

PRESERVATION PLAN

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**THE GETTY FOUNDATION
CAMPUS HERITAGE GRANTS**

SETON HILL UNIVERSITY



GREENSBURG, PENNSYLVANIA

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

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Aerial view Seton Hill University

INTRODUCTION

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

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

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

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

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

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

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

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



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



IDENTIFICATION OF THE CAMPUS HISTORIC DISTRICT, STRUCTURES, AND LANDSCAPES

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

This area includes historic structures constructed between 1886 and 1958 and the related campus plan and landscape features.

Briefly, the proposed campus historic district includes the core of historic structures including Administration, Maura, Lowe, Canevin, Chapel Annex and St. Joseph Halls, as well as the three buildings to the west, including Sullivan, Havey, and the St. Philomena Shrine. The landscaped area includes the area surrounding these buildings as well as the entire approach road flanked by Sycamore trees.

Seton Hill University is in an extraordinarily good state of preservation with only modest alterations having been made to the oldest and most original historic buildings. The district has a high degree of integrity with the new structures, including the addition to Sullivan and the Reeves Theatre and Library Complex, having been sensitively placed relative to the earlier buildings. The sighting of the historic building complex on the hill adds to the quality of the historic district.



1921

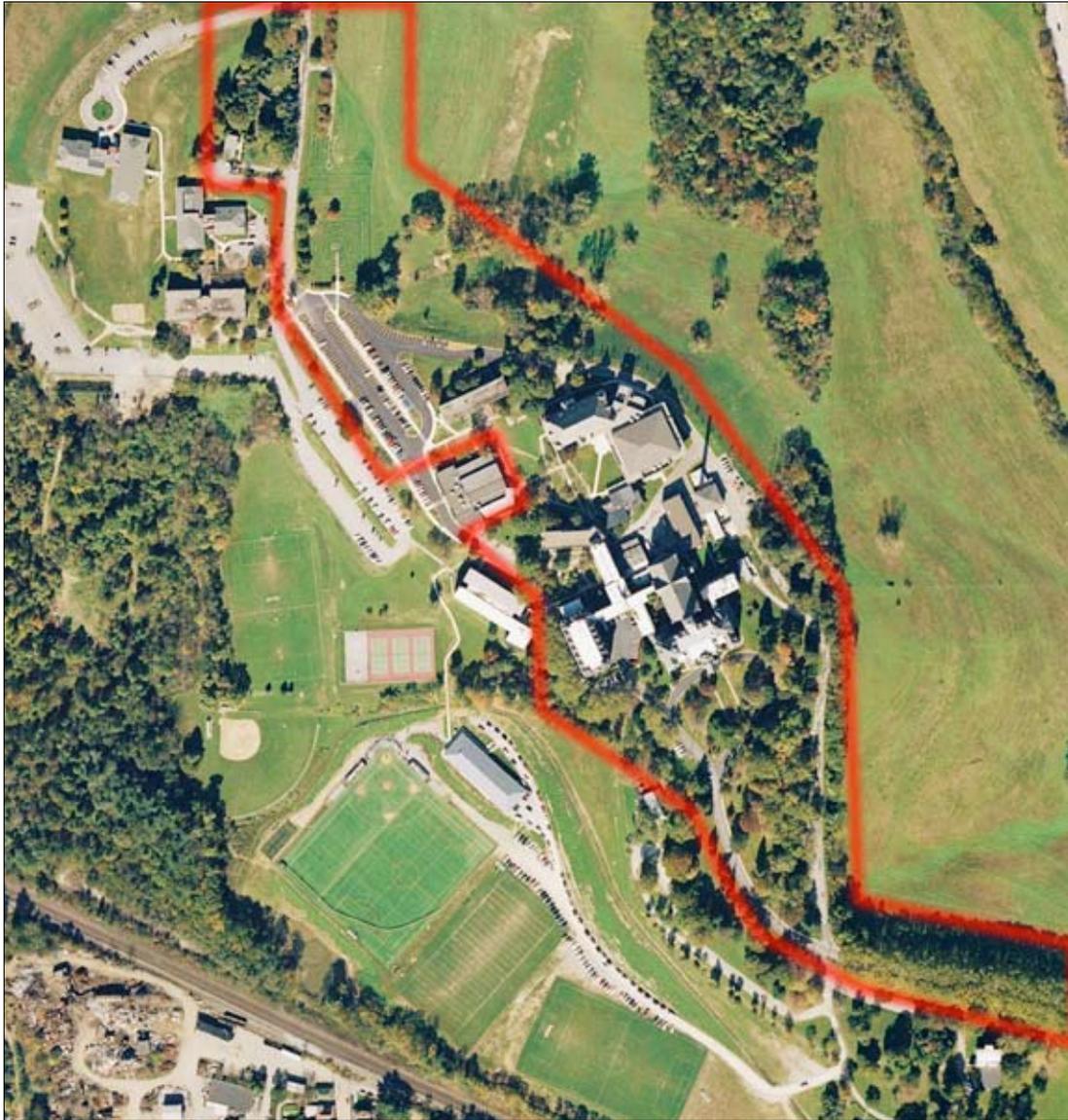


1945



c. 2007





Proposed Seton Hill University Campus Historic District

Recommendation for National Register Listing

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

Recommendation for Campus Planning Process

We recommend that any alterations, renovations, or additions to the historic resources or any new construction within the adjoining historic district first be subject to a formalized review within the Seton Hill University's planning process.



GENERAL RECOMMENDATIONS

GENERAL RECOMMENDATIONS

The historic buildings of Seton Hill have been sensitively maintained with past alterations and additions which have generally respected the historic character of each building. The campus is unique in that five of the eight historic buildings that are the subject of this study are connected, forming one large complex.

Building Exteriors

The character of each historic building is defined by the original materials and details of the structure. These include the roof covering, cornice details, exterior brick and stone, windows, doors, porches, railings and other exterior elements. Seton Hill 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 visible roofs at Seton Hill were originally slate. Slate, if installed using copper or terne-coated stainless steel flashing, is an 80- to 100- year system which has the advantage of having the lowest life-cycle cost of all available options as well as being historically consistent with the original roof.

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

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

Where windows must be replaced, a range of competing manufacturers should be solicited to ensure that the best matching



Roof detail



Woodwork detail



Window detail

design is provided. Depending on the specific details of a given window, different manufacturers will provide a better match.

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 Briefs #1 and #2 distributed by the National Park Service.

Building Entrances and Corridors

Each historic structure has an entrance foyer, lobby, and central corridor system which serves as the organizing design element of the building and typically includes decorative architectural elements. These decorative elements include floor surfaces, base boards, wainscoting, doors and door trim, ceiling trim, and frequently, historic light fixtures. These elements exist in abundance at Administration and Maura Halls and to a lesser extent at Canevin, Lowe, St. Joseph and Sullivan Halls. In all future repair and restoration projects these features should be retained and restored.

Significant Interior Spaces

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

The spaces include the following:

- **Administration:** Corridors, principal rooms
- **Maura Hall:** Corridors and stairs, principal rooms
- **Chapel Annex:** Chapel, Canevin Hall, Dining Rooms
- **Lowe:** Dining Room
- **Sullivan:** Main Gymnasium

Landscape, Hardscape, Site Lighting, and Drainage

Seton Hill University enjoys a varied and notable campus landscape. Open fields meet wooded hillsides and the buildings command the hilltop, providing views in every direction. Though close to downtown Greensburg, the separation provided by the fields and woods gives the campus a



Masonry detail



Administration parlor

pastoral, rural aspect that is pleasant and peaceful. The fields are an important part of the overall campus aesthetic, and any future expansion plans should be cognizant of the views both to and from the campus, and strive for minimum impact on the rural atmosphere.

An interesting piece of campus history is the lake that once graced the grounds. This has now disappeared and the area has become woodland. According to Bill Black, college archivist, remnants of the outline of the lake can still be found by careful examination of the area.

Entry Drive

Automobile traffic accessed the campus from Stokes Avenue Extension until 1911, when the railroad traded land with the college to reduce traffic across the tracks. The current road was laid out and the old gate was closed. The entry drive is a striking and memorable passage thanks to the London Plane trees that line either side of the road. These closely-spaced trees provide a graceful, cathedral-like effect that is attractive in every season. The plane tree has a very open canopy, which allows a dappled and pleasant light to reach the ground even in the midst of summer, and the colorful bark makes for strong winter interest. These trees were planted in 1924 under the direction of Sr. Mary Francesa Urnauer, and we benefit from that foresight today.

Because these trees are now mature, some central trunk decay is evident. This is not a cause for immediate concern, since the London Plane tree can stand for decades with a hollow center, and large-scale tree removal is not needed nor recommended. However, trees must



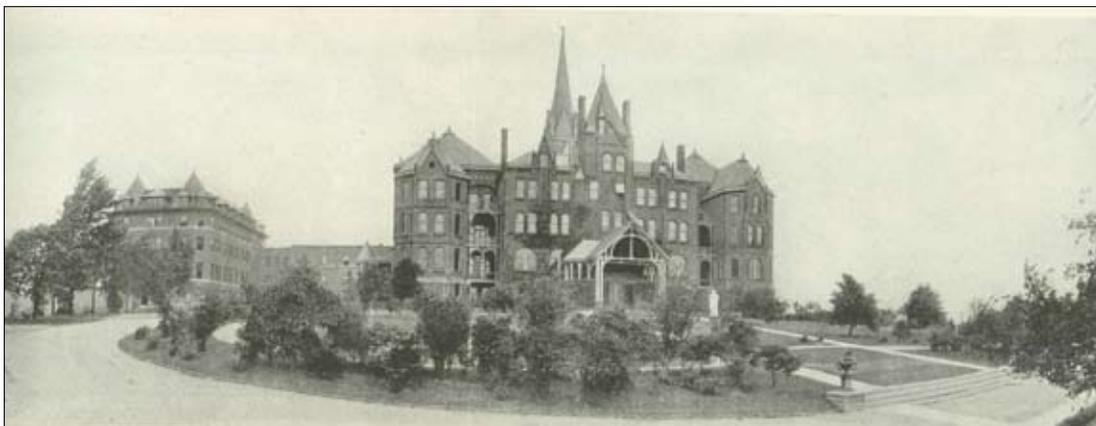
Young London Planes trees.



Tree rhythm.



Campus lake



Fields, campus view

be checked for structural integrity, and potentially harmful trees must be candidates for eventual removal. All the trees are of similar age, and will decline at a similar pace, so a long-term replacement plan must be formulated to ensure continuity of this outstanding feature. Young trees should be planted in the gaps to ensure the regularity of the spacing, since it contributes to the rhythm of the passage.

Because of the age of the trees, there may be a wider genetic diversity in the group than might happen with a similar planting today. Studying the trees for especially vigorous, healthy and disease-resistant specimens might prove beneficial. The Pittsburgh Parks Conservancy is doing genetic study with London plane trees in Schenley Plaza, and may be able to provide information and direction if this idea is pursued. A description of the work can be found at <http://www.schenleyplaza.org/restoration.php>



Great tree

The current road width is a contributing factor in the strength of the effect, and a wider road would lessen the impact. If a wider road to campus is needed for trucks and other traffic, consideration should be given to creating a new road that would approach the campus from another direction, planned for minimal disruption of the most notable scenic views.

Tree Care and Replacement

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

Seton Hill is fortunate to have a large number of impressive specimens. Large oaks, hickories, horsechestnuts, maples, tulip poplars, catalpas and London plane trees are spread across the campus, creating a rich woodland character.

The longevity of trees can sometimes mean they are taken for granted. A mature tree can appear to be largely unchanged for a generation, and it is easy to imagine that it will always remain. However, to ensure an impressive canopy into the future, an ongoing policy of tree care and tree planting must be planned and implemented. Though an old tree can live for many more years, it takes a generation for a young tree to reach a notable size. Legacy trees must be planted for the future, just as we enjoy the trees planted before our time.

Existing trees should have a regular cycle of inspection, pruning, deep root fertilization, and soil aeration. Rotting branches, mechanical damage and root zone compaction can shorten tree life. Trunks and root flares should be protected from mechanical damage.

“Trouble up top means trouble down below” goes the old saying, and tree-stress evident in the branches often indicates problems at the base of the tree or in the root zone. All trees should be evaluated for good health at the base. Bark should be tight without gaps or wounds. Damaged bark impacts tree health and means a shortened life. Photo bark damage

Trees should have a natural flare where the trunk enters the ground. If a tree comes straight from the ground like a telephone pole, a problem is evident. Possible issues include mulch that is too thick, mechanical damage to the trunk, a tree planted too deeply, or girdling roots. All can create serious problems to tree health and should be corrected whenever possible. The Airspade is a useful tool to

excavate root collars without damage to the trees. Resolving root flare issues will extend and improve the life of campus trees.

Trees should have a clear area around the root flare to lessen the potential for damage from mechanical equipment. A mulched area should encircle mature trees to prevent damage to exposed roots.

Young trees need proper planting, regular watering and close attention to soil conditions to ensure a healthy start.



Root Flare

The proper care of existing trees and the planting of new ones are critically important issues and a dedicated funding source for the care of trees and the expansion of tree-planting efforts should be considered to ensure the continued legacy of great trees at Seton Hill University. The tradition of a Class Tree Planting was begun in 1921. A class tree is added each year to the campus, and other donor trees are occasionally added, but expansion of these efforts is encouraged. There are areas on the edges of the main campus where additional trees would be beneficial.



Telephone pole

Also, large, canopy-type trees should be planted in the open areas of the central campus where possible. The opportunities for placing large trees are always limited, and such opportunities must be used to advantage. The central areas should have high canopies allowing uninterrupted views through the spaces. Ideally, they should be generally free of small trees, dense, broadly-shaped (fastigiata) trees and evergreen trees or large shrubs. These are best used for screening purposes, near buildings, and along edges where their shapes will not impact sight lines. Smaller-growing trees are useful for color and interest throughout the seasons, and to increase the variety of species across the campus. Many sites can be found for their placement where space is restricted. As a general guide, a smaller tree will not take a spot where a larger one will fit. Existing canopy trees can have lower branches pruned where they impact sight lines. **See list of suitable trees on page 31.**



Plant Trees

There are other tree species that would make suitable additions to campus, and a campus master landscape plan should be developed to direct tree-planting efforts and other landscape improvements in the coming decades.

Selective uplighting of notable trees could add evening and winter interest to the campus.

Currently, class trees and donor names are marked with brass plaques on stones. With the addition of new plaques and stones each year, the long-term campus effect might suffer, with a surfeit of stone markers under the main-campus trees. Consideration should be given to an alternate form of marking

and recognition. There are various types of attractive tree labels that could give tree information and recognition while lessening cost, maintenance concerns and aesthetic impact.

Some Tree Highlights on the Seton Hill Campus

Acer japonicum – Japanese maple
Acer rubrum – Red Maple
Acer saccharum – Sugar maple
Acer saccharinum – Silver maple
Aesculus hippocastanum – Horsechestnut
Betula populifolia – Gray birch
Carya species – Hickory
Catalpa speciosa – Northern catalpa
Cladrastis lutea – Yellowwood
Corylopsis gotoana – Winter hazel
Fraxinus pennsylvanica lanceolata –
Red ash
Ginkgo biloba – Ginkgo
Ilex opaca – American holly
Larix decidua – European larch
Liriodendron tulipifera – Tulip tree
Metasequoia glyptostroboides –
Dawn redwood
Pinus strobus – White pine
Quercus macrocarpa – Bur oak
Quercus palustris – Pin oak
Quercus rubra – Red oak
Thuja spp. – Arborvitae
Tilia spp. – Linden
Ulmus glabra ‘Camperdownii’ – Camperdown elm



Tree Label

List developed from 'Notable Trees of Seton Hill' by Regina Birchem and Martha Oliver

Notes on Woodland and Tree Spacing

One of the charms of the existing tree cover is the natural effect of the woods. It is easy to imagine that the tree cover has always existed, though the college was built on farmland.

Relatively close spacing of the original trees is one reason, along with trees that have seeded themselves naturally. Close-spacing forces the trees to grow tall rather than broad, creating a high canopy supported by unobscured trunks. The trees angle in search of light and the trunks work almost as a sculptural unit, with the relationship between them changing as one walks around and between them. With wider-spaced trees, the effect is different. The trees grow straight, and the relationship between trees does not vary as much from different viewpoints. These factors should be kept in mind when planting new trees. While young trees must be set somewhat away from the existing tree canopy for light, consideration should be given to occasional plantings of multiple trees, spaced closer together in random patterns as is seen with some of the older examples. In this way, the natural charm of the woods will continue into the future.

Dead wood and brush cover provide critical wildlife habitat, and ensuring this remains in the more-heavily wooded areas will benefit the environment. Trees should be inspected for potentially dangerous dead branches in the canopy, and these should be removed when found. Invasive tree seedlings (eg. Norway maple), and invasive weeds and vines should be removed from wooded areas to lessen competition for the native species, but natural brush cover and native shrubs and grasses should be encouraged. Hillsides difficult to maintain and subject to invasive tree growth can be reforested for ease of care and long-term sustainability. The hill between parking lots 'A' and 'B' is one area that would be improved by groves of trees.

Notes on Mulching

Mulch has proven benefits for trees and shrub beds. It cools the soil and helps the plants retain moisture. Having grass-free areas around tree trunks lessens root competition for water, and also lessens damage from mowers, string trimmers and other mechanical equipment. However, mulch improperly applied can be more damaging than having no mulch.

Mulch applied too thickly can impede the passage of air and water to the roots, causing trees to suffocate. Tree roots can grow upwards into the mulch in an effort to get water, weakening the health of the tree. Thick mulch also becomes attractive for mice and voles, which can live under the mulch and chew on the bark of trees and shrubs for sustenance, causing injury or even death to the plant. Mulch thicknesses of approximately 2 inches are recommended.

