicating planting left of entrance on the right side. Wrap bed around building to south side to include Japanese crabapple. Fill in voids in planting with additional itea that should wrap around to north side of building.
- Trim birch at northwest corner from building.
- Remove dead wood from pin oaks on lawn and perform remedial thinning.

#### North

- Minimal planting area due to building features and topography.

#### South

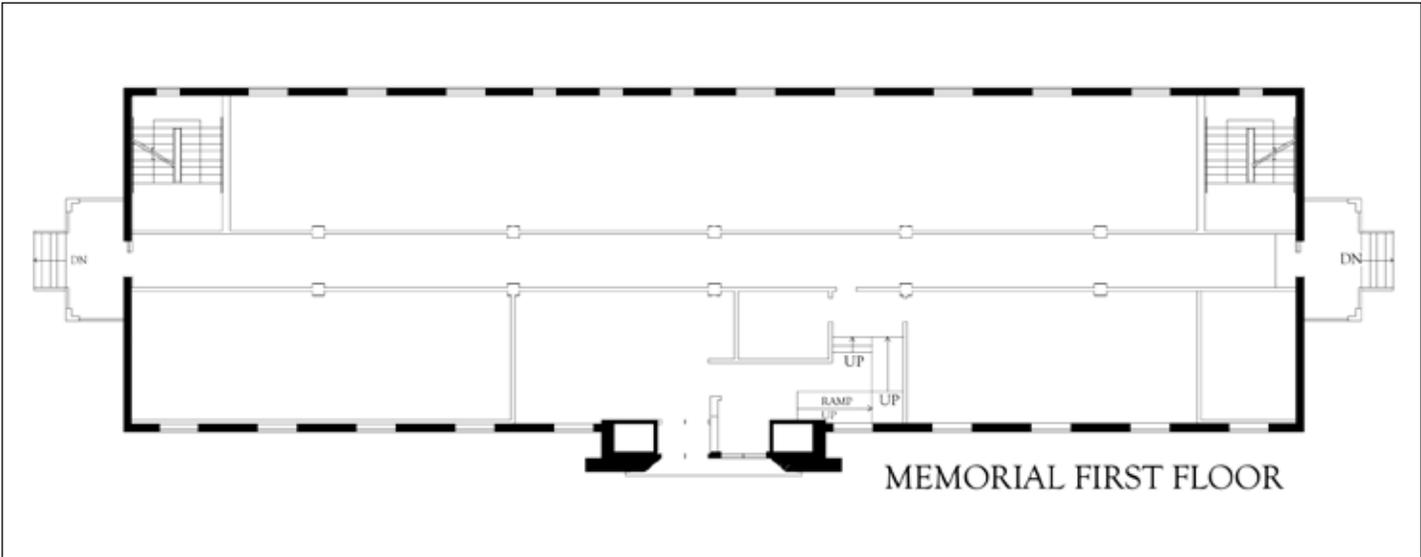
- Minimal planting area due to building features and topography.



View from North Campus



Entry Detail



Conjectural plan for Memorial Hall

## OLD MAIN

Old Main is Geneva College's oldest building and it's singularly most significant architectural structure. It has a commanding and central location in the campus plan and has been well cared for on the exterior. On the interior the auditorium was modified in 1915, new fire stairs were added in 1960, and the first floor was remodeled in 1999 but the second and third floors retain the historic character from the building's original design.

The college is currently considering the use of the building for continued academic use or conversion to office use.



Main facade of Old Main

## Long Term Recommendations

**Fire Suppression System.** The building does not provide two enclosed means of egress accessible via approved exit access paths from all spaces in conformance with the International Building Code for new buildings but, as an existing building in continuous use since 1881, it is in conformance with the Existing Building Code. Two enclosed stairs were added in 1960 and an automatic fire detection system has been added. The addition of an automatic fire suppression system would add a significant increase in the safety level afforded the occupants of the building and would also provide an important preservation step for this historic building. The system should be installed using sidewall heads wherever possible in significant historic spaces, including the auditorium and the public corridors.

**Change of Use Considerations.** If the building is changed from educational to office occupancy the Change of Use section within the Existing Building Code will likely require significant alterations to stairs and corridors. We recommend that any reuse plan prioritize the retention and restoration of the historic interior spaces including public corridors, historic staircases, and the auditorium.

**Accessibility.** An accessible ramp has been created at the west entry. We have shown on the attached plan our recommended location for a future elevator.



Detail of stonework, cornice, porticos, and belfry



View of West and South Facades

**Historic Interior.** The building retains a great degree of its historic interior detailing, especially on the upper floors. The second-and-third floor halls with decorative staircases, wainscoting, and woodwork appear to be original from 1881 while the auditorium retains its character as remodeled in 1915. Even the upper level classrooms, while simple, are evocative of Geneva College's earliest days. In any reuse plan, we encourage the retention and restoration of these spaces and details.



Auditorium

Depending on the extent of future work, it would be useful to consider incorporating the restoration of the historic stairs from the main level to the second floor into a future building restoration program. It would also be useful to explore the third-floor ceiling areas to determine if any historic detail remains from the Literary Society Rooms that may have once occupied the space.



Second floor hall with original stair

## Landscape Recommendations

### East

- Consider replanting the area from American holly to arborvitae at northeast corner in the appropriate historical context and to camouflage air conditioning units.
- Consider planting a lawn tree between building and sidewalk. (see Stiles planting list)
- Remove dying junipers and Alberta spruce left of stairs and replant area in appropriate historical context. This planting should extend to and include American holly.