Mulch directly against the trunk of a tree or shrub has dangers as well. The bark remains constantly wet, an environment for which it is not designed. This constant moisture sets up conditions favorable for decay and insect damage. Once the protection of the outer bark barrier is breached, the inner bark (phloem) is subject to injury, damaging the circulation of the tree and allowing rot and insects to access the heartwood.

The root flare and trunk must always be visible and uncovered for proper tree health.

Trees should have no mulch within 8 to 12 inches of the root flare and trunk.

Shrubs should be clear of mulch for 3 to 5 inches from the trunk.

Choices of mulch can be important too. Ideally, mulch imitates conditions on the forest floor, which would consist mainly of decaying leaves with some decaying wood. Bark mulch does not decay as quickly as leaf compost, which increases the durability of product but does not create ideal soil conditions. If bark mulch is applied yearly, without time to decay, a layer can develop that can interfere with the movement of air and water. In addition, if mulch is too fresh and not composted, it can rob nitrogen from the soil as it decays. This comes at the cost of plant health and vigor. When bark mulch is used, it should be one that has been allowed to age and begin the process of composting to lessen interference with plant growth.

Leaf compost and mushroom manure are ultimately more beneficial to the soil and their use



Farmland



Reforest Hillside



Landscape fabric

should be considered as part of the overall mulching strategy. They are better food for earthworms and other soil dwellers, which is the best method of soil improvement. Mushroom manure can sometimes raise the alkalinity of soil so this should be considered when using it around acid-loving plants.

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

Foundation Plantings and Pruning

Buildings with strong architectural character often benefit from simple foundation plantings. Complex plantings can detract from the architectural character, while simplicity in design and limited plant varieties show the building to advantage. This can be shown by the privet hedges along the Administration building and the hedges that accent the base of Sullivan.

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

Large areas of mulch are less attractive than shrubs, lawn or ground cover, and should be reduced wherever possible.

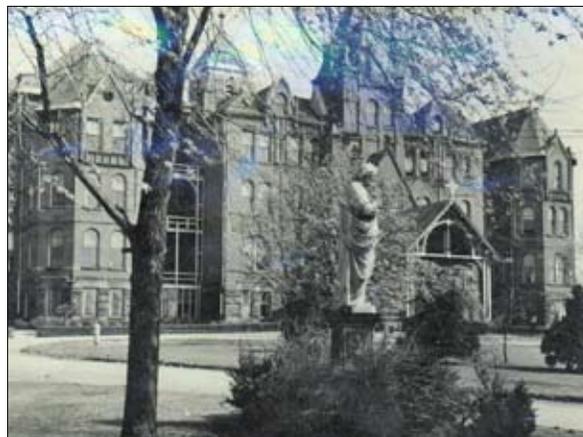
With individual plants, shrub pruning could be relaxed in some cases to allow a more natural shape. Hand-pruning rather than shearing will provide a softer effect. In cases where regular severe pruning is needed to keep a shrub or hedge in bounds, replacement of the plants with a smaller-growing species would be the best long-term strategy. When a group of like plants is planted together, allowing them to grow together, rather than pruning as individuals will produce a better effect.



Swings



Swings 2008



Historic photo of the Jesus of Nazareth statue



Jesus of Nazareth statue



Blessed Virgin Mary – Our Lady of the Rocks

Swings and Statues

Two distinctive features of the Seton Hill University campus are the swings and the various religious statues that can be found across campus. These items add to the unique character of the school, and should continue to be repaired and restored as necessary.

Most of the statues appear in good repair, with some of the bases requiring attention. Some of the settings might be improved by simple landscaping at the base. A low shrub mass can help highlight the statue. Even a bed of ground cover will often improve the appearance.

Our Lady of the Rocks statue is currently surrounded by a bed of mulch, with most of the rocks having been moved or buried. Archivist Bill Black has discovered a buried flagstone path around the site, and old photos show how the statue once appeared. Consideration should be given to restoring this feature with a rock garden base, providing upkeep can be maintained. This would create a renewed focal point in this area. (The St. Francis statue at another location shows how attractive this can be.) Alternately, large rocks could be added and ground cover planted in the bed to improve the overall aesthetic.

A statue known as the The Angel was recently rediscovered thanks to knowledgeable maintenance workers and is currently located in the archives. Restoration of this attractive sculpture should be undertaken and the sculpture should be reunited with its base. The base carries the date May 1892, suggesting a long history for this sculpture.



Colorful plants create a visually pleasing field of view.



Base of the Angel



Statue and Evergreens

Numerous other statues are equally attractive and a photographic and chronological history of their genesis would be a worthwhile historical undertaking.

Front Entry Lawn

The front entry lawn is the visitor's first impression of the main campus. Currently the space is planted with a mixed variety of shrubs and trees, and the views and overall impressions are not as strong as they might be with an alternative design. Low, densely-branched trees and thick shrubs make the space seem crowded. Archival photos show plants ringing the circle and dotted about the lawn in what was termed the 'Gardenesque' style of planting. In this style plants were often set in the lawn to showcase and highlight individual specimens, without much thought to plant relationships or the overall composition. The current scheme retains elements of the style for a somewhat haphazard effect, and would be improved if the views through the space were opened

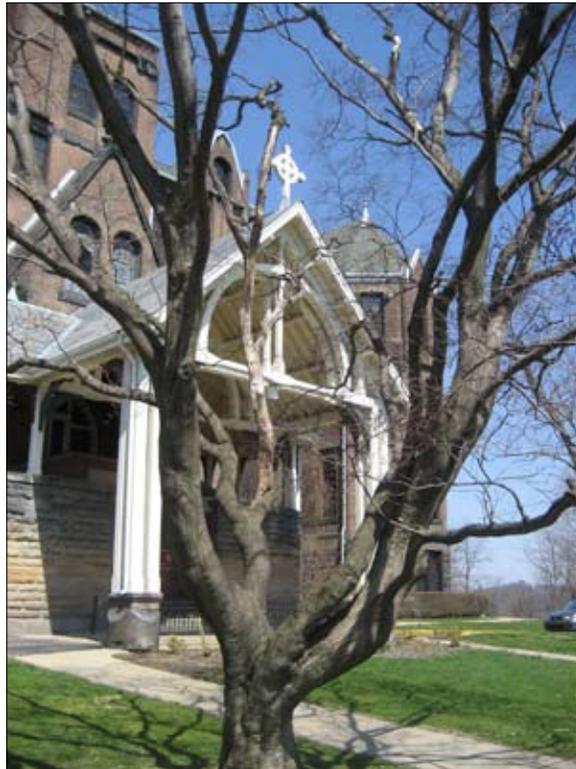
up and the main building were more visible from the entry drive. Many of the trees are in a state of advanced maturity or showing signs of decay. This presents an opportunity for a new plan that could be gradually implemented and would improve the aesthetics of the space.

The Elizabeth Ann Seton statue is backed by evergreen trees. The contrast of the dark green trees sets off the white statue, but as the trees grow up they will obscure the view to the administration building. With the other evergreens on the lawn, the building could eventually become completely obscured.

Consider using a lower growing evergreen shrub as a background to the statue to give emphasis while preserving sightlines. Holly would give evergreen mass and could be kept to a lower height. The shrub near the drive helps soften the base but needs additional mass. Add additional yews or replace the yew with boxwoods and soften pruning for a more natural effect.

A saucer magnolia has been artfully pruned and has self-grafted where the branches cross. This is quite attractive and an interesting study for the biology student. Unfortunately branch ends have been pruned in a manner that has left stub branches, which are rotting, with the rot advancing to the main portions of the trunk. This will shorten the life of tree. The dead wood should be pruned to the extent possible without destroying the overall shape.

The Atlantic white cedar has dead wood



Japanese maple



Winter Camperdown

within. Its placement obscures the building from the entry drive. White cedar, saucer magnolia and mulberry are crowded to the detriment of all. The mulberry needs thinning and removal of dead branches. The tree is old and rotting in the center and could be considered for removal as part of an overall re-planting plan.

A dogwood (1926) contains dead branches and shows signs of disease. The tree should be treated as long as is feasible but will require eventual removal. This edge of the lawn could use large trees.

Horsechestnut to the left of the sidewalk mirrors the horsechestnut on the right. These trees are impressive specimens with good form and are good candidates for lighting. A third, closer to building is smaller, has a less-pleasing shape, and is less healthy. Treat all trees as part of an on-going tree maintenance program.

A large red-leafed Japanese maple has dead branches and rot advancing toward the main trunk. Prune dead wood at branch collars to allow the tree to seal its wounds.

The Camperdown elms (*Ulmus glabra* 'Camperdownii') are unusual specimens and are seen in campus photos from the early 1900's. This was a popular novelty tree with plant collectors in the Victorian era. The top portion is derived from a ground-hugging mutant branch that was first discovered at Camperdown House in Scotland around 1834-1840. It is generally grafted to a wych elm base to give it height. The graft is clearly visible due to the different bark textures, making this an interesting item for the biology student and the curious. These trees are aged and show signs of decline. Replacement trees should be planted to ensure continued representation on campus. Existing trees should be treated and maintained as long as is feasible. New trees should be planted in such a manner as to not interfere with views and sightlines.

Remnants of a privet hedge exist along the entry drive to the right. This hedge gets thin and patchy in the center due to heavy shade. The hedge is attractive where thick and creates a nice separation from the woods beyond, creating a more formal entry area. Keep hedge where thick in sun, remove remainder where it becomes thin, or thin trees slightly in this area to allow more light through.



Hedge



Sweetbay



Yellowwood in winter.



Prune out branches that cross.

Lightly thin the two large magnolias near the drive to the right of the walk. This will allow more light through and improve the grass.

Plant new canopy tree in the space between the mock orange and road.

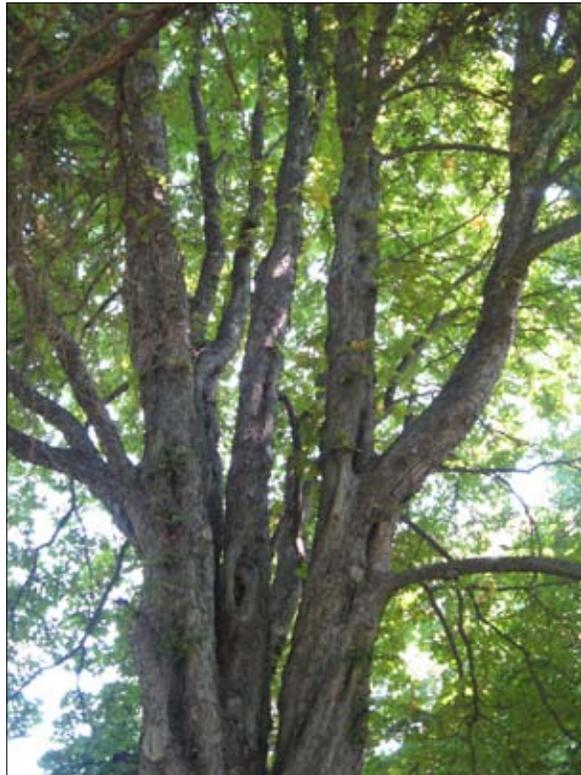
Remove lower branches of the maple nearest the road and sidewalk to a height of 12 to 14 feet for better sightlines.

Remove the smaller white cedar and mock orange to highlight the form of the horse chestnut to right of the walk.

The sweetbay magnolia (2003) has a slippery elm sprout growing within it. This should be removed or the elm will outgrow the magnolia. The weed should be dug out if possible since cutting will only encourage new growth from the roots. Consider moving the magnolia to another location; this site would support a larger-growing tree.

Large yellowwood (*Cladrastis lutea*) is a beautiful specimen with significant decay. Poor pruning practices have allowed rot to enter main trunk. The tree appears to have been top-pruned in the past. This tree will require eventual removal and plans should be made for replacement trees.

Prune the grove trees near the grotto for crossing and rubbing branches.



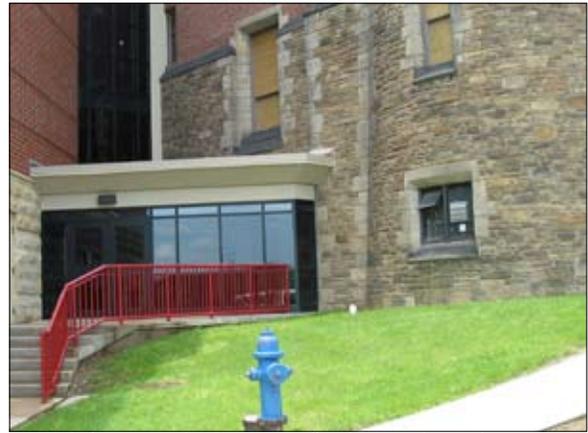
Horsechestnut



Japanese Maple

Hardscape

A thorough effort should be made to eliminate some of the ADA barriers of the existing sidewalks.



New stairs are not ADA compliant. An at-grade walkway could have been attached at the upper elevation, thus eliminating the need for costly steps.



Sidewalks not contiguous



Sidewalks that require repair



Irregular elevations and incomplete handrail



Stairs missing handrail



Narrow sidewalks due to overgrowth.



Missing curb cuts



Stairs missing handrail



Stairs missing handrail

Historic District Heirloom Plant Suggestions

Partial list of suitable shrubs:

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



Example of the Ninebark (*Physocarpus opulifolius*)



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

Partial list of suitable trees:

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



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

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



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



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



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

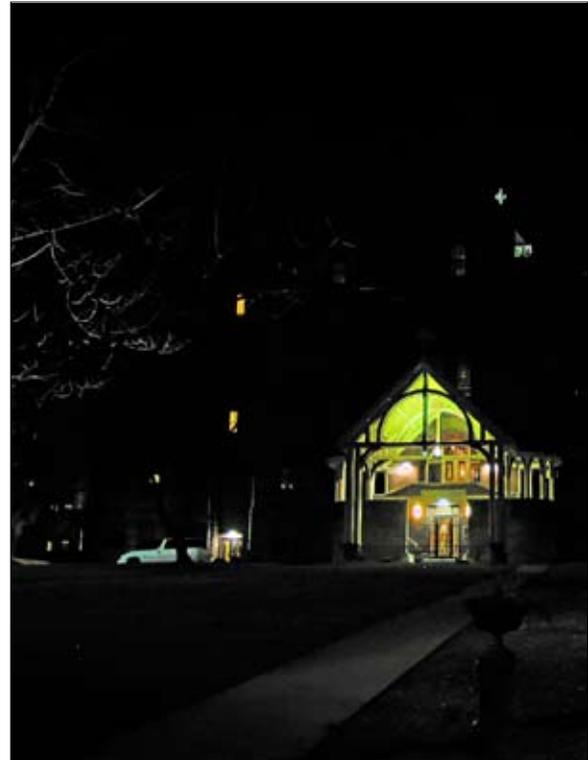
Campus Lighting

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

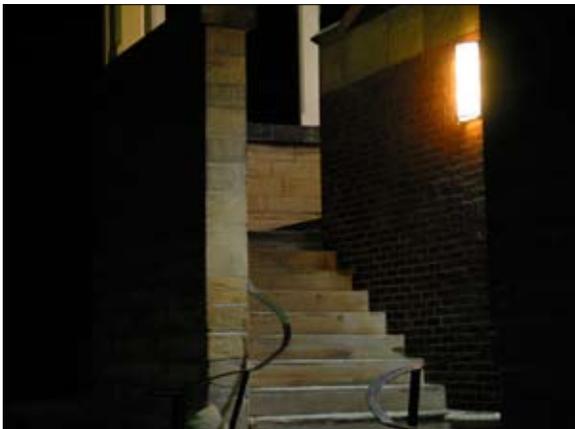
Artistic lighting of these assets will showcase the uniqueness of the campus, while simultaneously creating a warm and inviting visual field for students and staff walking through the campus at night.

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

When illuminating buildings and landscaping, direct walk, road, glare and blinding pole and spot lighting may be significantly or entirely eliminated adjacent to the lighted structure, reducing energy consumption.



Lighted portico should be complimented by lighting the entire facade of the Admissions Building, which now is lost in total darkness.



Eliminate dark stairs by lighting the building architecture.



Consider more even light in Grotto, hide fixtures.



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



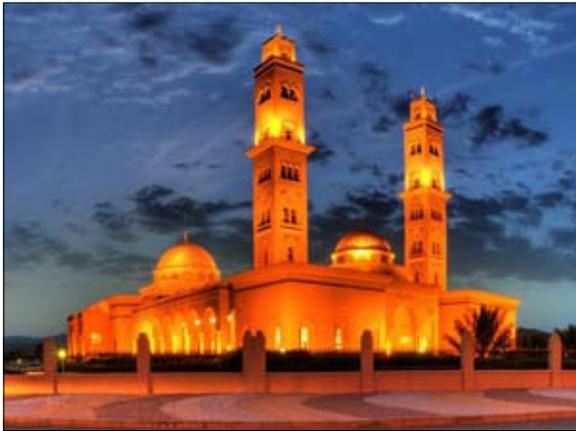
Up-lighting with high pressure sodium lamps lessens the need for more obtrusive street lighting. The Landmarks Building at Station Square, the former Pittsburgh & Lake Erie Railroad main terminal.



Lighting of the St. Petersburg Stock Exchange, Russia.



Facade lighting, Salamanca Spain.



Bala Mosque, Bala, Oman.



Uplighting a tree to provide ambient dispersed light.



Using lamps with a Color Rendering Index (CRI) of at least 70 will show much more of the architecture that is diminished with the existing lighting. Also lighting with HID, such as Metal halide lamps and others, can achieve a 70 CRI and best show the actual color of the subject area.

The characteristics of good lighting at night:

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

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



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

Archival Resources

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



**INDIVIDUAL
RECOMMENDATIONS
AND IMMEDIATE
MAINTENANCE ISSUES**



ADMINISTRATION BUILDING

The Administration Building is Seton Hill's oldest and grandest historic structure. It is in an excellent state of preservation, having been restored in 2001. Except for the removal of a pair of multi-story front porches in 1966 for the installation of essential fire stairs, the building has retained its historic character to an exceptional degree.