### West

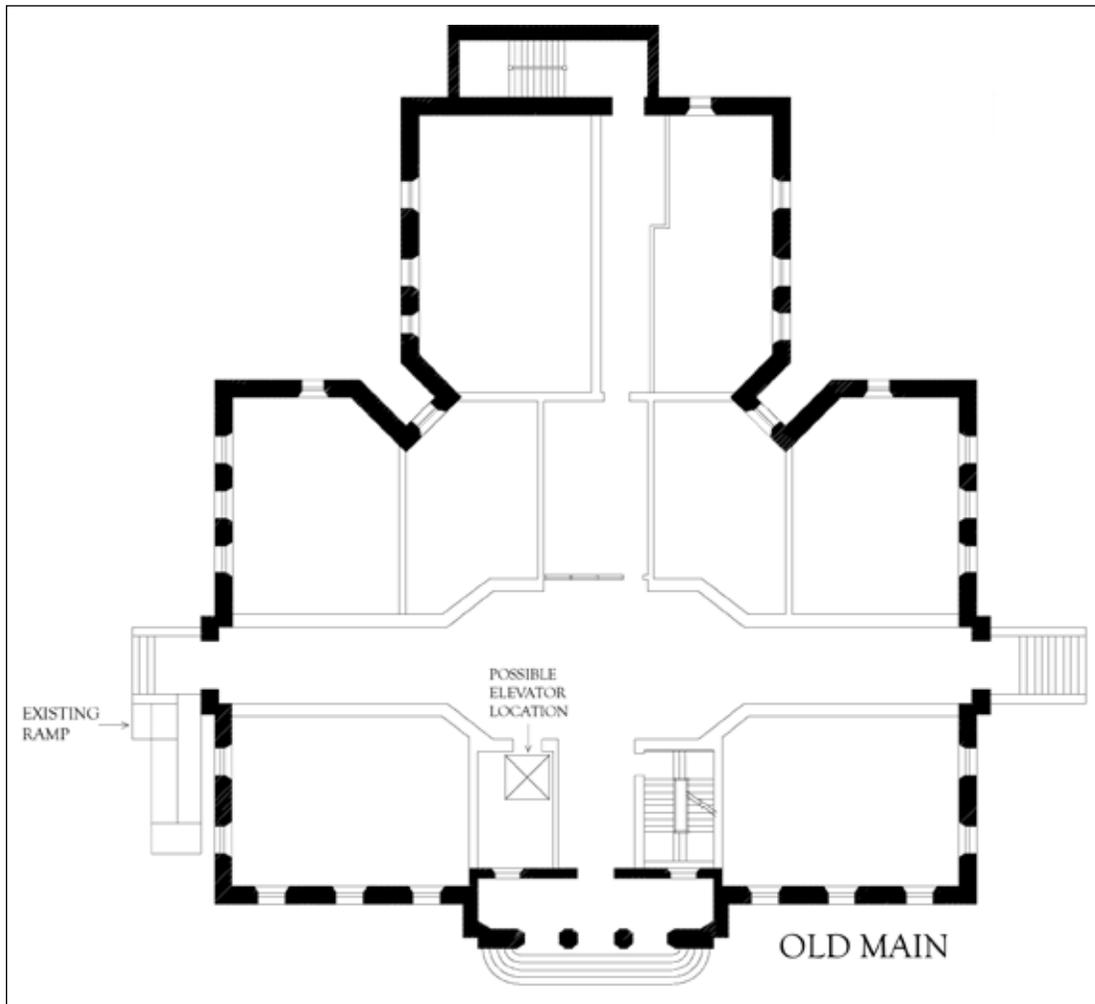
- Consider replacing flame red azaleas left of entrance with white to tone down intensity of color. Relocate Japanese maple to lawn and remove Alberta spruce.
- Trim cotoneaster on left back from building. Add one more arborvitae to camouflage fire escape. Re-edge bed with a softer flowing line.
- Remove red barberry and Alberta spruce right of entrance to reveal wall. All have begun outgrowing this narrow bed. Consider replanting with boxwood.
- Re-mulch rings around all lawn trees.
- Remove dead wood from pin oak.
- Initiate yearly deep root fertilization program for London plane tree.

### North

- Remove ferns and replant with shrub roses to visually screen air conditioning units and provide low-maintenance, seasonal color. Re-edge planting area.
- Remove dead yews in hedge planting at northeast corner.
- Continue shrub rose planting to side entrance.

**South (front entrance)**

- Remove dying rhododendron, Alberta spruce and pieris japonica shrubs right of entrance. Replace with rhododendrons as eastern exposure provides ideal growing conditions.
- Remove red barberry and declining juniper left of entrance and replace with mass planting of rhododendron.
- Trim tri-color beech tree from building.
- Implement deep-root fertilization program for Norway maple.



Conjectural plan for Old Main

## HISTORIC GREENSWARD BETWEEN OLD MAIN AND MCCARTNEY LIBRARY (“MAIN CAMPUS”)

### Landscape Recommendations

- Thin native American beech and remove water sprouts from trunk and lower branches.
- Thin golden honey locust by one third and remove dead wood. Implement deep root feeding regimen.
- Perform light thinning of Norway maple.
- Remedial thinning of white chestnut is recommended.
- Consider removal of tulip tree.
- Remove dead wood and suckers from crabapples. Prune and thin.
- Reset settled sidewalk pavers and replace plastic edging with a more substantial product.
- Consider removal of silver maple.
- Thin and remove water sprouts from Siberian elms. Consider injection program for diseased tree which may prolong its life.
- Remove dead wood from walnut.
- Monitor decline of white oak and remove when appropriate.
- Thin inner branches of 2 Norway maples and ginkgo left of sidewalk to Old Main by one-third. Head back branches from overhead wires.



## HISTORIC GREENSWARD BETWEEN OLD MAIN AND NORTHWOOD HALL (“SOUTH CAMPUS”)

### Landscape Recommendations

- Imperative to fertilize regularly and install soaker hoses around 2 sugar maples near round-about given their proximity to asphalt driveway.
- Consider planting 2 or 3 ornamental heirloom trees anticipating the eventual loss of 2 pink and 1 white dogwood. (see Stiles planting list)
- Minimal thinning recommended for Norway maple.
- In area nearest Northwood Hall minor thinning of pin oak, Norway maple, red maple cherry tree is required. Add mulch around base of each tree.



Example of the refreshing blossoms of the Redbud (*Cercis canadensis*).

# PLAZA BEHIND OLD MAIN AND SCIENCE AND ENGINEERING BUILDING

## Landscape Recommendations

Because of its proximity to Old Main and location within the defined historic district, the Plaza should be reflective and sensitive of the historical integrity of the campus. Currently the Plaza is sterile and out of character and could be more appealing and functional.

We recommend removal of the existing pavers (Omni-stone) and, instead, replace the hardscape materials with either bluestone or exposed aggregate concrete. We further recommend the addition of landscape enhancements such as large planting pots that could be planted seasonally, new benches that are reminiscent of the “old park” style, and historical-style lighting.



Removal of Omni-stone to be replaced with historic alternative

## Ezra Stiles Plant List

### Trees

- Crabapple (*Malus floribunda* or *x atrosanguinea*) \*
  - Hemlock (*Tsuga canadensis*)
  - Red Maple (*Acer rubrum*)
  - Sugar maple (*Acer saccharinum*) \*
  - White Birch (*Betula papyrifera* and *japonica*)
  - Pin oak (*Quercus plaustris*) \*
  - Japanese cherry (*Prunus subhirtella*)
  - Magnolia (*Magnolia virginiana* and *stellata*)
  - Redbud (*Cercis Canadensis*)
  - English hawthorn (*Crataegus laevigata*) \*
  - Washington hawthorn (*Crataegus phaenopyrum*) \*
- \* as seen on the master plan of 1953

### Shrubs

- American holly (*Ilex opaca*)
- Dwarf holly (*Ilex crenata*)
- Burning bush (*Euonymus alatus*)
- Korean boxwood (*Buxus koreana*)
- Hicks yew (*Taxus hicksii*)
- Japanese yew (*Taxus cuspidata*)
- Lilac (*Syringa vulgaris*)
- Pieris (*Pieris japonica*)
- Rhododendron (*Rhododendron catawbiense*)
- Viburnum (*Viburnum plicatum* and *carlesii*)

continued on next page



Example of the refreshing blossoms of the Redbud (*Cercis canadensis*).