Long Term Recommendations

The building is in an excellent state of preservation. Continue program of routine maintenance of roofs, gutters, exterior woodwork and masonry.



Administration Building

Recommendations for Maintenance for Years 1 Through 3

- Consider continuing downspouts so that rain water flows into flower bed and not onto walks.
- Scrape, prime and paint the portico timbers and roof framing.
- Consider removing the paint from the copper gutters and allowing them to age naturally or scrape, prime and repaint.
- Re-point the masonry as needed to match color, size and texture of the original mortar.
- Pump grout into voids of stone stairs. Consider flipping or turning stairs that are damaged on a particular side.
- Repair ties in stained glass to eliminate bulging.
- Repairs of stone masonry should match stone in color and texture; products such as those manufactured by Jahn and other restoration companies should be considered.



Repairs of stone masonry should match stone in color and texture.



Repairs of stone masonry should match stone in color and texture.



Repairs of stone masonry should match stone in color and texture.



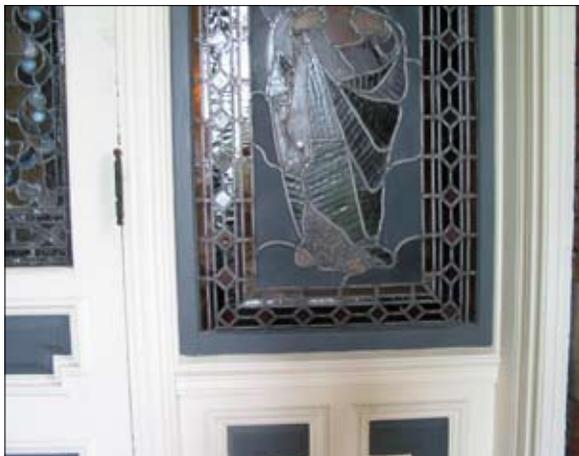
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Scrape, prime and paint the portico timbers and roof framing.



Repair ties in stained glass to eliminate bulging.



Consider removing the paint from the copper gutters and allowing them to age naturally.



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



Landscape Recommendations

Front entry

Consider planting Green Gem boxwood hedge along drive between portico pillars.

Foundation is stone to base, so large screening plants are not needed. Doublefile viburnum is a spreading plant; alcove is too tight a space without pruning.

Kousa dogwoods are planted in the beds to right and left of entry. These trees are suffering from heat and drought. Consider moving them to more suitable locations where they can receive some afternoon shade. A third tree is more protected and healthier but has been top pruned.



Administration entry shrubs.

Consider moving larger shrubs to another location, replacing with tidier and smaller-growing species.

Add boxwoods to existing spaced specimens to make solid hedge. Move entire hedge closer to drive. Upright hornbeams are planted to either side of entry. While young this is a narrow tree, but it spreads quite broadly as it matures unless sheared. These trees may eventually get too wide for this space.

Privet hedge is used to good effect. This is a simple treatment that shows the building to advantage. Hedges should be pruned to be slightly wider at bottom than at the top so sunlight reaches the bottom of the hedge. Spirea anchors the corners.



Administration entry.

West Between Administration and Maura

Area contains two blue spruces, a Norway spruce, a dawn redwood and a mountain ash. Plants appear healthy. Dawn redwood has enough room for proper growth. Evergreens and dense and fastigate trees disrupt open views and are therefore not generally recommended for central lawn areas. Compositionally the plant grouping shows less-than-ideal foliage color and texture combinations.

Locust (1988) tree casts a pleasant shade. Tree has mulch against trunk and many small dead branches. Pull mulch back and consider light pruning.

Remove mulch from trunk of star magnolia and large rhododendron near walkway.

Dogwood (Mary Sherlock tree) would benefit from light pruning of dead and inward-growing branches.

Burning bush hedge (*Euonymus alata*) is



Privet Hedge

an effective parking lot screen, but requires regular pruning. If reduced maintenance were desired, a hedge of Green Mountain boxwood could be planted instead. ‘Green Mountain’ grows to about 5 feet high and 3 feet wide and would require very little effort once established. Space plants at no more than 24” for a dense hedge.

A small flower bed is well-placed. It is of manageable size and effective for summer color but not so large as to be unsightly in winter.



Blue spruce group

East

This area, known as the Sisters’ Playground, was once off-limits to everyone but the Sisters of the school.

A few plants remain as remnants from the Sisters’ Playground; a lilac, flowering quince, Rose-of-Sharon and peonies. The plants have been severely pruned and are subject to diseases like powdery mildew. Consider a new planting plan for the area using heirloom-type plants but utilizing better, disease-resistant varieties. For example, if Rose-of-Sharon (*Hibiscus syriacus*) is planted, choose the newer triploid types which are everblooming and non-seeding. Examples include ‘Aphrodite’, ‘Diana’, ‘Helene’ and ‘Minerva’.

A number of trees in this area are in a state of decline.

A large Norway maple shows leaf scorch and crown dieback, also rot in the central trunk. Evaluate tree for extent of decay.

Sugar maple nearest sidewalk toward grotto has bark damage on sidewalk side, possibly salt or mechanical injury.

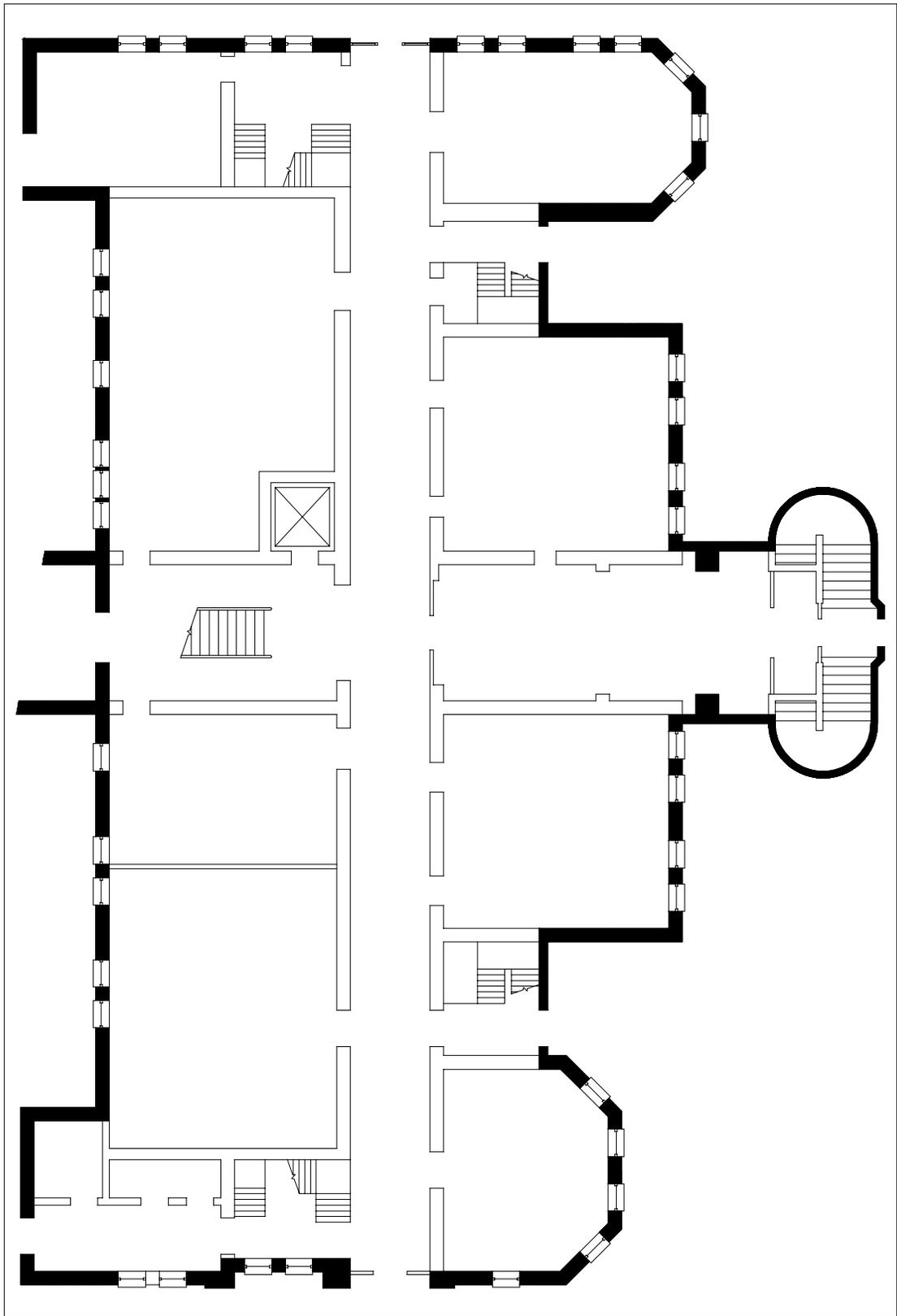
There is an opportunity for new trees in this area. A new yellowwood (*Cladrastis lutea*) should be considered as well as varieties currently unrepresented on the campus to increase the breadth of the arboretum.

North

A hidden garden in the breezeway contains wood poppies, hostas, ferns, and itea. A small tree such as a single-stem serviceberry or dogwood would add height and seasonal interest. This small garden is a pleasant respite and could be expanded and enhanced.



Hidden garden



Drawing of Administration Building

CANEVIN HALL

Canevin Hall, built 4 years after Lowe Hall and designed by the same architect, Carlton Strong, has many of the same design characteristics as Lowe. The building is little changed from its original design, retaining details usually altered, such as built-in closets and bureaus and original finishes in the rest rooms.

Long Term Recommendations

- The elevator will need to be upgraded to be fully compliant with current ADA requirements. The new cab and controls should easily fit within the existing shaft.
- Most colleges are converting traditional dormitories to apartment type suites composed of 2 bedrooms, a common room, and an in-suite bathroom. If that type of renovation is contemplated in the future every effort should be made to retain as many original details as possible including the paneled and glazed doors and built-in closets and bureaus.
- Consider a more appropriate entry at the north side of the building with an accessible path.
- Maintain exterior masonry.



South elevation of Canevin Hall



Built-in dresser and cupboard



Typical historic corridor door

Recommendations for Maintenance for Years 1 Through 3

- Repair damaged concrete at entrance doors.
- Avoid the use of sodium and calcium chlorides for deicing due to the damaging effects on concrete and steel. Urea is a less damaging material and also contains nitrogen which may be beneficial to landscape.
- Remove extraneous hardware from masonry which eventually will rust and spall mortar joints and stone.
- Prune back trees from windows and roof lines.



Remove abandoned hardware, repair holes.



Remove abandoned hardware, repair holes.



Damage due to de-icing agents.



Damaged concrete.



Prune trees from windows and roof lines.

Landscape Recommendations

North

Remove black plastic from base of Linden tree. Prune and fertilize tree.

Area directly against building contains rocks and moss, suggesting possible treatment as a Japanese-inspired woodland garden. The metal railing near the Linden could be removed allowing access to this area, and stepping stones could be added for easier passage. Pieris shrubs are in decline. They should be replaced and the soil improved. Low mounds with additional woodland plants could be added, understory trees planted and moss allowed to grow as a ground cover.

Remove old lilacs in this area. Replant new lilacs in a sunnier position.

Allow yew bushes around landing to grow together as a hedge instead of individual pruning. Add shrubs where necessary. Improve soil and mulch area. Consider adding sidewalk where footpaths are evident.

Ash tree is showing central rot at base. Mature ash trees with rot can break over at the base with age, so tree should be monitored.

Recently-planted trees include two redbuds and a Kousa dogwood. There is room for larger trees in the lawn area to create a shade canopy. Use larger-growing trees when space permits.



Canevin rocks



Canevin yews

South-West

A footpath is evident along the west side, from the south side of Canevin to Reeves. The oak grove in this area is showing signs of stress, possibly due to root compaction issues. Create official walkways with sidewalks and steps, following logical paths of desire. Aerate soil around trees. Secondary paths should be mulched to lessen compaction issues. Area could be planted with ground cover where grass is thin to lessen need for mowing.

Consider new bases and possible locations for sculptures currently located near Canevin and Maura on rock beds.

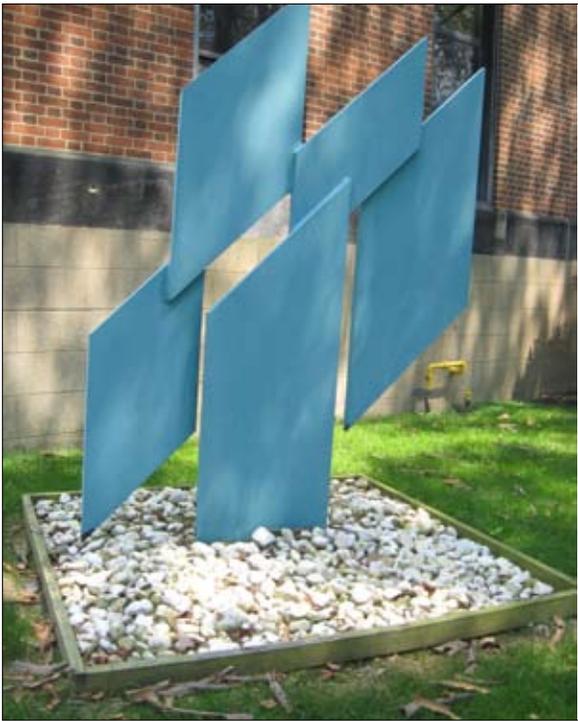
Placing them on areas of hardscape near buildings could improve the aesthetic of both the sculptures and the campus landscape. The sculpture near Lynch Hall is a good example of a suitable treatment.



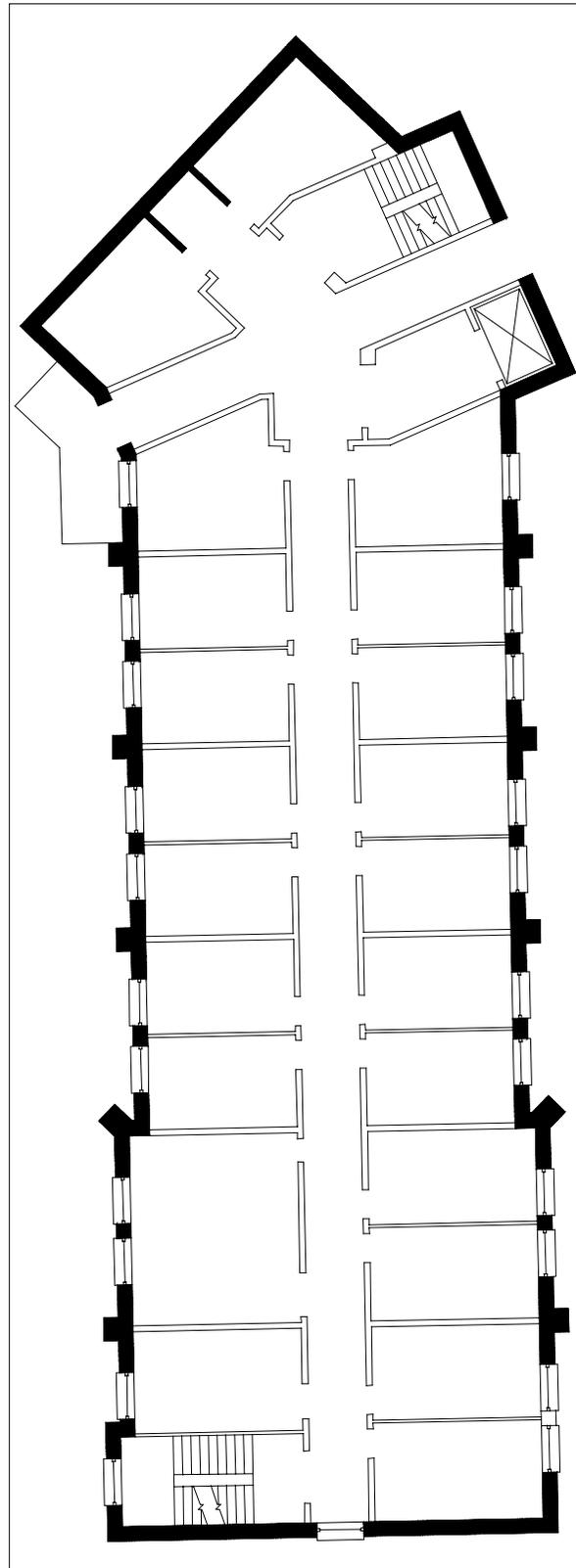
Canevin lawn



Compaction



Sculpture Maura



Drawing of Canevin Hall

CHAPEL ANNEX

The Chapel Annex houses many of the college's assembly spaces including, historically, ground-level dining rooms, Cecilian Hall on the second level, and on the top level St. Joseph Chapel. The east dining room has been altered for offices and a classroom and the chapel space has been redecorated twice, most recently in early 2008.



Long Term Recommendations

- The ground level has, over time, lost much of its original character. The reuse of the spaces on the ground level should match as much as possible the university's space needs with the original open character of the first-floor spaces.
- A portion of the original paint scheme of the chapel space is preserved behind one of the confessionals. The University should consider restoring the original paint scheme at a future time.
- For the protection of this historic structure, smoke and fire alarms should be added to the chapel and dining levels at a minimum. Ideally, fire suppression should be added to the entire structure.
- Maintain stained glass. We do not recommend outer panels which can trap heat and moisture.
- Maintain exterior masonry.