### Perennials/Groundcovers

Bergamot (*Monarda spp.*)  
Daylily (*hemerocallis spp.*)  
Wisteria (*wisteria chinensis*)  
Foxglove (*Digitalis spp.*)  
Geranium (*Geranium maculatum*)  
Myrtle (*Vinca minor*)  
Pachysandra (*Pachysandra alleghaniensis*)  
Lambs ear (*Stachys byzantina*)  
Phlox (*Phlox divaricata*)

## REEVES FIELD ENTRY PAVILIONS

Reeves Field was constructed in 1923 as designed by W. G. Eckles Architects. The pair of entry pavilions are notable for their prominent siting along Main Street and their patterned brickwork detailing. The roofs, soffits, and cornices have been simplified from their original design.

### Long Term Recommendations

- Consider restoration of the pavilions including restoration of original windows and doors and recreation of the original roof soffit and cornice.
- Research original drawings in greater detail to determine location and design of original entry gates.

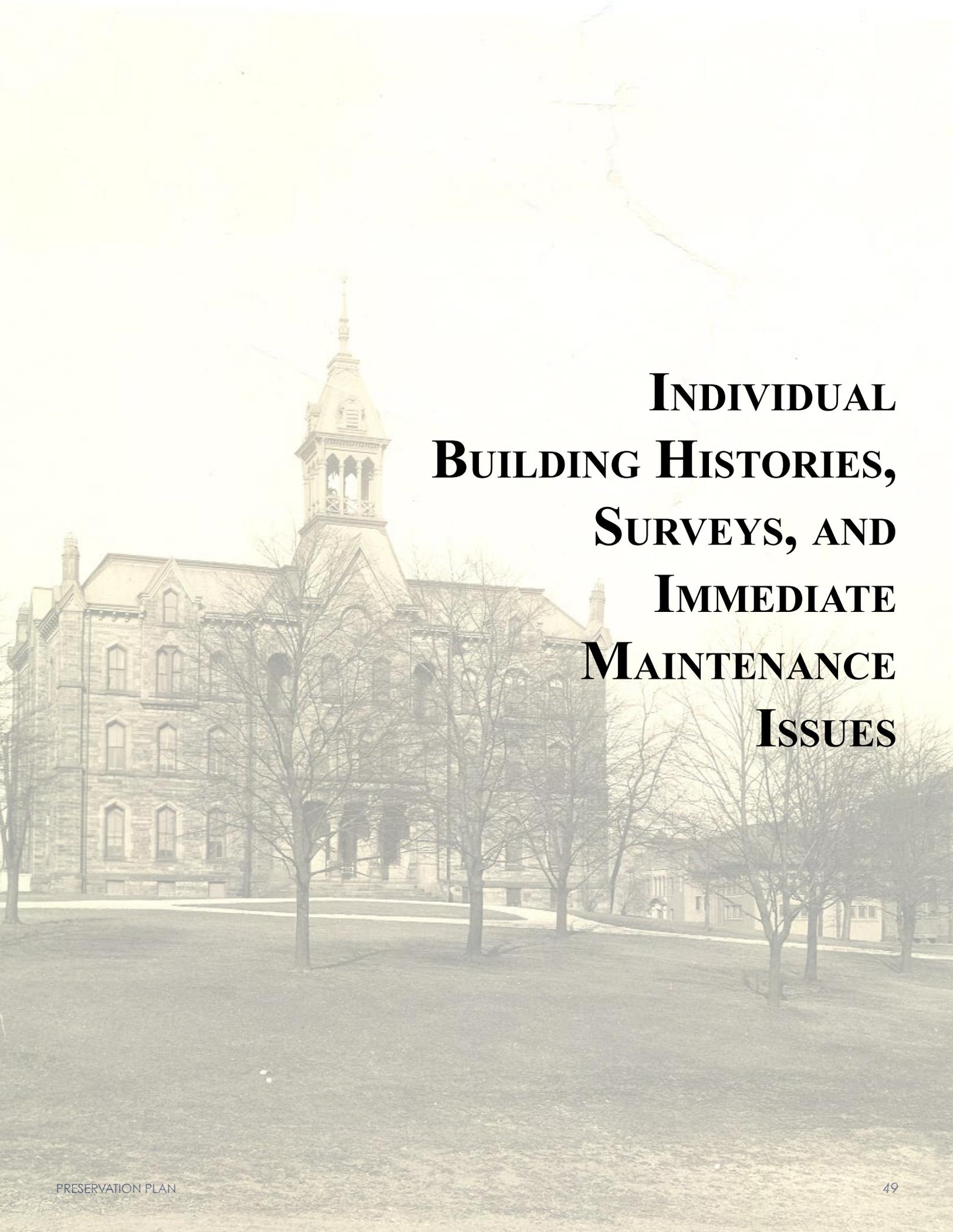


Reeves Field entry pavilions



Reeves Entry pavilion detail





**INDIVIDUAL  
BUILDING HISTORIES,  
SURVEYS, AND  
IMMEDIATE  
MAINTENANCE  
ISSUES**



# CHRONOLOGY OF CONSTRUCTION

College Station  
Fern Cliffe  
Johnston Gym  
McCartney Library  
McKee Hall  
Memorial Hall  
Old Main  
Historic Campus Site

## Time Line of Construction

1879 Original ten acres deeded by Harmony Society  
1881 Old Main  
1889 Fern Cliffe, purchased by Geneva College in 1923  
1910 College Station  
1911 Johnston Gymnasium  
1921 McKee Hall  
1925 Reeves Field  
1931 McCartney Library, addition 1965  
1952 Memorial Hall  
1953 Master Plan by Ezra Stiles, Landscape Architect

### Demolished Buildings

1888 North Hall, demolished 1952  
1897 Science Hall, burned in 1912

## Campus Site History of Design and Alterations

1880 Original ten acre site.

1890 Three buildings on site – Old Main, North Hall (Residence for Women), and original frame Gymnasium. Science Hall added in 1897.

c. 1900 Eight acres purchased for athletic field.

1908-1915 Campus “re-graded and beautified.”  
“Complete system of cement walks ..... laid.”  
“Grass, flowers, and shrubs have been.....cultivated.”

## History of Design and Alterations

Designed by John A. Atwood, P&LE engineer, and Joseph Neale, Architect.

1910 Opened

The building has been altered by the addition of a one-story storage room on the west elevation and likely interior partition wall changes within the first floor south waiting room. The exterior lighting fixtures shown in early photos no longer exist.



View of College Station from the P&LE Archives dated July 17, 1918.

1985 Last use of the building as a commuter station.

1997 Building purchased by Geneva College.

## Existing Historic Materials and Details

### Roof

- Scalloped clay tile. Fair condition on main roof.
- Poor condition on canopy roof.
- Gutter and downspouts in very poor condition.

### Masonry

- Brick with stone trim in fair to good condition.
- No major stress cracks or open joints.

### Windows

- First floor windows are boarded up.
- Second floor windows are original wood double-hung sash. These have been vandalized and are in poor condition.

### Cornices

- Shallow wood bracketed cornice in fair condition.
- There is evidence of loss and deterioration at main soffit and cornice.

### Entry Porches

- None.

### Exterior Doors

Boarded over.

### Other Exterior Features

- Large 7 foot overhanging canopy at first floor on heavy timber brackets.
- Beaded board soffit is deteriorated due to water infiltration.

### Entry Foyers

- N/A

## Principal Rooms

### Main Waiting Room

- Room has original woodwork, doors, and windows. Wood partition walls divide offices from waiting area.

### Stationmasters Office

- Central room with three part window facing tracks. Original woodwork.

### Second Floor Offices

- Offices are arranged along the track side of the second floor, accessed by a single corridor running the length of the building. Area contains original woodwork.

### Interior Doors

- Most are original paneled wood doors.

### Interior Woodwork

- Most is original.

Note: The interior is abandoned and dilapidated but shows no signs of roof leaks or resulting damage.

## Building Code Issues with Historic Preservation Implications

### Exit Stairs

- A single set of wood stairs serves the second floor.

### Fire Ratings at Open Floors

- N/A

## Accessibility Code Issues with Historic Preservation Implications

### Areas of Refuge

- N/A

### Elevators

- None.

### Entry Steps

- None.

### Steps within Historic Spaces

- None.

### Public Restrooms

- None.

## Recommendations for Maintenance for years 1 through 3

- The following issues will need to be included in the full restoration of this important structure:
- Have the electric service connected and install night lighting to help secure the site. Consider installing the electric service underground as well as all future utilities.



Clear the vegetation back

- Because of the former possible uses, it will be necessary to perform a phase one environmental assessment of the building and grounds. Allocate / research funding for the proper cleaning of residual wastes.
- The wood cornice brackets and all trims should be thoroughly checked and evaluated for reuse. All needed replacement should be in kind material with the shape and sizes to match existing.



The roof will need to be evaluated and replaced. The materials should be compatible with those typically used. Existing rain leaders should be tested for flow and reused with appropriate downspouts

## Survey of Landscape Conditions

- Currently overgrown with wild bramble, weeds, sumac and mulberry trees.
- Litter and debris is strewn throughout.
- Lack of proper drainage is an issue.



Remove Overgrowth



Overgrowth

# FERN CLIFFE

## History of Design and Alterations

- 1889 Constructed as a private house by professor and Mrs. John L. McCartney.
- 1918- Building was moved “some rods north” to its present location to accommodate
- 1921 the construction of McKee Hall
- 1923 Building purchased by Geneva College and used as president’s residence until 1964.
- 1986 Building remodeled. First floor used for conference and meeting rooms, upper floors used for faculty offices. Bay on west side modified to accommodate additional stair.



A view of Fern Cliffe in the College Archives dated 1882. The view is looking toward the East. Old Main would be to the right of the photograph.

## Existing Historic Materials and Details

### Roof

- Modern black asphalt shingle roofing on hipped and mansard roof areas.
- Flat roofed areas not visible.
- Box gutters not visible but no visible signs of deterioration.

### Exterior Siding

- Coved lapped siding in good condition with flat and beaded corner boards.
- Evidence of many paint layers but no peeling.

### Windows

- The building retains its original double-hung wood sash. Aluminum storm windows have been added at the exterior.
- All windows have surrounds with simple moulded window hoods.
- Louvered window shutters are installed at all front facade windows.
- Dormer windows are arched topped with incised decoration and pilasters.

### Cornices

- Ornamental wood cornice with crown moulding and Victorian brackets. Good condition.

### Entry Porches

- Main entry porch has a decorative band at the frieze and decorative cut out railing design.
- Wood porch floor is 5 risers above sidewalk.

### Exterior Doors

- Main doors are original. These are a pair of stained Victorian entry doors with lights above and panels below. Doors are set within a door surround and beneath a transom.



An early view showing a detail of the south side and front porch of Fern Cliffe.

### **Other Exterior Features**

- Original one story porches at main entry and northeast corner with ornamental railings. Newer porch in same style at west end.

### **Entry Foyers**

- Space retains its original woodwork.

## **Principal Rooms**

### **First Floor Hall.**

- Original ornamental staircase and woodwork

### **East Parlor.**

- Original woodwork, mantle, and hearth.

### **South Parlor.**

- Slate mantle flanked by built-in cupboards, original woodwork.

### **Interior Doors**

Original wood paneled doors in most locations on first and second floors.

### **Interior Woodwork**

Original woodwork remains at most locations on first and second floors.

## **Building Code Issues with Historic Preservation Implications**

### **Exit Stairs**

- An interior set of wood stairs has been constructed in an addition on the west side of the building to provide an additional exit from the second and third floors. The main stairs and related access corridors have been rated on the second and third floors.

## **Accessibility Code Issues with Historic Preservation Implications**

### **Areas of Refuge**

- None.

### **Elevators**

- None.

### **Public Restrooms**

- Not accessible.

## **Recommendations for Maintenance for Years 1 through 3**



Install missing shutters and check to be certain that shutters are secure.



Repair and repaint exterior trim

## Survey of Landscape Conditions

### East (entrance)

- Sugar maple in seating area planting is healthy and in good condition as is tri-color beech. Existing underplantings are declining and sparse.
- Juniper groundcover heavily shaded by sugar maple.

### West

- Planting in need of edging.
- Area in front of sign is barren.
- Shrub arborvitae in poor condition with dead branches.

### North

- Well-established rhododendrons reflect Victorian vernacular of structure.

### South

- Exposed flex pipe from downspouts at both corners runs above grade.
- Planting surrounding sugar maple and hemlocks is heavily shaded resulting in difficult growing conditions. Sugar maple is in serious decline due to fungal disease. Hemlocks are beginning to encroach on building. White paper birch is in good condition but is in need of thinning, mulching and fertilizing.



Make original windows operable including new weights and chains



Consider when possible a more historic gutter and downspout

# JOHNSTON GYMNASIUM

## History of Design and Alterations

Designer unknown.

Opened 1911.

Other than replacement of the original tile roof with asphalt shingles, there is little evidence of change to the exterior and main level of the gymnasium. The lower level has been adapted modestly to house a variety of function



Johnston Gymnasium, an early view from the college archives

## Existing Historic Materials and Details

### Roof

- Modern grey asphalt shingle roof with aluminum flashing.
- Modern aluminum hanging gutters and ventilated soffit.

### Masonry

- Brick with limestone trim.
- Minor spot pointing required at selected areas.
- Deteriorated lintels at west facade and many basement locations.

### Windows

- Historic wood double-hung and pivot type sash.
- Wood frames and sash vary in condition. Most require re-glazing, repainting, and minor repairs.

### Cornices

- The modest soffit and cornice has been covered in aluminum.

### Entry Porches

- Modest entry landing reached by 6 concrete steps between brick cheek walls.
- Sandstone entry portal with arched pediment and engaged Doric columns.
- Pediment stone is spalling.

### Exterior Doors

- Historic multi-paned and paneled wood entry doors are in poor condition.
- They have been clad with plywood on the exterior.

### Other Exterior Features

- Stone surround above entry door with “W. Pollock Johnston Gymnasium” incised in the stone.
- Decorative stone at front gable end and at front main corner pilasters.