Detail of original Chapel paint uncovered in 2008

Recommendations for Maintenance for Years 1 Through 3

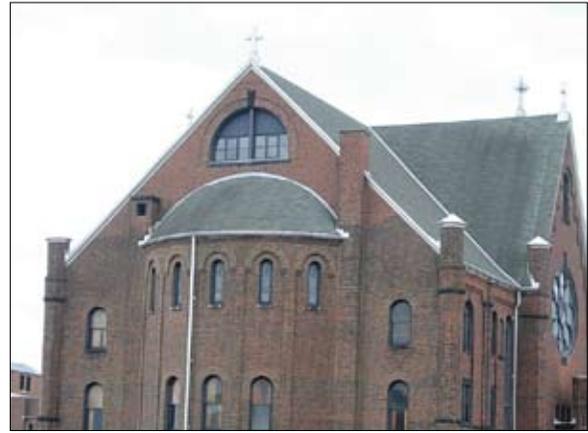
- None



Chapel



Cecilian Hall



View of Chapel Annex from South



Altar



Steps to Chapel

Landscape Recommendations

This charming space is formed by the outer walls of the Chapel, Lowe and the Administration Building. The garden has a pleasant feel and contains an interesting selection of plants. Known as Mary's Courtyard, the original garden was simpler, with grass, stepping stones, the pond, and a few areas of flowers. The current garden is maintained by the Seton Hill University Garden Trustees, who also maintain other garden areas on campus. Their efforts are laudable, and additional help and funding would allow them to make further improvements to campus gardens.



Courtyard Garden

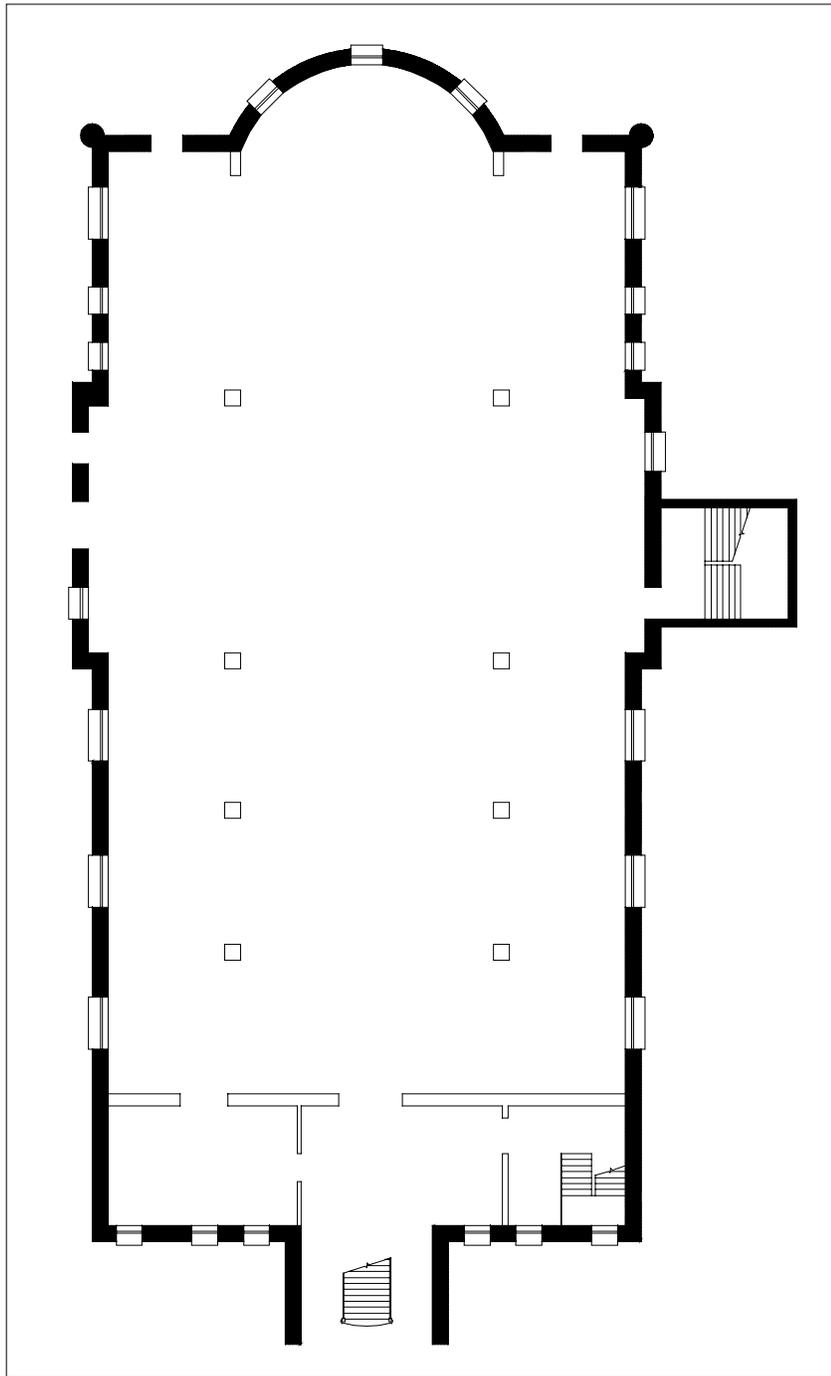
Consideration should be given to a revised plan for this area. An updated planting plan and a stronger sense of structure would improve the impact of this outdoor room.

The upper brick walk slopes and is sliding due to wash. A low retaining wall would create a level entry area, and a wider stair would make the garden more welcoming. The lower area could be slightly redesigned for better traffic flow, and an additional seating area could be developed under the American holly. Additional evergreen shrubs would create a stronger winter effect. The Havey Hall rhododendron could be moved to this garden.



Mary's Courtyard

Plants noted include white dogwood (*Cornus florida*), Winter hazel (*Corylopsis gotoana*), Flowering cherry (*Prunus sp.*), Crepe myrtle (*Lagerstroemia indica*), Japanese umbrella pine (*Sciadopitys verticillata*), Summersweet (*Clethra alnifolia*), Rose-of-Sharon (*Hibiscus syriacus*) and American holly (*Ilex opaca*), along with numerous woodland perennials.



Schematic drawing of Chapel Annex

HAVEY HALL

Havey Hall is the newest structure included in this study and is significant as a design by the office of Philip Johnson. As a modern design the building is distinguished by its free standing setting and expressed reinforced concrete structural system.

Long Term Recommendations

- When windows and exterior doors are replaced, match the existing with new clear anodized aluminum replacements.
- In our opinion the interior is not significant architecturally and can be modified as needed. The open glazed entry lobby and stair towers are the only significant interior spaces because of their close relationship to the exterior.
- When the entry steps and terrace are replaced, match the original design. Integrate an accessible ramp into the new design.

Recommendations for Maintenance for Years 1 Through 3

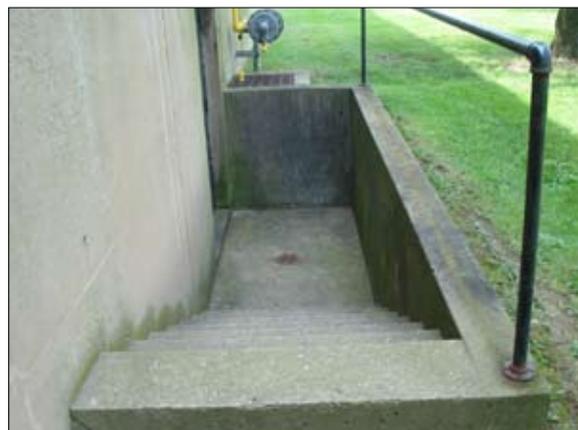
- Repair spalls in concrete by treating the rebar with a rust inhibitor and patch concrete to match existing.
- Prune tree back from window and roof line.
- Repair leaking hose bib to reduce damage to concrete.
- Repair concrete masonry at foundation.
- For safety, consider adding hand rail to stairwell leading to basement.
- Check ADA ramp for concrete spalling.



South elevation of Havey Hall



Detail of Havey stair tower



Missing stairwell hand rail



Repair spalling concrete by treating rust and patching



Foundation masonry requires repair



Prune trees encroaching on roof and masonry

Landscape Recommendations

There are currently no foundation plantings at Havey Hall. If foundation plantings are considered, they should be simple and evergreen, in keeping with the clean and simple lines of the building. The eastern side has a high exposed foundation and might benefit from foundation planting for screening.

South Entry

Left of entry: Sweet bay magnolia is in decline. Evaluate tree for potential problems.

Room exists for large trees in lawn panels to left of entry.

Right of entry: Cucumber magnolia is an unusual specimen. Both it and nearby Black Cherry tree appear healthy.

East

Between Havey Hall and Sullivan is a grove of trees which includes 7 white pines, 5 red oaks and a silver maple. The trees have some dead wood within the branches but overall appear to be in good condition. Consider a regular tree-care program including soil aeration, fertilization and trimming.



Minor leak can create larger problems



Havey East concrete

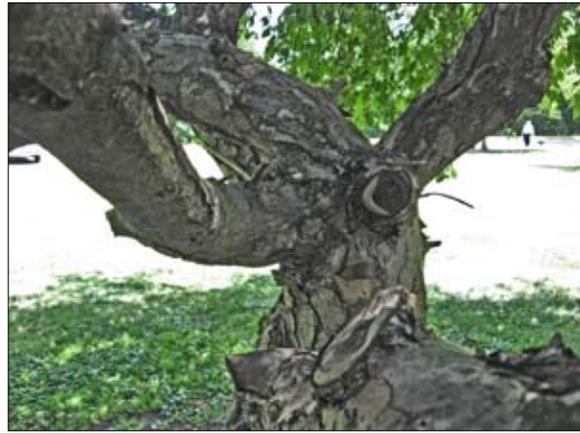
North

A single rhododendron is the only shrub on this side of the building. Consider moving it to the chapel courtyard garden behind Administration.

Remove black plastic mulch around maple tree. Pine trees appear to be healthy. There is room for additional large trees on this side of Havey Hall.

1985 crabapple: poor pruning has left stubs. Always prune to branch collars. Tree could use light pruning. Do not overprune or trees will get suckers.

Sweetgum on northwest corner has bark damage at base. Rot is evident, bark peeling away. Possibly result of earlier mechanical damage. Have tree evaluated for soundness. Use caution around trees with mowers and trimmers.



Havey Crab



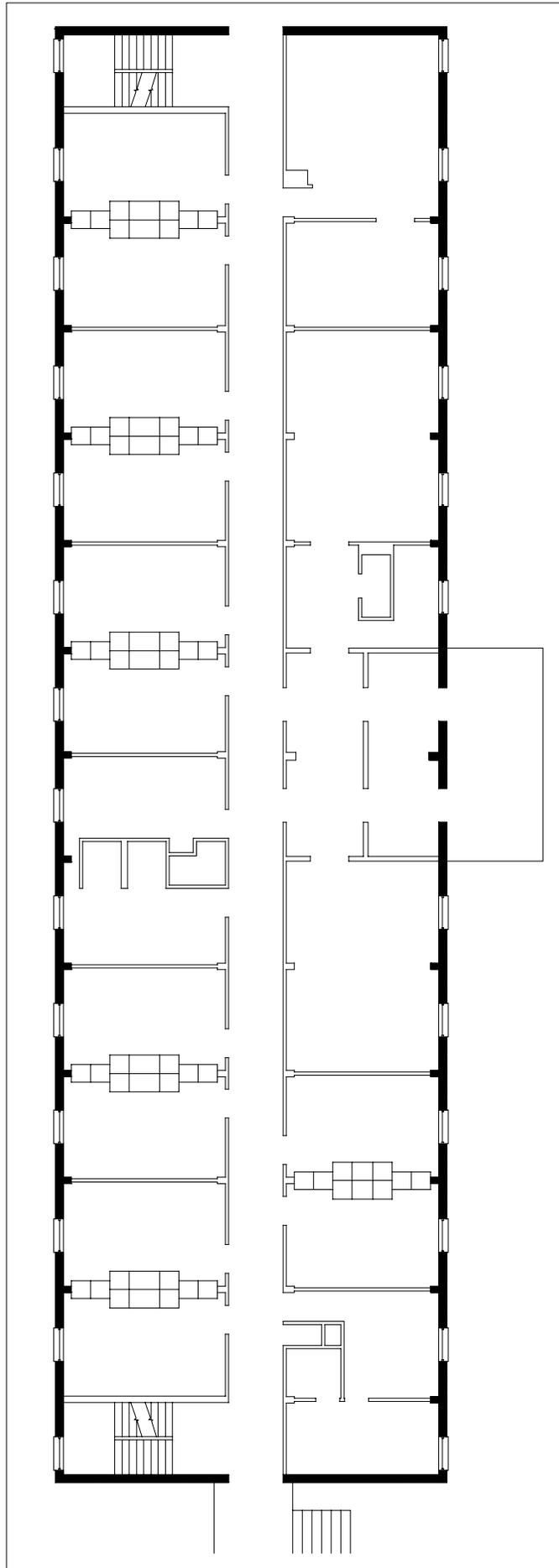
Havey Sweetgum

West

There is room on this side of Havey for additional large trees that would help integrate the building into the campus and extend the wooded environment of the campus.



Havey West



Schematic drawing of Havey Hall

LOWE HALL

Built as the college's first residence hall, Lowe Hall retains the majority of its historic character including paneled and glazed corridor doors, historic woodwork and built-in closets and bureaus at the dormitory rooms. On the first floor the Dining Hall has an arched ribbed ceiling with a polychrome paint scheme and leaded glass casement windows.

Long Term Recommendations

- Most colleges are converting traditional dormitories to apartment-type suites composed of 2 bedrooms, a common room, and an in-suite bathroom. If that type of renovation is contemplated in the future every effort should be made to retain as many details as possible including the paneled and glazed doors and built-in closets and bureaus.
- The steel casement and leaded glass windows at the Lowe Dining Hall are in fair condition but will require rehabilitation or replacement eventually.
- The poly-chrome paint scheme on the ceiling of the dining room was apparently repainted by students in the 1950s. Research into the original paint scheme and future restoration should be considered.
- The corridors have retained their historic character to a remarkable degree. Investigate modern but more appropriate corridor lighting.



Lowe Hall, as viewed from the west



Lowe Hall, Dorm room bureau and closet



Lowe Hall dining

Recommendations for Maintenance for Years 1 Through 3

- Remove any extraneous hardware.
- Re-glaze window glass, scrape, prime and paint steel casement windows.
- Re-point masonry joint as needed.



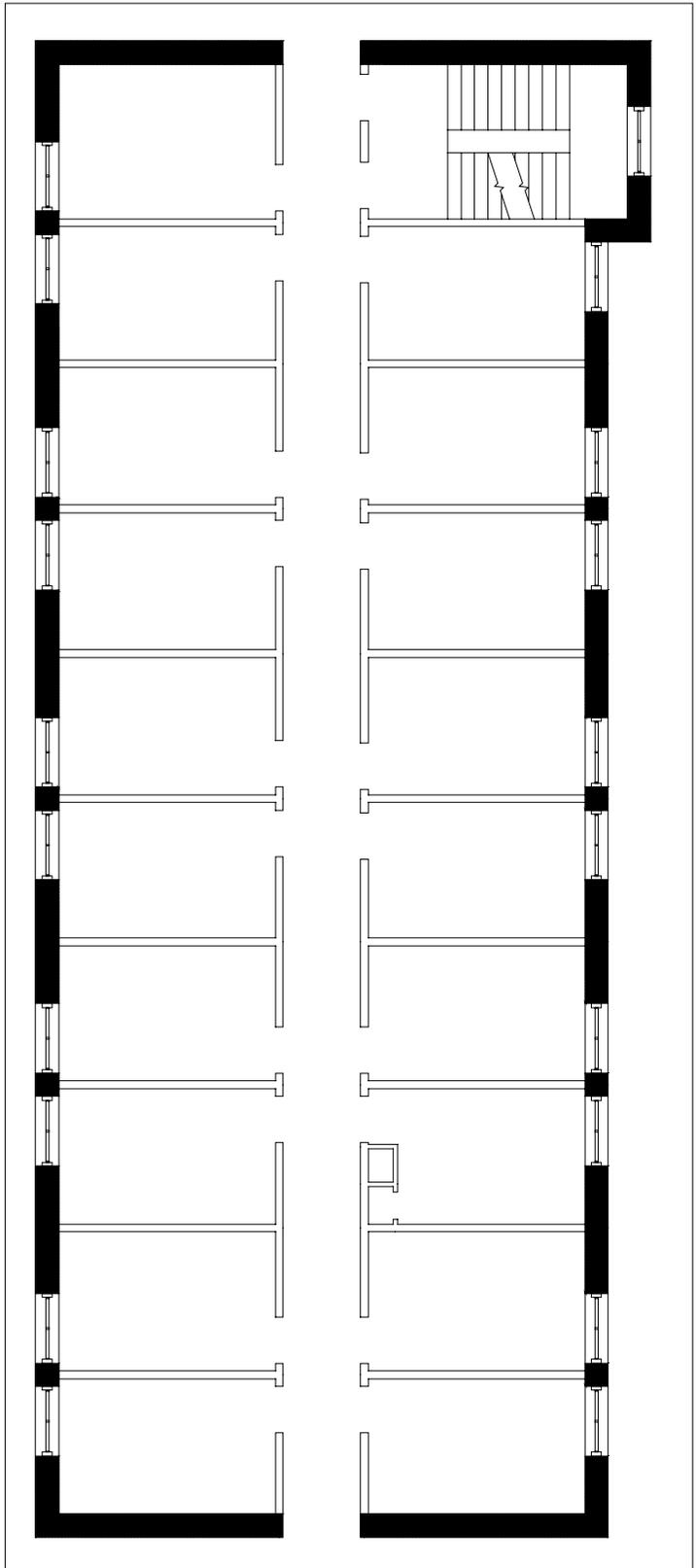
Remove any extraneous hardware that will cause more damage



Re-glaze glass, scrape, prime and paint steel on casement windows



Re-point failing masonry joints



Schematic drawing of Lowe Hall

MAURA HALL

Maura Hall is the principal classroom structure included in this study. The building retains almost all of its historic character including historic wainscoting, woodwork at door and windows, and two ornamental iron staircases. In many of the classrooms only the lighting fixtures have been replaced. A modern stairwell has been inserted at the front of the building and the main-floor entry has been altered to accommodate it.