### Entry Foyers

- Small wood floored entry with main stair to the south.

## Principal Rooms

### Gymnasium.

- Maple floor.
- Beamed wood ceiling.
- Wood running track around perimeter suspended from ceiling.
- Windows on all sides.

**Lower level is utilitarian space.**

- Gym floor rests on wood joists and steel.
- 2 steel beams run the length of the gym with brick piers near the middle.

**Interior Doors**

- Generally original on the main level.

**Interior Woodwork**

- Generally original on the main level.

**Building Code Issues with Historic Preservation Implications**

**Exit Stairs**

- None.

**Fire Ratings at Open Floors**

- None.

**Accessibility Code Issues with Historic Preservation Implications**

**Areas of Refuge**

- None.

**Elevators**

- None.

**Entry Steps**

- 7 at first floor.
- 6 at basement.

**Steps within Historic Spaces**

- Single wood stair is open to the entry foyer.

**Public Restrooms**

- Not accessible.

**Recommendations for Maintenance for Years 1 Through 3**

Consider adding handrail at exterior stairs.



Please note that movement and structural issues are in need of attention. Evaluate and schedule repair work as soon as possible.



When future roof and gutter work is being budgeted, consider removing the aluminum soffit, fascia, and downspouts and return to original wood with box gutters.



Seal around masonry penetrations.



Connect down spouts to rain leaders



Replace missing brick with compatible as needed.



Replace deteriorated window to match original



Install louvers or screening to eliminate pests.



Salvage brick for reuse or more closely match existing when making repairs.



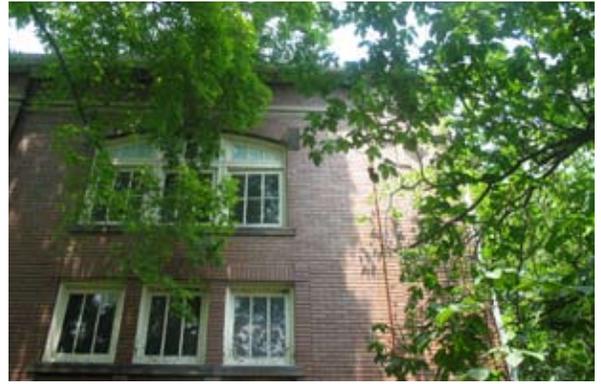
Have all steel lintels examined thoroughly and repair or replace as soon as possible.



The exteriors of all the windows will need to be scraped, primed, glazed, and painted.



Examine concrete walks to eliminate barriers and tripping hazards



Prune back trees to avoid damage to roof and windows.

## Survey of Landscape Conditions

### East

- Voluntary mulberry and Norway maple are damaging the foundation and causing water problems.
- Slope is unsightly and in need of planting.

### West (front entrance)

- Spirea hedge in good condition and reflects an heirloom quality.

### North

- Not applicable since area consists of a loading dock and sidewalk.
- London plane specimen tree on lawn is superb.

### South

- No plantings noted.
- Red horse chestnut is an excellent specimen and a good campus tree.



# McCARTNEY LIBRARY

## History of Design and Alterations

Designed by W. G. Eckles Company.

Stained glass by Henry Lee Willet.

- 1931 Opened. Original drawings dated 6-30-1930.
- 1965 Exterior stone cleaned. Four-story addition constructed for expanded stack area.
- 1984 Reading rooms painted and carpeted.
- 1997 Carillon restored.
- 1999 Lobby renovated.

## Existing Historic Materials and Details

### Roof

- Tile on gabled roofs with metal gutters set on modest stone cornices.
- Flat roofs at tower, front projections, and north 4-story section not visible.

### Masonry

- Irregularly coursed sandstone. Generally in good condition.
- 9 steel lintels in center north 4-story section in very poor condition on floors B, 1, and 2.
- Basement lintels on west and south elevations are deteriorated also.

### Windows

- Leaded glass in steel casement window sash.
- Casement frames and sash showing signs of rust at lowest sections.
- Translucent panels have been added to the exterior of windows at the bay windows on the east and north elevations.

### Cornices

- Limestone cornices support metal gutters at gabled roof areas.
- Capstone at parapets at flat roofs.

### Entry Porches

- Front entry consists of a modest stone terrace at the top of 7 limestone risers.
- Entry threshold riser is badly eroded.

### Exterior Doors

- Main entry doors are a pair of naturally finished oak doors, each with 6 leaded glass panels, beneath a pointed arched leaded glass transom.



View of McCartney Library from College Avenue.



1931 view of reference room showing original ceiling, lighting fixtures, and cork flooring.

### **Other Exterior Features**

- Main entry doors are set in a decorative limestone surround, centered on a 3-story sandstone tower.
- The entrance is flanked with decorative copper sconces.

### **Entry Foyers**

- Groin vaulted ceiling – plaster with wood moulding at ribs.
- Stone walls (possibly scored plaster) have been painted white.
- Irregular slate patterned floor, green, grey and red.



Early view of Library circulation desk

## **Principal Rooms**

### **Information Desk Room.**

- Decorative wood ceiling. 2 historic light fixtures.
- Rough stucco finished walls. Carpeted floor.
- Pointed arched openings to adjoining rooms with stone surrounds.

### **East Room – Buhl Reference Center.**

- Exposed heavy timber ceiling. Panels between rafters have been in-filled with metal edged acoustic panels.
- Rough stucco finished walls. Carpeted floor.
- Contemporary light fixtures.
- Stained glass in bay window at east end. Set in stone frames.
- Leaded windows in room have interior storm windows.
- Decorative metal grilles at radiator cupboards along south wall.

### **West Reading Room.**

- This room has the same architectural features as the Buhl Reference Center.

### **Interior Doors**

- Historic rooms have 15 panel oak doors set in stone frames.

### **Interior Woodwork**

- Historic woodwork is primarily at main floor ceilings as described above.

## **Building Code Issues with Historic Preservation Implications**

### **Exit Stairs**

- 2 stairs connecting the main level to an at grade exit are in the stack area.
- Historic front stair connecting basement, 1, and small room on 2 is locked.

### **Fire Ratings at Open Floors**

- Stack area is open 4 levels.

## **Accessibility Code Issues with Historic Preservation Implications**

### **Areas of Refuge**

- None.

### **Elevators**

- Elevator connects all 4 levels.

### Entry Steps

- 7 and 1 riser at main entry.
- Basement entry is accessible.

### Steps within Historic Spaces

- None.

### Public Restrooms

- Not accessible.

## Recommendations for Maintenance for Years 1 Through 3

Replace broken roof capstone; inspect slate and gutters as needed.



When possible remove Plexiglas covers over stained glass and replace with non-fading plate glass with proper ventilations.

## Survey of Landscape Conditions

### East

- Area under blue spruce in need of mulching.
- Existing yews hide character of stone on ramp wall. Yews have been heavily sheared and some exhibit damage.
- Handsome copper beech is in good condition. An unusual and excellent campus tree.
- Foundation plantings inadequately screen view of air conditioning units and conduit.
- Columnar maple in fair condition. A dead branch.



Consider a master French drain system to eliminate above grade piping and slip hazards.

### West

- Planting of honeysuckle on slope abutting sidewalk in need of weeding and trimming.
- Exposed PVC pipe from downspouts is unsightly and may represent a tripping hazard.
- Too many new plants/varieties in newly planted area to right of stairs.
- Burning bushes have been severely sheared.



When possible replace downspouts to match original.

### North

- Two arborvitae between hemlocks are overcrowded.
- Gold-tipped juniper to right of entrance is out of character.
- Cap yew left of entrance is healthy but is unevenly pruned and encroaching on building.
- Planting containing hostas is covered



Repair mortar joints. Match color texture and style.

with river rock rather than mulch which is preferable. Hostas do little to hide air conditioning units.

**South (front entrance)**

- Weeping cherry, English hawthorn and white fringe trees in good health although plastic burlap was noted at roots. English hawthorn in need of pruning. White fringe has been improperly pruned.
- All planting areas in need of edging and mulching.
- Dead branches on dogwood left of entrance are indicative of anthracnose disease. Rhododendrons in good condition but need fertilizing.
- Red oak in need of thinning and has a number of dead branches.
- Scale of pachysandra planting right of entrance is too short; too weak.
- Silver maple is in decline due to fungal disease.
- Planting areas in need of edging and mulching.



Repair stone threshold



As soon as possible evaluate steel lintels at windows.



Re-paint steel window frames. Consider original color.



Conceal HVAC and mechanicals with shrubs

# McKEE HALL

## History of Design and Alterations

Designed by W. G. Eckles Company.

1921 Opened. Original drawings dated 12-10-1919.

1921- Lower level contained the main campus dining hall.

1971

1960 First floor addition. Original central stair altered at second floor. Two new stair towers added. Joseph F. Bontempo & Associates.

1998 General renovation of rooms. Lower level altered to house the Infirmary. WTW Architects.



Early view of McKee Hall

## Existing Historic Materials and Details

### Roof

- Tile roof in good condition. Modern metal K gutter with exposed downspouts.

### Masonry

- Irregularly coursed sandstone in good condition.
- Limestone belt courses at basement and third floors.
- Ornamental limestone central element at main entry and directly above it on floors 2 and 3.

### Windows

- Modern aluminum windows. 3 part sliding windows, with transoms on floors 1 and 2.

### Cornices

- Simple boxed-wood cornice, painted brown. Front cornice is a modified version of the historic cornice.
- Cornice supports metal gutter above.
- Rear cornice is original but in need of repair and re-painting.

### Entry Porches

- Small concrete entry terrace reached by 7 concrete steps and new concrete accessible ramp to the south.
- Modern metal pipe railing.
- Historic stone check walls from original steps remain.

### Exterior Doors

- Main doors are modern aluminum doors beneath an older arched topped transom.



Mid 20<sup>th</sup> century view of the McKee dining hall which was the main campus dining facility from 1921 to 1971.

### **Other Exterior Features**

- Simple tile sided roof dormers.

### **Entry Foyers**

- Hexagonal pilasters and capitals. Ornamental iron railing and newel at foot of central stair.

## **Principal Rooms**

### **Original entry lobby**

- Has been reduced in size but hexagonal pilasters and capitals which once defined the space have been retained at the corridor.

### **First Floor Lounge**

- Simple wood paneling. Newer acoustic ceiling, carpeting. Large stone fireplace.

### **Interior Doors**

- Contemporary flush doors.

### **Interior Woodwork**

- Contemporary simple woodwork.

## **Building Code Issues with Historic Preservation Implications**

### **Exit Stairs**

Well placed.

### **Fire Ratings at Open Floors**

N/A

Accessibility Code Issues with Historic Preservation Implications

### **Areas of Refuge**

Possibly at north stair.

### **Entry Steps**

An accessible ramp has been created adjoining the main entry steps.



Remove unused electrical hardware from stone façade

### **Public Restrooms**

None. Room 120 was designed as an accessible dormitory room in the 1998 renovation.

## **Recommendations for Maintenance for Years 1 Through 3**

- When possible consider changing gutters and downspouts back to original.
- Repaint wooden fascia, soffit, and trims.
- Mortar joints are a bit inconsistent; consider having contractors perform test samples prior to giving approval to begin.

## **Survey of Landscape Conditions**

### **East**

- Not applicable as this area is paved and used for parking

.

### **West (front entrance and historic green area)**

- Planting to right of entrance is 'contemporary' in appearance and out of character.
- Gaps exist in planting of lawn trees adjacent to southwest corner of building.

- Planting left of entrance is a lovely mix of shade and woodland plants. Planting has a nice flow extending to side of building and also encompasses ginkgo tree.
- Three London plane trees along sidewalk in good to excellent condition as are 2 ginkgos and upright English oak.

**North**

- Not applicable for no suitable planting area exists.

**South**

- Area slopes toward parking area. Air conditioning and electrical units in clear view and unsightly.

# MEMORIAL HALL

## History of Design and Alterations

Designed by Arthur Martsolf.

1952 Opened.

1998 General renovation of rooms. New entry and lounge. New windows. WTW Architects.



A view of Memorial Hall shortly after its opening in 1952.

## Existing Historic Materials and Details

### Roof

- Red-tile roof in good condition.
- Metal gutters, scuppers, and downspouts.  
Gutters in fair condition.

### Masonry

- Irregularly coursed sandstone in good condition.

### Windows

- Recent aluminum sliding windows as well as some double-hung and casement windows have been installed.

### Cornices

- None.
- A simple painted wood board exists directly below the hanging gutter.

### Entry Porches

- None.
- A shallow arched decorative stone surround contains a set of modern double doors and a large glazed opening.

### Exterior Doors

- Modern aluminum doors.

### Other Exterior Features

- Central front bay has a simple limestone surround and spandrel panels at second and third floors.
- Simple shed roofed porches at north and south elevations.

### Entry Foyers

- The entry foyer was modernized in 1998.

### Interior Doors

- Modern flush wood doors.

### Interior Woodwork

- No historic woodwork in evidence.



Check steel lintels and replace or repair as needed.



Repair and re point masonry joints around fenestrations.

## Building Code Issues with Historic Preservation Implications

### Exit Stairs

- Two stair towers well placed at opposite ends of central corridor.

### Fire Ratings at Open Floors

- N/A

## Accessibility Code Issues with Historic Preservation Implications

### Areas of Refuge

- Floor landings may not comply with Area of Refuge requirements but are larger than required solely for exit stairs.

### Elevators

- None.

### Entry Steps

- None.

### Steps within Historic Spaces

- None.

### Public Restrooms

- Room 108 is an accessible restroom with shower.



Consider returning main entry to original design



Connect downspouts to rain leaders

## Recommendations for Maintenance for Years 1 Through 3

## Survey of Landscape Conditions

### East

- Not applicable since area is paved for parking.