Maura Hall

Long Term Recommendations

- In order to assure long term preservation and the retention of the historic stairs and corridor doors, a fire suppression system should be installed in the building.
- Accessible restrooms will need to be created in this section of the complex. A suggested location is offered in the accompanying outline plan but any area that takes advantage of the less architecturally significant spaces in the Maura Annex would work for the purpose.
- Lighting: Maura Hall retains an exceptional degree of historic fabric – doors, woodwork, shutters, ornamental plaster. Contemporary lighting with a direct/indirect mix of light would show off the character while providing energy efficient and easily maintainable fixtures.
- Main entry: While the main entry is little used, it is the only element on the exterior that is awkwardly altered, detracting from the exterior appearance of the structure. Long term, and perhaps as part of a larger rehabilitation, restoration of this entry detail should be considered.



Historic stair in Maura Hall

Recommendations for Maintenance for Years 1 Through 3

- Repair wooden soffit, fascia and cornice brackets, then scrape, prime and paint.
- Re-point masonry joints as needed to match color, texture and size as original.
- Grout joints in stone work as needed.
- Return stone to original if possible or repair decorative cement overlay.



South side of Maura landscape

- Do not use any abrasive cleanings or masonry sealers on brick or stone.
- Cap abandoned rain leader.
- Consider painting new downspout to match existing.
- Clean masonry as needed.



Grout joints in stone work as needed



Clean masonry as needed



Replace with stone or repair decorative cement overlay



Repair & repaint wooden soffit, fascia, cornice brackets



Do not use abrasives or sealers on brick or stone



Re-point, match color and texture of failing masonry



Consider painting new downspout to match existing

Landscape Recommendations

South:

There is minimal planting on the south side of Maura. Single azalea has lacebug infestation. Treat azalea, consider adding small flowering trees to slope area. Add additional peonies to create mass near single existing plant.

Current sidewalk is lower than original sidewalk, leaving the lower part of foundation exposed and the first step too high. Redo sidewalk and add additional step. Consider a low hedge along the foundation or perhaps groundcover to dress up edge.



Maura landscape, west side of building

East:

The east side is bounded by a parking lot. The greenhouse appears well-utilized and is conveniently located for sun exposure and ease of student use. The flower beds add interest to the parking lot.



Maura landscape, west side of building

West:

There are no foundation plantings on this side. Sidewalk dead-ends around the west corner. Consider adding stairs and walk to meet street. Re-do stair area near southwest corner. Consider adding shrubs to screen mechanicals in this area.

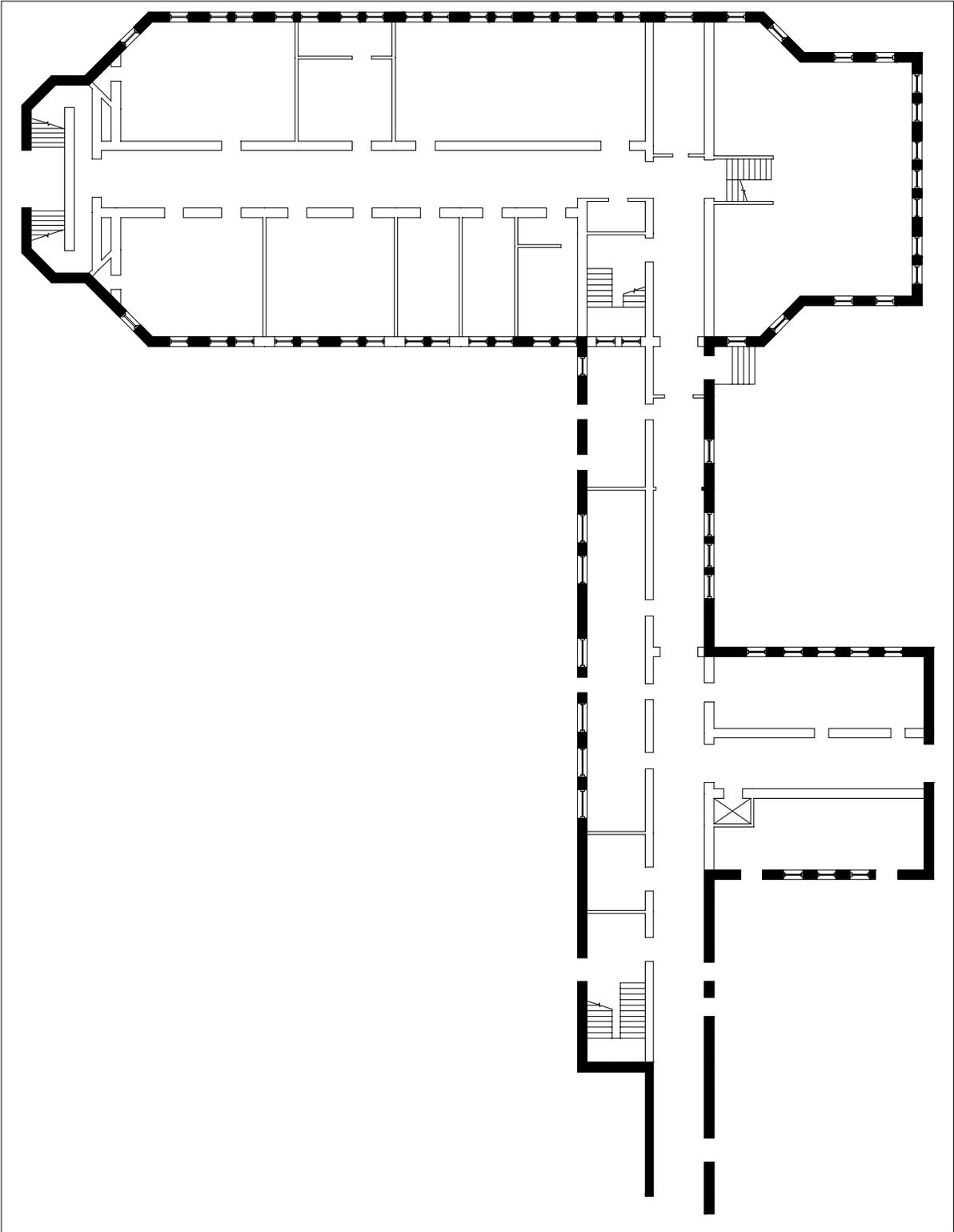
An impressive row of London plane trees lines the road past Maura, creating a pleasant atmosphere. These trees should be evaluated and cared for as part of an overall tree care program.



North:

Area bounded by Maura, Lowe and Canevin contains numerous smaller trees including redbud, crab apple, flowering cherry, mountain ash, and dogwood, in addition to red maple.





Schematic drawing of Maura Hall

REEVES HALL

Note: Although not a historic building, the building borders the historic district and is part of the greensward shared by historic resources.

Landscape Recommendations

North-Sweetgum trees have mulch and landscape fabrics at base. Bark beneath is beginning to rot. Remove landscape fabrics and pull mulch back from base of trees so flare of tree is visible.



Sweetgum fabric

East

Area between building and sidewalk is planted with a perennial garden with a large fountain in the center. The original design of this garden was Elizabethan in theme. Fountain is of good scale to space and should be developed as the focal point.



Reeves garden

Garden is too large for the number of plants within and would benefit from a stronger structure. Bindweed, sedge, seedling maples, and crabgrass were noted in beds, suggesting it is too much garden to manage with available resources. Consider reducing size of garden by introducing some lawn area to this side of walk, perhaps as broad curves.

Boxwood hedges would help define garden and give winter character. ‘Green Gem’ boxwood grows to 2’ x 2’ and would need minimal pruning. At 18” spacing or less it would make a dense hedge and create an evergreen base for the seasonal perennials behind. An updated landscape plan should be prepared for this area.



Central greensward

Screen mechanical units with low evergreen shrubs, being certain to keep plants far enough away from units.

Damage from winter salt was evident along sidewalks. Consider switching to salt-free ice-melting products. Water soil along walks well in spring to help dilute salt and leach it away.

The central lawn is a greensward between Reeves, Havey, Sullivan and Canevin halls, is the heart of the campus and could be developed to be more welcoming as a gathering area. The lawn space was once tennis courts and the area still has an open



Reeves crabapple

and exposed feel about it. Carefully planned and planted canopy-type trees would make the space into more of an open grove and would create a more welcoming space. Trees should be placed with views in mind and should be limbed up to allow good sight lines through the space.

Crab apples to the south of Reeves Hall and elsewhere should have suckers removed from branches.

ST. JOSEPH HALL

St. Joseph Hall was designed as a dormitory and served as such for almost 80 years before being converted to faculty offices in 2001. The building retains its historic character including original doors, woodwork, and wood casement windows.

Long Term Recommendations

- **Windows.** The building retains original wood-framed casement windows, many with leaded glass panels. A program for repair or replacement should be developed. Repair would include rehabilitation of the original wood sash and frames and fitting of interior storm panels on the inoperable sash. Replacement would include specification of clad wood replacement windows which match the original design and incorporate the leaded glass panels into the interior panes of new thermo pane glazing.
- **Fire Suppression.** Long term a fire suppression system should be considered for the building to upgrade the level of protection of the structure and allow the retention of the historic corridor doors.

Recommendations for Maintenance for Years 1 Through 3

- Scrape, prime and paint wooden windows as needed.
- Repair steel window lintels that are salvageable. Should be thoroughly cleaned and treated with a rust inhibitor, primed and painted. This work should be a priority.
- Replace failing steel window lintels. This work should be a priority.
- Repair mortar joints damaged by rusting window lintels.
- Remove all extraneous hardware such as abandoned electrical services.
- When making repairs to brick masonry and mortar joints, do so with like materials.



St. Joseph Hall viewed from the south



Historic corridor door



Do not repair brick and mortar with dissimilar materials



Scrape, prime and paint wooden windows



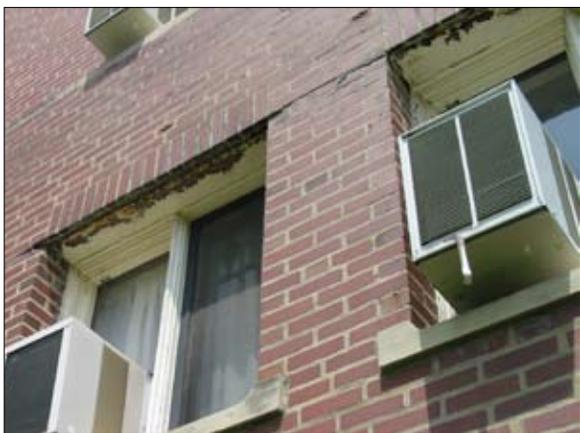
Remove abandoned hardware to mitigate damage



Lintels require immediate attention.



Repair mortar joints damaged by rusting lintels



Landscape Recommendations

North

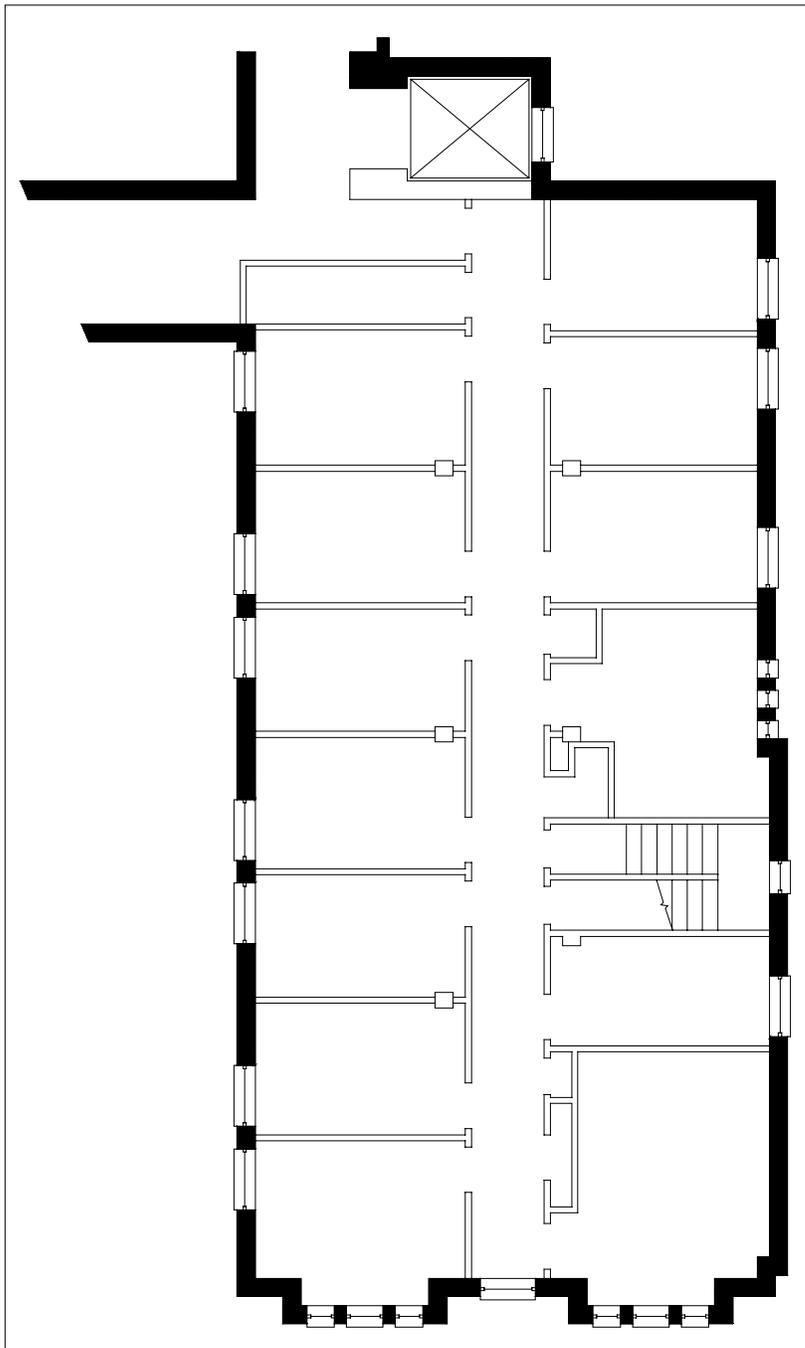
This area is a pleasant green space with mature evergreen trees.

South

The foundation is planted with cannas and other summer flowers and forms a border for the Sister's Playground area.



Canna planting



Schematic drawing of St. Joseph Hall



ST. PHILOMENA SHRINE & PROJECT FORWARD

These two structures were constructed in 1956 to honor St. Philomena. Sister Marie Helene of Mother Seton Sisters of Charity in Greensburg, Pa., raised \$10,000 to build the shrine to Philomena. After the St. Philomena Feast Day was removed from the liturgical calendar in 1961 the visitor center was converted to offices and the shrine itself was no longer used.



St. Philomena Shrine

Long Term Recommendations

Shrine

The shrine structure is extremely small and has limited reuse potential, possibly as a small specialized classroom, internet cafe or meeting space, study space, or office.

Visitor Center

This structure is detailed simply. Any exterior repairs or renovations should match the original limestone and clear anodized aluminum detailing.



St. Philomena visitor center, now Project Forward

Recommendations for Maintenance for Years 1 Through 3

St. Philomena Shrine

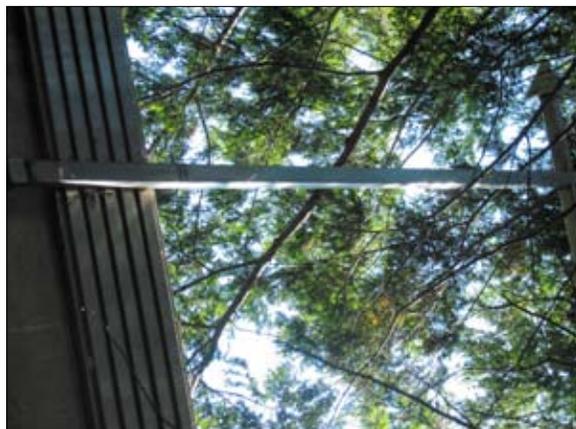
- Prune back trees from roof line.
- Repair or replace roof line and cross.
- Repair or replace soffit panels.
- Repair roofing.
- Replace broken door glass.
- Reconnect downspout to rain leader.



Prune back trees from roof line

Visitor Center

- Re-point masonry as needed to match original in color, size and texture.
- Repair masonry stone as needed
- Scrape, prime and paint all window lintels.



Repair or replace roof line and cross

- To conserve energy and enhance performance, clean HVAC condensing unit.
- When possible, restore all walks so that rain water drains away from building foundation.
- Check to be sure all gutters are clear and rain leaders are flowing.



Reconnect downspout to rain leader



Repair or replace soffit panels



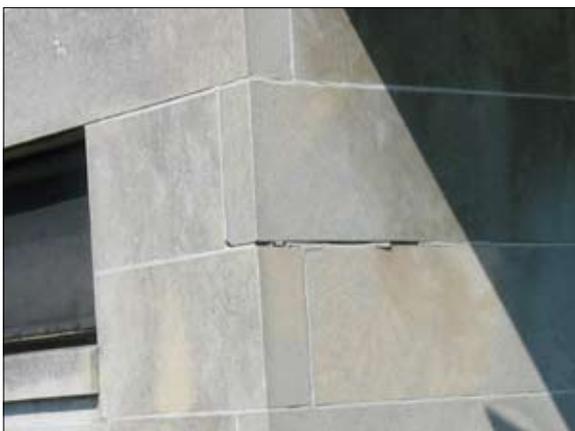
Repair roofing



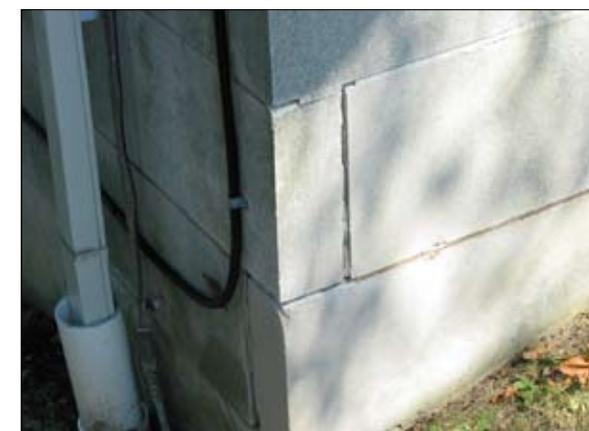
Replace broken door glass



Re-point and match masonry color and texture



Re-point and match masonry color and texture



Re-point and match masonry color and texture



Conserve energy and enhance performance by clean HVAC condensing unit



Prune back trees from roof line

Landscape Recommendations

The lawn panel between the entry drives would be improved by the addition of canopy-type trees and the removal of dead, dying, and unattractive shrubs and trees. The healthy rhododendrons and the healthy lilac can remain.

Maintenance in the area could be greatly reduced by removing many of the single yew bushes dotted throughout the lawn.

There are nice mature trees in this area but they are overwhelmed by the large number of evergreens, making the area dark, dense and somewhat funereal. Some thinning and removal of the less-healthy and less-desirable trees would improve the conditions for the remaining trees and allow more light to reach the ground plane.

Deciduous trees such as the pin oak could be limbed up for additional light. Tuliptree is a nice specimen. Dogwood and crab apple tree could be removed. Norway spruce trees along the road have many dead branches and should be evaluated for possible removal.

Sidewalk near welcome building is in need of repair. A wider entry would be more welcoming.

Remove yews from stone planters. Repair stone planters and replant with smaller evergreen shrubs, perhaps boxwood.

In general, the landscape in this area would benefit from simplification.



Restore walks to drain water away from foundations



St. Philomena landscape



St. Philomena stone planters in need of repair



Aerial view of Project Forward and St. Philomena Shrine

SULLIVAN HALL

Constructed as the Activities Building, the structure was rededicated in 1947 as Sullivan Hall. The building retains its historic character inside and out. Accessibility improvements have been provided by the addition to the east.

Long Term Recommendations

- **Windows.** The multi-paned steel casement windows set in wood frames are a character-defining feature of this structure but are deteriorating after 80 years of service. Comprehensive cleaning and repainting of the steel sash can extend their life twenty years or more. When replacement is necessary, solicit proposals from multiple manufacturers to get the best visual march of the historic muntin pattern in a new aluminum thermo pane window.
- **Exterior Masonry.** Continue routine maintenance of exterior brick, stone, and stucco.

Recommendations for Maintenance for Years 1 Through 3

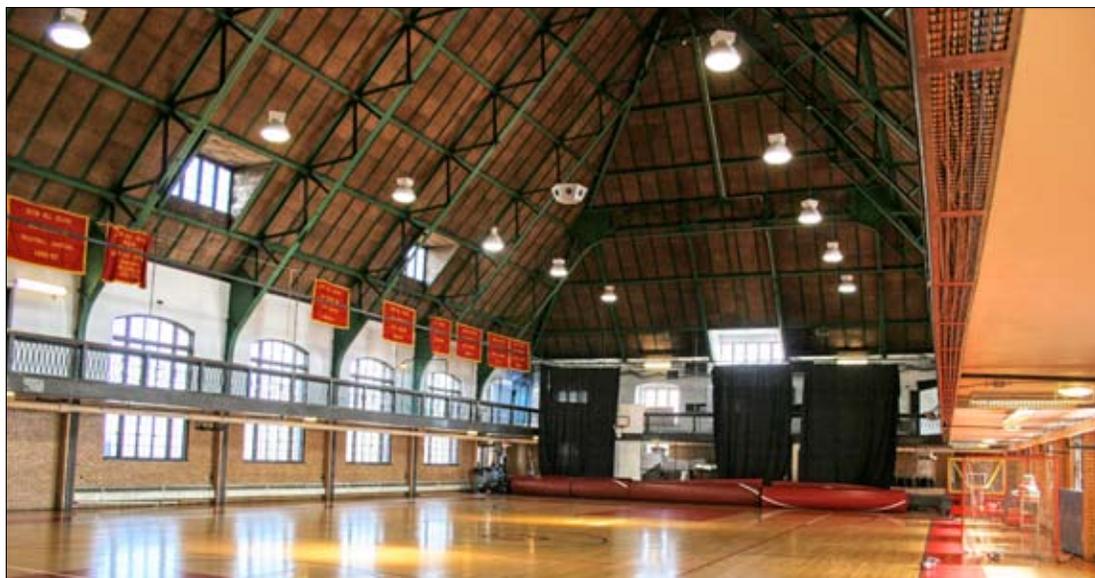
- Repair stucco as needed.
- Repair stone as needed with proper materials.
- Remove abandoned copper tubing.



Sullivan Hall, west elevation

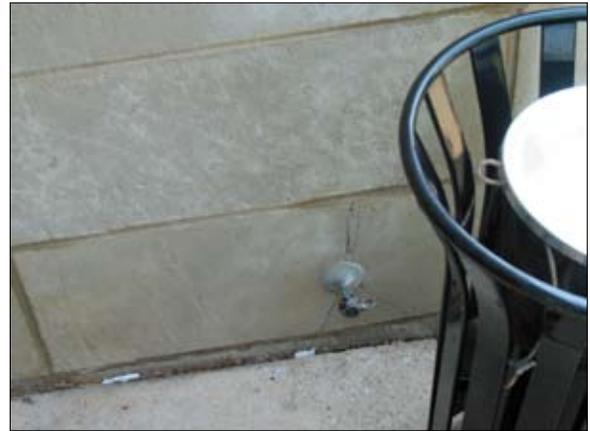


Sullivan Gymnasium



Gymnasium

- Re-point as needed to match existing.
- Check kitchen exhaust for proper operation, clean masonry as needed.
- Scrape, prime and paint windows as needed.
- Repair stone window sills.



Repair stone as needed with proper material



Repair stucco as needed



Remove abandoned copper tubing



Re-point as needed to match existing



Inspect kitchen exhaust, clean masonry as needed



Scrape, prime and paint windows as needed



Repair stone window sills

Landscape Recommendations

Building has attractive stone to base of foundation.

North

Pine and oak grove is healthy.

West

Yew and burning bush hedges are simple base plantings which highlight the building architecture. They are of good scale and create an effective setting.

Burning bush hedge was originally planted too close to sidewalk, and the building side of hedge is bare due to regular trimming necessary to keep the sidewalk open.

Yew hedge was planted as a double row for thickness. This has also grown large and is encroaching on sidewalk.

Consideration should be given to new hedges of more suitably-sized plants, or similar plants allowed proper room for growth. Green Velvet boxwood grows to approximately 4' x 4' and would be a suitable replacement for the burning bush hedge. The yew hedge could be trimmed back, as yew responds well to heavy pruning, or replaced with smaller evergreen plants.

South

Large sweetgum has constricted planting bed, creating sidewalk heave. Adjust sidewalk to allow bigger ring around base of tree, ensure the root flare has adequate room. Mulch right at trunk of tree is contributing to rot. Keep mulch away from tree trunks.

Garden here is too informal for building. Simplify planting, give structure to garden with a formal hedge.

Lawn area in front of Mabis McKenna Center would benefit from canopy trees.



Scrape, prime and paint windows as needed



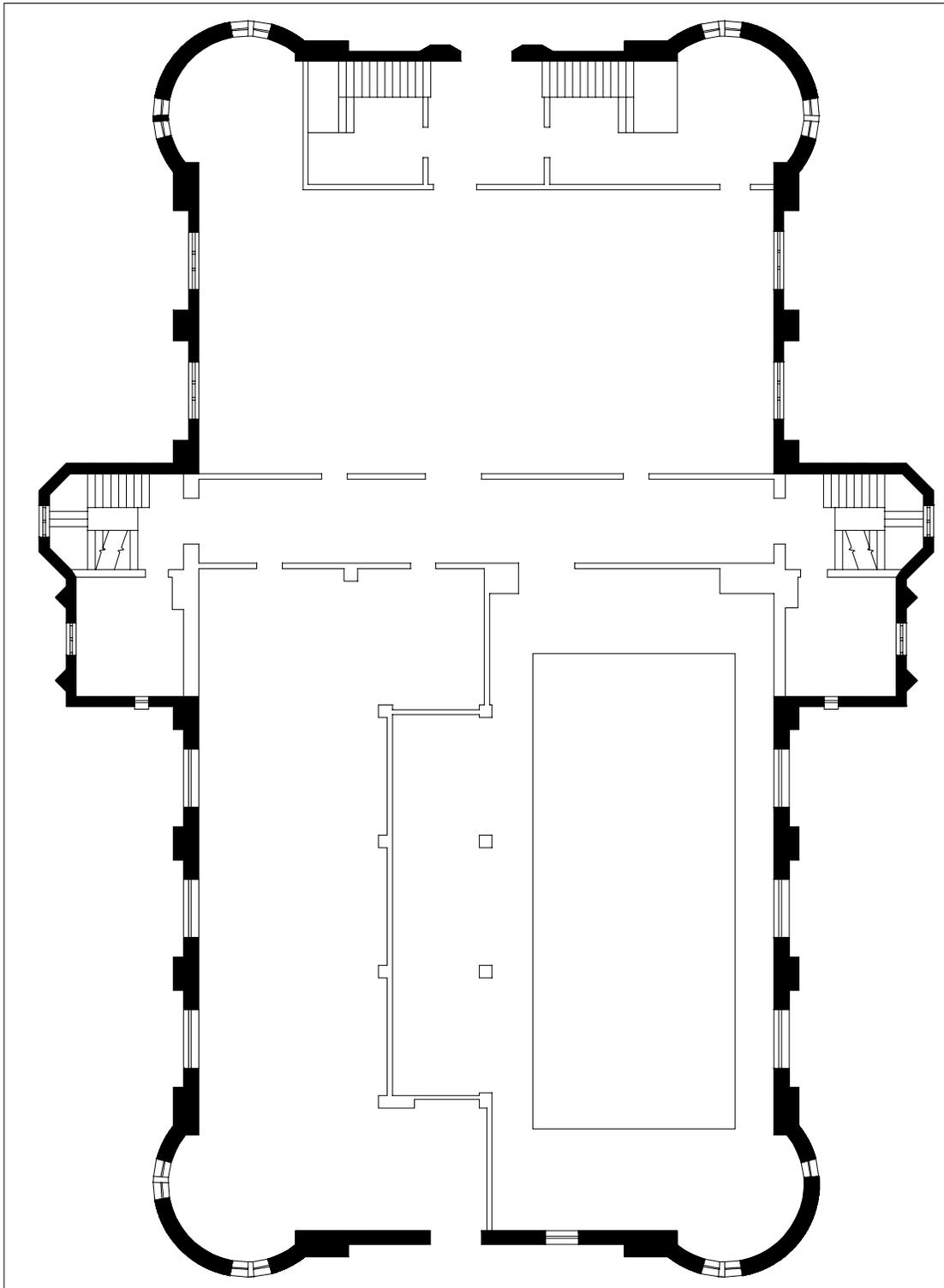
Tree mulched too thick. Consider expanding outward.



Area would benefit with canopy tree plantings.



Hedges compliment building architecture



Schematic drawing of Sullivan Hall

CEMETERY

Recommendations for Maintenance for Years 1 Through 3

- Repair or replace iron fence supporting anchors
- Adjust iron fencing to make it straight and plumb; this will help to relieve stress points at supporting anchors
- Scrape, prime and paint iron gates and fence



Adjust iron fencing to make it straight and plumb

Landscape Recommendations

Trees added to either side of the entry walk would enframe the entry and heighten sense of passage.

Remove rosebush to left and spirea to right of gate.

Remove first yew bushes to left of entry gate which are in poor condition.

Remove dead hemlocks along western fence.

Historical photos show trees lining the cemetery fence. Consider adding flowering trees along the east side of cemetery fence to define the edge and give emphasis. Hawthorns or crab apples are possibilities. Be certain to use disease-resistant varieties.



Repair or replace iron fence supporting anchors

Central crucifix

Reduce crowding of plants by removing azaleas under rhododendron. Remove top 12 to 18" of rhododendron to left to match height of right. Remove lowest branches of right-most hemlock, which are sticking out from within rhododendron. Clean up stub-pruning on hemlock.



Scrape, prime and paint iron gates and fences

Elizabeth Ann Seton Marker, Mother Aloysia Lowe Central Cross.

Statue bases are planted with annual flowers. Garden beds are removed from water source, making maintenance and upkeep difficult.

Consider re-doing planting beds using native prairie plants accustomed to dry conditions. Once established they would need minimal



water or care. Plants to consider include:

Switchgrass (*Panicum virgatum*),
Little Bluestem (*Schizachyrium scoparium*),
Sideoats grama (*Bouteloua curtipendula*),
Dwarf Blue Indigo (*Baptisia minor*),
Coneflower (*Echinacea purpurea*),
Beebalm (*Monarda sp.*),
Gayfeather (*Liatris sp.*)
Black-eyed Susan (*Rudbeckia hirta*).



Cemetery entry



Cemetery yews



Central crucifix



Cemetery white cross

OUR LADY'S GROTTTO-1914

Landscape Recommendations

This stone grotto was built in 1914, rebuilt in 1953, and again refurbished in 1977. It occupies a site just below the southeast corner of the entry drive, built into the side of the hill.

Grotto appears to be in fairly good repair, though the landscape is beginning to become overgrown with invasive shrubs.

Mortar repairs are lighter than the old mortar and in contrast to the mellow color of the stone. Mortar could be tinted for a better match, or ideally, pieces of original mortar can be found and analyzed, and the new mortar made to match. Following National Park Standards for historic property repair is recommended. They can be found at http://www.nps.gov/hps/tps/standguide/preserve/preserve_masonry.htm

The grotto is being overcome with wild raspberry, sumac, grapevine, honeysuckle, and jewelweed. One hydrangea blooms above the grotto, and pachysandra and vinca can be found beneath the weeds, suggesting that at one time the area was more tended.

Sumacs and other early succession plants are taking advantage of the extra light that falls in the area due to the power line that runs through this area. More heavily-shaded areas nearby have invasive plants but not to the same extent. Some concentrated effort could clear this area of unwanted plants. Understory trees could then be planted to provide some shade, and shrubs and ground cover could be planted in a woodland-inspired design. Once new plants are established, occasional weeding would keep the invading species at bay.

A large maple is planted within the grotto patio. This tree shows crown dieback and signs of stress. Dead branches should be removed and the tree health evaluated.

Subsidence under the patio is creating a low spot. Water gathers here and runs under patio. Water is exiting at wall, creating cracks in wall.

Repair patio, making certain it is pitched to allow water to run off the edge, or install



Old Grotto



Grotto today



Mortar repair

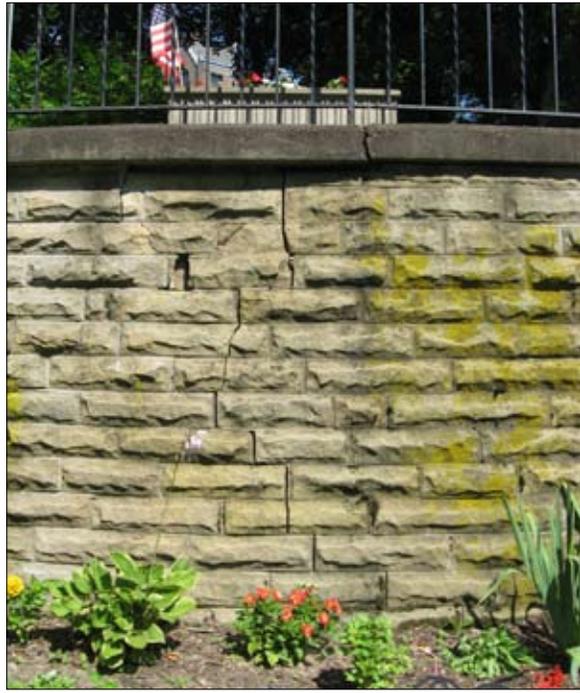


Patio low spot, wall cracks

underdrains to divert water.

Consider planting a light-canopy shade tree in lawn area at the base of the wall to put filtered shade onto grotto patio area. Thornless honeylocust (*Gleditsia triacanthos var inermis*) would be a suitable choice.

Consider adding an evergreen hedge along the base of the patio wall.