### West (front entrance)

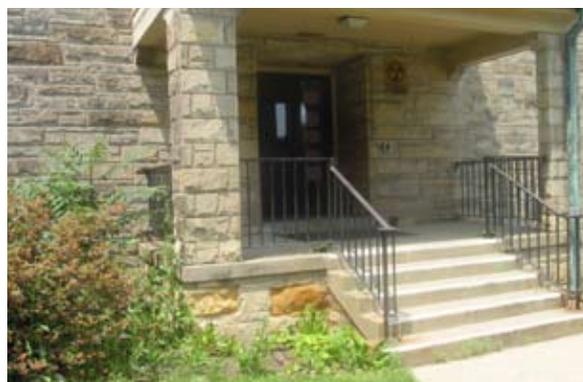
- Grass area right of entrance appears unfinished in comparison to planting left of entrance. Planting does contain a number of voids.
- Birch at northwest corner is encroaching on building.
- Two pin oaks on lawn contain dead wood and need thinning.

### North

- Minimal planting area due to building features and topography.



Install light fixture or cover over the electric box



Repair stone to match existing.

**South**

- Minimal planting area due to building features and topography.



Re point as needed to match existing.

## OLD MAIN

### History of Design and Alterations

Designed by James P. Bailey.

1881 Opened.

1915 Tornado damage to roof repaired. Chapel remodeled. Side balconies removed, second- and third-floor windows combined, current stage and balcony constructed. Carlisle & Sharrer, Architects.

1935 Remodeling of first floor offices. W. G. Eckles Architects.

1960 New stairwells constructed. Joseph Bontempo & Associates. Original stairs between first and second floor removed.

1989 Repairs to roof structure. Celli-Flynn & Associates.

1991 Remodeling of first floor. Glance & Associates.

1985 Auditorium renovated. Stage redesigned. Seats replaced. Exterior stone cleaned.



A view of Old Main around 1911-1912. Science Hall which burned in 1912 is visible at the right and Johnston Gymnasium, constructed in 1911, is visible to the rear.

### Existing Historic Materials and Details

#### Roof

- Slate mansard roof.

Box gutters not visible but no signs of failure.

#### Masonry

- Coursed sandstone in good condition.

### Windows

- Modern aluminum double-hung windows.
- Plastic panels have been screwed into place over the stained glass windows.

### Cornices

- Bracketed metal cornice in good condition.
- Paint build-up is evident and some paint is currently peeling.

### Entry Porches

- Main entrance – Recessed portico with ornamental columns.
- Pair of glazed wood doors.
- East entrance - Steep set of 13 concrete steps with pipe railings to entry.
- West entrance - 6 concrete steps to open terrace. An accessible ramp has been constructed to the south.

### Exterior Doors

- Stained glazed and paneled doors appear to be newer versions of earlier doors.

### Other Exterior Features

- Recessed third floor porches on front facade.
- Open bell tower.

### Entry Foyers

- All 3 entry doors open into a common T-shaped first floor corridor.
- Corridor was remodeled in the recent past but may retain original beaded board wainscoting, trim at office entry doors, and paneled doors.

## Principal Rooms

### Chapel

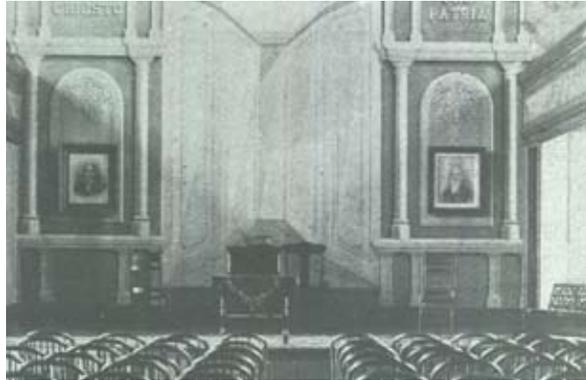
- Large scale tray ceiling with mouldings at seam lines and corner brackets.
- Simple proscenium arch with college crest.
- Wood floor.
- Balcony.
- Roman shades at stained glass windows.

### Second floor hall

- Two ornamental staircases to third floor.
- Wood floor.
- Painted beaded board wainscoting.
- Historic trim and doors at classroom entries.
- Modern lowered acoustic ceiling.



An early 20th-century view of the west entrance.



A view of the chapel with side balconies before the renovations of 1914 – 1915.



View of original stairs between first and second floors.

### Third floor

- Hall and classrooms are more modestly scaled than the second floor and appear to be largely original.

### Interior Doors

Generally original.

### Interior Woodwork

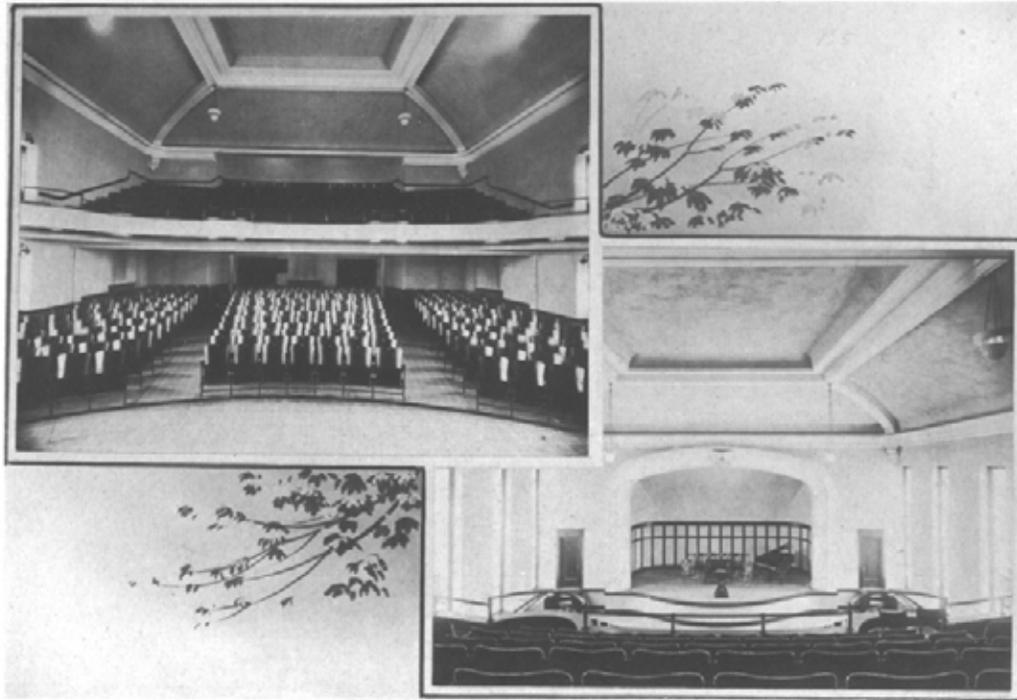
Generally original.



A view of the chapel looking toward the rear before 1914-1915.



Views of two literary society halls from the 1916 college publication. These were possibly located on the third floor of Old Main.



Views of the newly remodeled auditorium from a 1916 College publication.

## **Building Code Issues with Historic Preservation Implications**

### **Exit Stairs**

- Two sets of fire stairs have been added but the second and third floors (other than the second floor Chapel) do not have access to the north fire stair.