Patio low spot, wall cracks



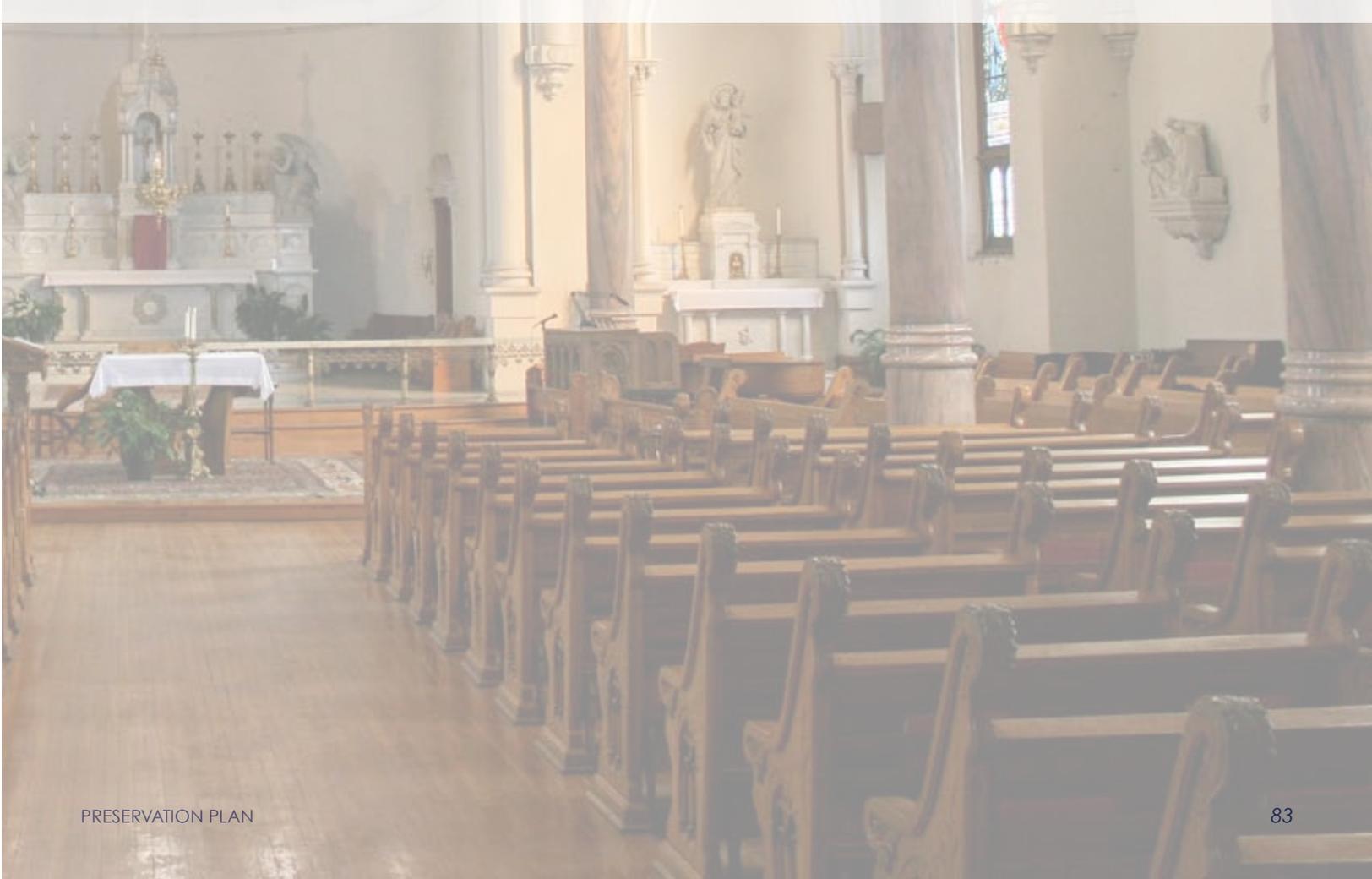
Consider more even light in the Grotto



Light fixture is too conspicuous. Hide or recess.



INDIVIDUAL HISTORIES AND SURVEYS



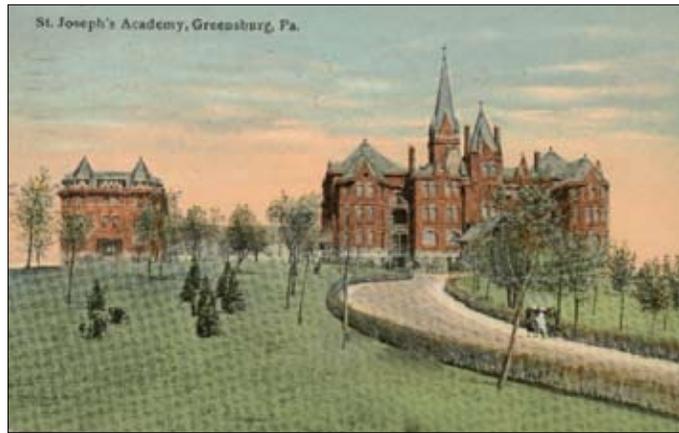
CHRONOLOGY OF CONSTRUCTION OF THE HISTORIC CAMPUS

EXISTING BUILDINGS

- 1886 Administration Building
- 1896 Chapel Annex
- 1908 Maura Hall
- 1919 Lowe Hall
- 1922 St. Joseph Hall
- 1923 Canevin Hall
- 1928 Sullivan Hall
- 1956 St. Philomena Shrine
- 1958 Havey Hall

Demolished Buildings

- 1847 St. Mary's Hall. Demolished
- 1976. Foundation remains.
- 1903 Faculty House.
Demolished 2003.
- 1910 Barn. Demolished 1957.



c. 1913



c. 1930



Historic postcard



c. 1958 Aerial view of the campus.



c. 1930 Aerial view of the campus

ADMINISTRATION

History of Design and Alterations

- 1886 Building constructed as the St. Joseph Academy for Girls. Joseph Stillburg, Architect.
- 1919 Connecting bridge corridor to Maura added. Carlton Strong, Architect.
- 1956 Vinyl tile installed in first floor corridor. Mathew P. Cook, Architect.
- 1966 Full height porches on the front of the building were replaced with enclosed fire stairs. Celli Flynn Architects.
- 1976 New asphalt shingle roof installed.
- 1994 Original windows replaced with aluminum windows designed to fit original openings.
- 2001 Complete building restoration. Celli Flynn Architects.



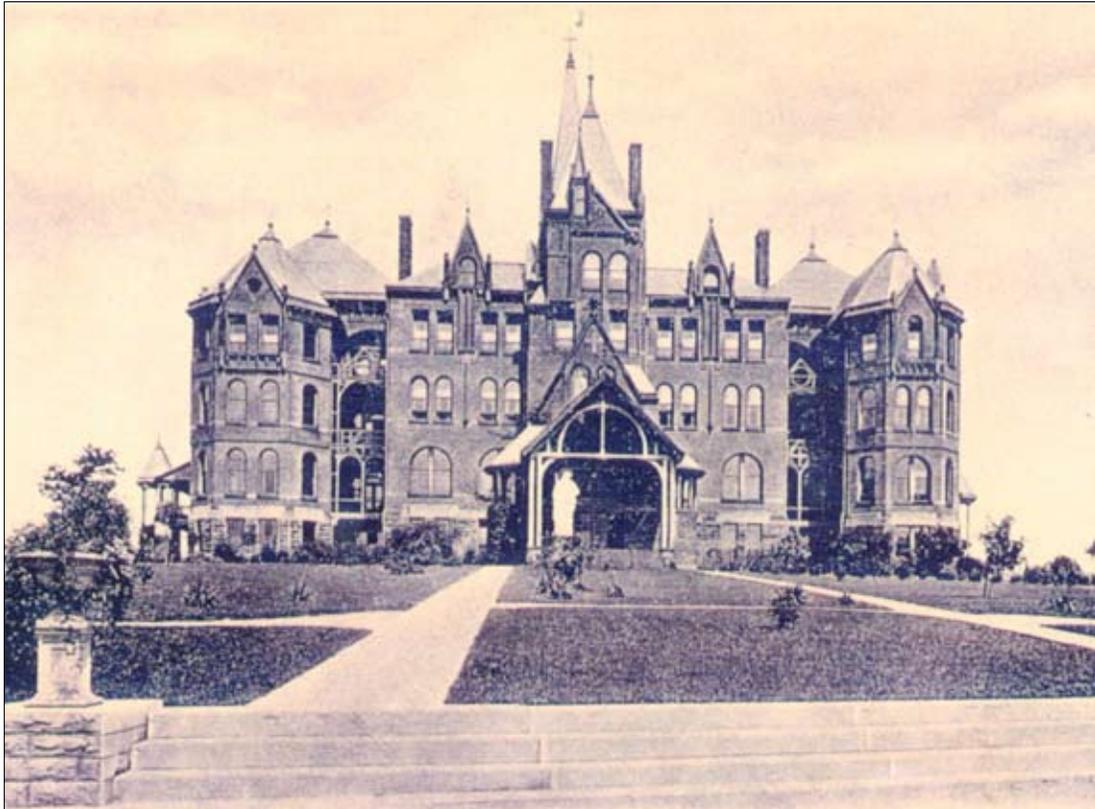
Undated view of first-floor parlors



Early view of second-floor library

List of Drawings Reviewed In Seton Hill Archives

- Connecting building corridor, Bridge corridor to Maura Hall
Carlton Strong 1919



1905 view showing front porches

- Flooring in Administration Building,
Vinyl Flooring on First Floor
Mathew P. Cook 1956
- Alterations and Additions, 2 new stair
towers
Celli Flynn 1962
- Window Replacement, Shop drawings
Traco 1994
- Building restoration, Complete building set
Celli Flynn 1999



Existing Historic Materials and Details

Roof

Asphalt shingle roof in good condition. Stainless steel flashing, gutters, and downspouts in good condition.

Masonry

Common bond brick with sandstone foundation, lintels and sills, in good condition.

Windows

Aluminum replacement windows appear to match original design.

Cornices

Limestone gable coping stone at main entrance.
Corbelled brick cornices in good condition at principal facades.

Entry Porches

Elaborate gables and conical roofed wood two-story entry porch on coursed sandstone base at center of main façade.

Exterior Doors

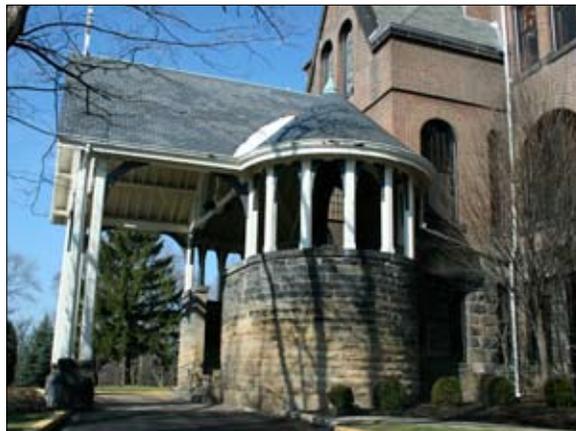
Most exterior doors are original wood paneled and glazed doors in good condition.

Other Exterior Features

The building has many exceptional exterior details including unique roof dormers, corner turrets, inset windows, and two-story brick and frame porches.

Entry Foyers

Main historic entry.
Hexagonal tile floor. Deep plaster mouldings at ceiling.
Wood and stained glass entry doors and sidelight.



Principal Rooms

1. First-Floor Corridor: Original doors and transoms. Broad arches at pilasters. Deep plaster mouldings at ceiling.
2. First-Floor Rooms: Most first-floor rooms, especially along the front façade, retain original woodwork, mantles, and plaster ceiling mouldings.
3. Upper-Floor Corridors and Rooms: These spaces, while typically not as elaborately detailed as the first floor, nevertheless retain the majority of their historic woodwork and character.

Interior Doors

Most doors in the building are original historic wood doors.

Interior Woodwork

The majority of the original historic woodwork in the building has been retained and restored.

Building Code Issues with Historic Preservation Implications

Exit Stairs:

Two new stair towers added in 1966.

Fire Ratings at Open Floors:

Building was completely restored in 2001 and was brought into full code compliance.

Life Safety Systems

Fire Suppression	Y
Smoke/Fire	Y
Pull Stations	Y
Strobes	Y

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:

Building is fully sprinklered.

Elevators:

Yes.

Entry Steps:

Historic entry steps. Building is accessible at ground level main entry.

Steps within Historic Spaces:

Monumental central stair.

Public Restrooms:

All restrooms were remodeled to accessibility code effective 2001.



CANEVIN HALL

History of Design and Alterations

- 1924 Building opened.
Carlton Strong Architect.
1990 New roof.

List of Drawings Reviewed In Seton Hill Archives

New Dormitory Building
Complete building set
Carlton Strong 1923



Canevin Hall from the north, c. 1930

Existing Historic Materials and Details

Roof

Flat, not visible.

Masonry

Common bond brick in good condition.
Bricks with incised cross symbol are used as accent elements throughout the façade.
Limestone trim at windows.

Windows

Aluminum replacement windows.
Faux leaded glass panels have been incorporated.

Cornices

Brick parapet with stone coping in good condition.

Entry Porches

Concrete deck with wood railing at north entry.
Building corridors connect with Lowe Hall.

Exterior Doors

Modern aluminum entry doors.

Other Exterior Features

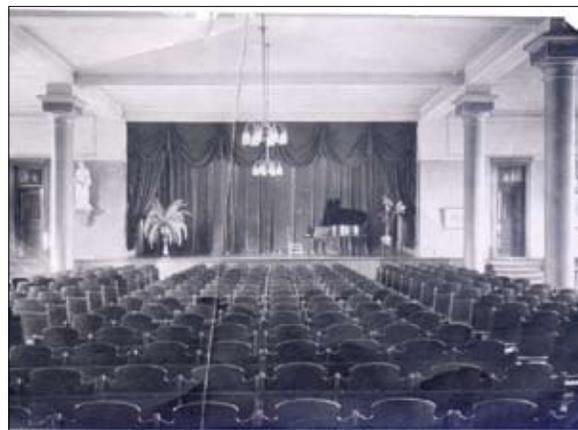
N/A

Entry Foyers

Modest entry corridor shared with Lowe.
Terrazzo floor and other finishes are a continuation of similar finishes within Lowe.

Principal Rooms

1. Typical corridor.
Historic woodwork and paneled doors with transoms.
New lever hardware.



1920 view of Canevin Hall

Interior Doors

Historic paneled doors with leveled glass and transom.

Interior Woodwork

Historic oak wood trim throughout.

Dorm rooms have historic built-in oak dresser, closet, and shelves.

Building Code Issues with Historic Preservation Implications

Exit Stairs:

2 stairs well placed.

Fire Ratings at Open Floors:

N/A

Life Safety Systems:

Fire Suppression: No

Smoke/Fire: Yes

Pull Station: Yes

Emergency Lights: Yes

Strobes: Yes

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:

None.

Elevators:

Yes

Entry Steps:

Entry steps at north side of building.

Building is accessible via connecting corridors at Lowe Hall.

Steps within Historic Spaces:

N/A

Public Restrooms:

Historic space with original ceramic tile and marble and wood stalls.

Not accessible.

CHAPEL ANNEX

History of Design and Alterations

- 1896 Building constructed.
- 1896 Original floor plans unsigned.
Structure was designed with dining rooms on the ground level, Cecilian Hall on the second level, and St. Joseph Chapel on the top level.
- 1955 Chapel redecorated.
- 1962 Two new stair towers added.
Celli Flynn Architects.
- 1965 Chapel redecorated.
- 1975 New asphalt shingle roof.
- 1988 Alterations to stage and practice area.
Roach, Wallfish, Lettrich, Architect.
- 2001 Cecilian room repainted, stage modified, life safety systems added.
- 2008 Chapel redecorated.
- c.1988 East Dining Room converted to computer room and offices.



West wall of Chapel Annex between its construction in 1896 and the addition of Maura Hall in 1908.



Earliest known view of chapel, c. 1900-1910

List of Drawings Reviewed In Seton Hill Archives

- Floor Plans, 3 floor plans
Not signed
Not dated
- Alterations and Additions, two new stair towers
Celli Flynn
1962
- Cecilian Hall - Alterations to stage and practice area
Roach, Wallfish, Lettrich, Architect
1988

Existing Historic Materials and Details

Roof

Asphalt shingle in good condition.
Stainless steel gutters and downspouts.

Masonry

Common bond brick with rock faced stone.
Foundation, sills, and trim courses in good condition.

Windows

Arched-top stained-glass windows at chapel. Rose window at transept.
Smaller arched-top double-hung windows on first floor with fixed stained glass arched tops.
Double-hung windows at lower level and rear intermediate level.

Cornices

Corbelled brick in good condition.

Entry Porches

None. Spaces are reached through adjoining buildings.

Exterior Doors

N/A

Other Exterior Features

Faceted “turret” type pilasters at corners.
Rounded pilasters at upper levels.

Entry Foyers

The chapel is directly connected to the Administration Building at its main entry and to Maura Hall Annex on the west side.

Principal Rooms

1. St. Joseph Chapel: Marble columns, ribbed ceiling, stained glass, ornamental pilaster. Organ loft.
2. Cecilian Hall: Cast iron (?) columns with decorative capitals and bases. Original woodwork at windows.

Interior Doors

The building retains the majority of its original historic wood doors.

Interior Woodwork

The building retains the majority of its original historic woodwork.

Building Code Issues with Historic Preservation Implications

Exit Stairs:

Modern exit stair has been added at the east side of the chapel. Access to additional exits is provided through adjacent buildings.

Fire Ratings at Open Floors:

N/A

Life Safety Systems (at Cecilian Hall level)

Fire Suppression	N
Smoke/Fire	Y
Pull Station	Y
Strobes	N

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:

N/A

Elevators:

Available in adjacent buildings.

Entry Steps:

N/A.

Steps within Historic Spaces:

At altar area and at organ loft.

Public Restrooms:
N/A.

HAVEY HALL

History of Design and Alterations

- 1958 Building opened.
Philip Johnson & Assoc. Architects
with Francis O. Church.
- 1986 New roof.



Harvey Hall, c. 1958

List of Drawings Reviewed in Seton Hill Archives

Havey Hall construction
Complete set
Philip Johnson Assoc. 1958

Francis O. Church

Existing Historic Materials and Details

Roof

Flat, not visible.

Masonry

Flemish bond infill panels set in exposed reinforced concrete frame in fair condition.

Windows

Simple glazed aluminum double hung windows.

Cornices

None.

Entry Porches

Wide concrete terrace up 4 risers from walk.

Exterior Doors

Clear anodized aluminum and glass entry systems are original to the building.

Other Exterior Features

N/A

Entry Foyers

Inner set of aluminum and glass entry doors and glass panels.
Floor is carpeted but original may be tile.

Principal Rooms

1. None.

Interior Doors

Flush wood doors appear to be original.
Modern level hardware.

Interior Woodwork

None. All door frames are steel.

Building Code Issues with Historic Preservation Implications

Exit Stairs:

2 Well located stairs at opposite ends of building.

Fire Ratings at Open Floors:

N/A

Life Safety Systems (at Cecilian Hall level)

Sprinkler	N
Smoke/Fire	Y
Pull Station	Y
Strobes	N

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:

Space is available in the stair landings.

Elevators:

None.

Entry Steps:

Ramp provided at main entry.

Steps within Historic Spaces:

N/A

Public Restrooms:

Not accessible.

LOWE HALL

History of Design and Alterations

- 1920 Building opened. Lowe was the college's first residence hall. Carlton Strong, Architect.
- 1924 "Alterations and Additions." Carton Strong, Architect.
- 1945 Fire alarm system added.
- 1949 Stenciling at dining room ceiling repainted. By Art Department students.
- 1993 New roof.



Lowe Hall under construction. 1920

Photos: B. Lowe 004. Caption: 1920 view of Lowe Hall under construction.

Lowé Dining Hall. Caption: 1940s view of Lowe Dining Hall.



Lowe Dining Hall c.1940

List of Drawings Reviewed In Seton Hill Archives

Alterations and additions
Complete set
Carlton Strong 1924

Fire alarm
N/A 1945

Dining Room stencils Art Dept. students 1949

Existing Historic Materials and Details

Roof

Flat, not visible.

Masonry

Unique brick pattern with headers, soldiers, and incised bricks. Limestone trim.

Windows

Aluminum casement windows on upper floors.

Original steel casement and leaded glass windows at first floor.

Cornices

None. Brick parapet with small stone coping.

Entry Porches

None.

Exterior Doors

Modern aluminum and glass.

Other Exterior Features

Buttress styled pilasters at first-floor level.
Smaller scaled pilasters at upper floors.

Entry Foyers

Lowe is interconnected with Maura Hall to the south and Canevin Hall to the north.

Principal Rooms

1. Dining Room.
Terazzo Floor.
Brick columns.
Rough stucco-style wall and ceiling finishes.
Arched ceiling with polychrome stenciled beams.
Original light fixtures.
Leaded glass windows.
Leaded glass clerestory windows.

2. Corridors.
Terrazzo floor with marble base.
Historic oak woodwork at doors.
Original three vertical panel doors with leaded glass.

Interior Doors

Historic 3 panel doors with leaded glass.
Lever hardware.

Interior Woodwork

Original oak trim at doors and chair rail.
Original built-in oak closets and bureaus in dorm rooms.

Building Code Issues with Historic Preservation Implications

Exit Stairs:

2 Stairs at opposite ends of corridor.

Life Safety Systems

Fire Suppression	N
Smoke/Fire	Y
Pull Station	Y
Strobes	Y

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:

Stairs may have enough space to accommodate area of refuge.

Elevators:

Shares elevator with Canevin.

Entry Steps:

Accessible route to elevator at “tunnel” entrance.
First floor is on same level as adjoining Maura Hall.

Steps within Historic Spaces:

N/A

Public Restrooms:

Historic space with original ceramic tile floor and marble, brass and wood stalls.
Not accessible.

MAURA HALL

History of Design and Alterations

- 1908 Building opened. Building was designed for the Boys School on the lower levels and the Girls School on the third floor.
Edward Stotz, Architect.
- 1921 4th floor room alterations.
Carlton Strong, Architect.
- 1970 Ground level science labs renovated.
DRS, Architect.
- 1981 Windows replaced.
Thomas G. Donald, Architect.
- 1982 Slate roof repaired.
- 1986 Flat roof area replaced.



Maura Hall original entry canopy. 1932

List of Drawings Reviewed in Seton Hill Archives

Maura Hall Complete set	
Edward Stotz	1907
Maura Hall Alterations, Door changes on 4th floor	
Carlton Strong	1921
Renovation of Science Labs, Window replacement	
Deeter Richey Sippel	1970
Thomas G. Donald	1981

Existing Historic Materials and Details

Roof

Slate with built in metal cornices in good to fair condition.

Masonry

Flemish bond brick in good condition.

Limestone trim.

Windows

Aluminum replacement windows.

Cornices

Bracketed wood main cornice in fair condition.

Similar cornices at smaller scale on all dormers.

Entry Porches

Main entry appears to originally have had a decorative surround or porch at the main floor.

Flanking steps lead to the main level while an arched opening leads to the ground level.

Exterior Doors

Modern aluminum and glass.

Other Exterior Features

Faceted conical roofs at corners.

Numerous hipped roof dormers with shallow bracketed cornices which match the main cornice.

Entry Foyers

Main Entry.

A newer stair tower has been inserted here. There are no historic details.

Principal Rooms

1. Main Floor Corridor.
Very high ceilings. Original woodwork at baseboard and picture rail and door trim.
Original paneled doors with large clear glass transoms.
2. Typical Classroom.
Deep plaster mouldings at ceiling. Original woodwork.
Original shutters.
Original oak flooring.
3. Ground Floor Corridor.
Encaustic tile floor.
Historic tile floor also at small vestibule area at front-door entry.
4. Historic Stairs.
Well-detailed ornamental steel stairs with decorative railing and newel posts.
Lincrusta at wainscoting.
Wood floors at landings.

Interior Doors

Original multiple horizontal wood paneled oak doors in most locations.

Interior Woodwork

Original oak woodwork throughout including shutters at windows.

Building Code Issues with Historic Preservation Implications

Exit Stairs:

2 Exit stairs well placed.

Life Safety Systems

Sprinkler: No

Smoke/Fire Sensors: Yes

Strobes: Yes

Pull Stations: Yes

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:

Stair may have sufficient space.

Elevators:

Single elevator at corridor within Maura Annex provides access to floors B-3.

Entry Steps:

Yes at monumental entry but accessible route is available through Maura Annex.

Public Restrooms:

Not accessible.

ST JOSEPH HALL

History of Design and Alterations

- 1923 Building opened. Built as a residence hall for 40 sisters with an infirmary on the fourth floor.
A dining room for priests was located on the ground floor.
Carlton Strong, Architect.
- 1945 Fire alarm system installed.
- 1988 New roof.
- 2001 Building converted to use for faculty offices.



St. Joseph Hall. 1932

List of Drawings Reviewed in Seton Hill Archives

St. Joseph dormitory Complete set	Carlton Strong	1922?
Fire alarm system	N/A	1945

Existing Historic Materials and Details

Roof

Flat rubber roof installed in 1988.

Masonry

Common bond brick with limestone trim in good to fair condition.
Steel lintels show signs of rust.

Windows

Wood casement windows with leaded glass upper panes in poor condition.

Cornices

Stone cap at parapet in good condition.

Entry Porches

None.

Exterior Doors

N/A

Building is linked to Administration.

Other Exterior Features

Shallow Gothic arch at first-floor linking structure allows grade-level passageway.

Entry Foyers

N/A

Principal Rooms

1. Typical Corridor
Original paneled and glazed doors. Original woodwork at doors and chair rail.
Marble base.

Interior Doors

Original 2 panel doors with beveled glass above throughout.

Interior Woodwork

Original oak trim at hallway doors.

Original oak trim remains in most locations throughout the building.

Building Code Issues with Historic Preservation Implications

Exit Stairs:

One in building.

Other exit is via Administration Hall.

Fire Ratings at Open Floors:

N/A

Life Safety Systems

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

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:

None.

Elevators:

Manually operated.

Entry Steps:

N/A

Steps within Historic Spaces:

None.

Public Restrooms:

Historic.

Not accessible.

ST. PHILOMENA SHRINE AND PROJECT FORWARD

History of Design and Alterations

- 1953 Shrine building designed.
Francis O. Church, Architect.
- 1956 Visitor Center designed.
Francis O. Church, Architect.
- c.1962 Visitor Center structure converted
for use as Project Forward Offices.
- 1988 New roof on Project Forward
structure.



St. Philomena Shrine. c.1956

List of Drawings Reviewed in Seton Hill Archives

Shrine Building	Francis O. Church	1953
Service Building	Francis O. Church	1956

Existing Historic Materials and Details

Roof

Flat.

Masonry

Limestone and marble in fair condition.

Windows

Aluminum and glass curtain wall in fair condition.
Aluminum has a natural finish.

Cornices

Aluminum.
Projects with eave at front façade of Project Forward.
Projects on 2 sides at Shrine structure.

Entry Porches

Concrete entry terrace at Project Forward.

Exterior Doors

Original aluminum and glass.

Other Exterior Features

N/A

Entry Foyers

N/A

Principal Rooms

1. Memorial Room.
Black granite memorial plaques on walls.
2. Shrine Space.

Interior Doors

Original flush oak wood doors in Project Forward building.

Interior Woodwork

Modest oak trim at doors.

Building Code Issues with Historic Preservation Implications

Exit Stairs:

Building is a single-story structure.

Fire Ratings at Open Floors:

N/A

Life Safety Systems

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

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:

N/A

Elevators:

N/A

Entry Steps:

None.

Steps within Historic Spaces:

N/A

Public Restrooms:

Not accessible.

SULLIVAN HALL

History of Design and Alterations

- 1929 Building opened. Carlton Strong, Architect. Structure was named “Activities Building.”
- 1947 Building rededicated as Sullivan Hall.
- 1984 Slate roof repaired.



Sullivan Hall construction. 1929

List of Drawings Reviewed in Seton Hill Archives

Physical Education Building, Complete set
Carlton Strong 1928

Existing Historic Materials and Details

Roof

Broad hipped slate roof in good condition.
Built in metal gutters. Internal downspouts.

Masonry

Sandstone at turrets and main level.
Brick at main entry and gymnasium level.
Limestone trim at main entry.

Windows

Most windows are steel casement sash set
in wood frames with wood trim.

Cornices

Historic metal gutter forms cornice.

Entry Porches

Entry is at grade.

Exterior Doors

Modern aluminum and glass-entry doors.

Other Exterior Features

Conical roofs at front corner turrets.
Stucco and half timber motif at gymnasium level on main façade.

Entry Foyers

Slate floor, brick walls, wood multi-paned glass doors.



Sullivan Hall after completion. 1930

Principal Rooms

1. Gymnasium.
Steel truss roof with cork panels on underside of roof sheathing.
2. Pool.
Tile floor at pool deck.

Interior Doors

Original 4 panel doors in most locations.

Interior Woodwork

Much original woodwork remains.

Building Code Issues with Historic Preservation Implications

Exit Stairs:

2 sets at opposite ends of center hall.

Fire Ratings at Open Floors:

N/A

Life Safety Systems

Fire Suppression: No

Smoke/Fire: Yes

Strobes: Yes

Pull Stations: Yes

Accessibility Code Issues with Historic Preservation Implications

Areas of Refuge:

None.

Elevators:

None but building connects to new Rec Center which has an elevator.

Entry Steps:

None.

Steps within Historic Spaces:

None.

Public Restrooms:

Historic. Not accessible but accessible facilities are provided in addition.

PROFILES OF ARCHITECTS AND ARCHITECTURAL FIRMS¹

Introduction

St. Joseph Academy on Seton Hill

The Seton Hill University campus began in 1882 when the Sisters of Charity purchased the 200-acre Jennings Farm in Greensburg. One building, known as the Stokes Mansion, served as both Mother House and St. Joseph Academy (the house was demolished in 1977, although remnants of later additions survive).

A new building for St. Joseph Academy for Girls was designed by Pittsburgh architect Joseph Stillburg and erected 1886-89 (that building is now the Administration Building). The former Stokes Mansion became St. Mary's Boy's School. A three-story Administration Building Annex was designed by Chicago architect Adolphus Druiding and erected 1894-96; it provided dining facilities on the first floor, Cecilian Hall on the second floor, and St. Joseph Chapel on the third floor.

The first Academy classroom building was Maura Hall, designed by Pittsburgh architect Edward Stotz and erected in 1908. In 1914, Seton Hill Junior College was established. It became Seton Hill College in 1918.

Seton Hill College

During the next decade four academic buildings were erected—two residence halls for students, a residence hall for members of the order, and a gymnasium/student activities building—all designed by noted Pittsburgh ecclesiastical architect Carlton Strong. These buildings, together with the enlarged Administration Building and Maura Hall, constituted the core of the campus until the mid-1950s.

The former St. Philomena Shrine designed in 1956 by Francis Church of Greensburg—which will be adapted for new uses—and Havey Hall, a dormitory designed in 1957 by Philip Johnson of New York, are the final and most recent buildings in our historic survey of Seton Hill campus buildings.

1. Administration Building 1889, Joseph Stillburg; Annex including St. Joseph's Chapel, 1893-96, Adolphus Druiding
2. Maura Hall 1908, Edward Stotz
3. Lowe Hall 1919-20, Carlton Strong
4. St. Joseph Hall 1922-23, Carlton Strong
5. Canevin Hall 1923-24, Carlton Strong
6. Sullivan Hall, 1928-29, Carlton Strong
7. St. Philomena Shrine, 1956, Francis O. Church
8. Havey Hall, 1957, Philip Johnson

Administration Building / Annex - Joseph Stillburg, Pittsburgh; Adolphus Druiding, Chicago

Joseph Stillburg (1849-1920s) was born in Austria. He arrived in the USA in 1868 and was working as an architect in Springfield, Illinois in 1870. Stillburg first appears in the Pittsburgh/Allegheny city directory in 1879-80. Stillburg partnered with architect C. L. Staub c. 1880-83. Frederick J. Osterling is said to have apprenticed with Stillburg in the 1880s. Two of Stillburg's sons, Frederick (b. 1882) and Oskar (b. 1885) became architects. In addition to Old Main, Seton Hill College, only two of Stillburg's documented buildings are known to survive in Pittsburgh: St. Anthony's Chapel, 1880, Troy Hill and the Eberhardt & Ober Brewing Co. stock house, 1894, Troy Hill (most recently Penn Brewery).

¹ The Profiles document the original architects of the buildings included within the campus historic district. Unless otherwise noted, information has been compiled by Albert M. Tannler, Historical Collections Director, Pittsburgh History & Landmarks Foundation, based on historical research and on field investigations by Ellis Schmidlapp, Thomas Keffer, and Ronald Block.

Adolphus Druiding (1838-1899) was born in Hanover, Germany, and was educated in Munich. He subsequently worked in Munich, Berlin, and the Netherlands. In 1865 Druiding emigrated to the United States. He settled in St. Louis in 1867, remaining there until 1885 when he moved to Chicago. Druiding became a prolific designer of Roman Catholic churches throughout the United States. In addition to St. Joseph's Chapel at Seton Hill, Greensburg, he designed Saints Peter and Paul R. C. Church, Pittsburgh (1890-91), partially remodeled after a fire by John T. Comes in 1909. Druiding published Church Architecture: With Suggestions Relative to the Construction of Churches (1886) and Church Architecture (1889).

Maura Hall - Edward Stotz, Pittsburgh

Edward Stotz (1868-1949) apprenticed in Pittsburgh with architects Joseph Anglin, Andrew W. Peebles, and Frederick J. Osterling. In 1889, he opened his own office. Although Stotz designed churches, residences, commercial buildings, hospitals, a golf clubhouse, a brewery, a bank, and an orphanage, he specialized in educational buildings. His sons Edward and Charles joined the firm in the 1920s and continued it after Edward, Sr. retired in 1936.

Lowe, St. Joseph, Canevin, and Sullivan Halls - Carlton Strong, Pittsburgh

Thomas Carlton Strong (1869-1931) was born in Lockport, New York, educated in Buffalo, and then attended the University of Ottawa (Canada). He apprenticed with Richard A. Waite of Buffalo and began his own practice in Buffalo in 1888. In 1900 Strong moved to New York City where he designed hotels and apartment buildings. A commission to design an apartment building, the Bellefield Dwellings (1902-04), brought him to Pittsburgh. He moved to Pittsburgh in 1906, converted to Roman Catholicism in 1910, and became a specialist in ecclesiastical architecture. His buildings included 13 churches, 12 schools, 13 rectories and convents, 11 college buildings, 2 auditoriums, dozens of chapels, renovations, and fixtures, and one Pittsburgh Public School, McKelvy Elementary School (1914). After his death in 1931, Strong's successor firm, Reid & Stuhldreher, completed several important buildings he had designed.

St. Philomena Shrine - Francis O. Church

Francis O'Conner Church (1910-1992) was born in Rochester, New York, and apprenticed there with the firm of Gordon & Kaelber (1929-30). He attended Carnegie Institute of Technology and was graduated with a B. Arch (1935) and an M. Arch (1936). He continued his studies at Columbia University (1936-37). While at Carnegie Tech, Church worked for architects Walter Martens and Fisher & Schmertz. He worked as a site planner for the City of Pittsburgh (1938-42) and for Westinghouse Electric Corporation (1942-45). In 1945, Church joined Greensburg, Pa., architect Robert Bocker in the firm of Bocker & Church; in 1948 Church formed his own firm in Greensburg. He designed Blessed Sacrament Cathedral School and Convent (1961), St. Bruno Church (1962), St. Ann Home for the Elderly (1964), and St. Thomas More Collegiate Chapel at Indiana University of Pennsylvania (1968). Church served on the Greensburg Planning Commission and the Central Westmoreland Planning Commission of Westmoreland County.²

Havey Hall - Philip Johnson, New York

Philip Johnson (1906-2005) was graduated from Harvard University in 1930. He began a career as an art and architecture historian at the Museum of Modern Art in New York City. In 1940 Johnson returned to Harvard to study architecture. He and Henry-Russell Hitchcock had named the "International Style" in 1932 and, influenced by the work of Mies van der Rohe, Johnson became its best known American practitioner. He subsequently became a major exponent of Post-Modernism. Johnson worked from 1967 to 1991 in partnership with John Burgee, and later, until his retirement in 2004, with Alan Ritchie.

² George Koyl, *American Architects' Directory* (New York, 3rd edition, 1970). Also www.americanbuildings.org

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SUMMARY

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

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

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

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

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



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