### **Fire Ratings at Open Floors**

- None between second and third floors at historic wood stairs.

## **Accessibility Code Issues with Historic Preservation Implications**

### **Areas of Refuge**

- None

### **Elevators**

- None.

### **Entry Steps**

- An accessible ramp has been added at the west entry stairs.

### **Steps within Historic Spaces**

- Historic stairs between 2 and 3.

### **Public Restrooms**

- Not accessible

## **Recommendations for Maintenance for Years 1 Through 3**

- Inspect slate roof and gutters and repairs as needed. Coat with Tinner's Red all turn metal and valley flashing as needed.
- When Possible research the original downspouts and replace when possible.
- Paint all soffit and fascia when possible.



Repair mortar joints with mortar to match color texture and style. Re move any unused anchors.



Ask whether masonry was sealed after cleaning. If so please refrain from repeating in future projects.



Include Old Main into the master drainage plan.



Inspect steel lintils



When possible remove and replace Plexiglas over stained glass with non fading plate glass with proper ventilation.



Repair mortar joints above windows.

## Survey of Landscape Conditions

### East

- Weeds are growing in various areas and plantings are sparse.
- Air conditioning units are unsightly.
- American hollies are excellent specimens and are in excellent condition. They anchor the building and are reflective of an heirloom planting.
- Junipers and Alberta spruce left of stairs are nearly dead.

### West

- Entrance planting to left is over planted and overcrowded. Color of flame red azaleas is jarring.
- Cotoneaster at far left is overgrown. Gap in arborvitae planting exposes fire escape. Planting area is in need of edging.
- Horse chestnut left of sidewalk contains dead wood (including the central leader). Also in competition with nearby Norway maple.
- Norway maple is declining and is probably diseased.
- Red barberry and Alberta spruce in entrance bed to right hides wall surrounding ramp.
- Lawn trees are unusual specimens which are in good condition and are well-maintained. These include copper beech, European mountain ash and Chinese chestnut.
- Pin oak on lawn toward College Avenue has many dead lower branches.



### North

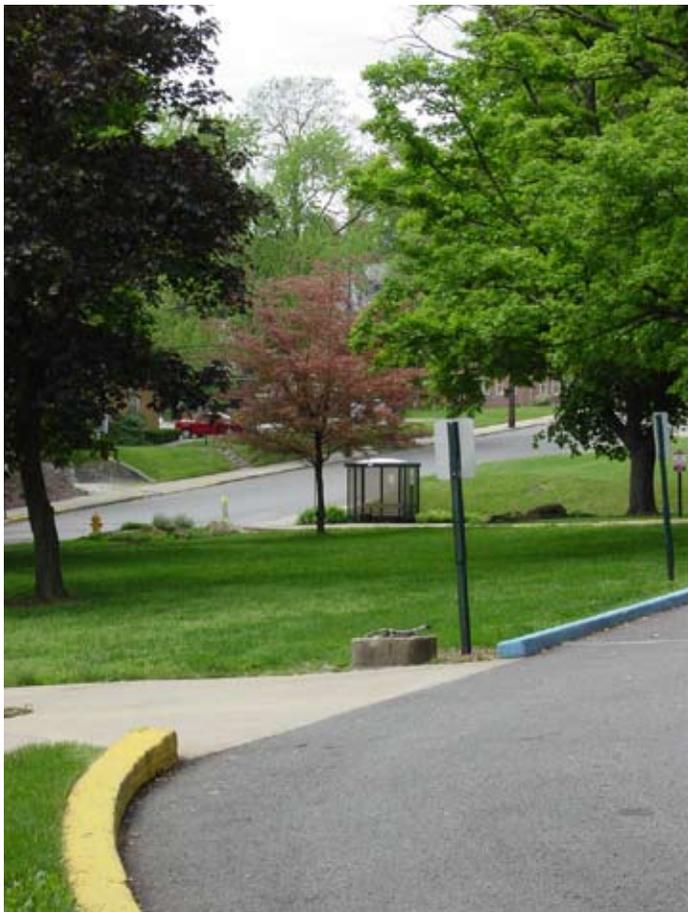
- Weeping beech is a nice specimen and a good campus tree.
- Ferns do little to camouflage air conditioning units which are prominent.
- Planting area in need of edging.
- A number of dead plants noted in yew hedge.

### South (front entrance)

- Planting area left of entrance contains too many different plant varieties and a dying rhododendron.
- Juniper right of entrance is in declining health.
- Tri-color beech at northeast corner is a nice specimen which serves to anchor corner of building.
- Norway maple has considerable dead wood and is in decline due to root compaction by pavement.

### Between Old Main and McCartney Library

- Native American beech in good condition. In need of thinning and exhibits water sprouts on trunk and lower branches.
- Golden honey locust in good condition. In need of thinning and exhibits dead wood.
- Norway maple in good condition but needs thinning.
- White chestnut in good condition but needs thinning.
- Tulip tree in poor condition and in serious decline due to fungal disease. Has no central leader.
- Crabapples in fair condition due to lack of maintenance. Contain dead wood and suckers. In need of thinning.
- Bald cypress is an excellent specimen in good condition. Unusual and good campus tree.
- A number of locations were noted where sidewalk pavers have settled and plastic edging has heaved. Both situations represent potential tripping hazards.
- Silver maple is 50% dead and has no central leader.
- Two Siberian elms in good condition but in need of thinning. One is possibly diseased as evidenced by the proliferation of water sprouts and sap residue.
- Walnut in good condition but contains dead wood.
- White oak is diseased (probably oak wilt). Will probably die within 2 years.
- 2 Norway maples and ginkgo left of sidewalk to Old Main are in good condition but need thinning.



## **Between Old Main and Northwood Hall**

- 2 sugar maples near round-about healthy in appearance and have good structure.
- 2 pink and 1 white dogwood all in decline and do not warrant any attention.
- Norway maple in good condition but in need of thinning.
- 2nd Norway spruce in good condition.
- 2 sugar maples near driveway off College Avenue both in serious decline and in need of pruning.
- Maple on right facing Northwood Hall is 80% in decline with many dead branches. Most likely the result of root compaction and heat reflection from adjacent asphalt driveway.
- Tri-color beech is a nice handsome specimen that is growing nicely.
- In area nearest Northwood Hall pin oak, Norway maple, red maple cherry tree are all in good condition but are in need of minor thinning.



## PITTSBURGH HISTORY & LANDMARKS FOUNDATION

For close to two years, the Pittsburgh History & Landmarks Foundation worked diligently in the four colleges selected to receive the benefits of The Getty Fund's "Campus Heritage Grants."

Allegheny College, Geneva College, Grove City College, and Slippery Rock University collaborated with the Pittsburgh History & Landmarks Foundation in the development of this work that can be used as a road map for conservation of campus heritage, historic structures, and landscape. This work will become part of the school's recorded history; how from the mid-19th century to the mid-20th century architects and landscape designers envisioned the ideal physical environment to educate and to promote the enduring values that persist to this day.

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



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