Miami University

Campus Heritage Plan








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The project could not have achieved its goals without student participation. Professors Curtis Ellison, Kelly Quinn and Helen Sheumaker designed their respective History and American Studies course syllabi and assignments to make Getty building research and campus history integral components of the courses. The student papers proved essential to the findings contained in this report.

Staff from the City of Oxford and residents of the Oxford community provided valuable insights and suggestions, as did Miami and Western College alumni. Finally, and of considerable importance to the project, special recognition is extended to those many Miami students, including members of Associated Student Government, who participated in the project.

This report was created by Benjamin D. Rickey & Company, Historic Preservation Consultants (Nancy A. Recchie and Jeffrey T. Darbee); Schooley Caldwell Associates, Architects, Landscape Architects, Engineers, Planners, Interior Designers (Robert D. Loversidge, Jr., FAIA); and Judith B. Williams, Historic Preservation Consultant. Special thanks to Angie Andujar, of Schooley Caldwell, for producing the final report.

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1. Introduction

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1. Introduction

The Miami University Campus Heritage Plan was prepared over the past year by a team of architectural historians, historians, historical architects, and landscape architects. Funding for Miami University's plan came from the Getty Foundation of Los Angeles, California, and was among the last made under this program. The Getty Foundation described the purposes of the program as follows:

Campus Heritage Grants were designed to assist colleges and universities in the United States in managing and preserving the integrity of their significant historic buildings, sites, and landscapes. The projects supported through this special initiative focused on the research and survey of historic resources, preparation of preservation master plans, and detailed conservation assessments and analyses.

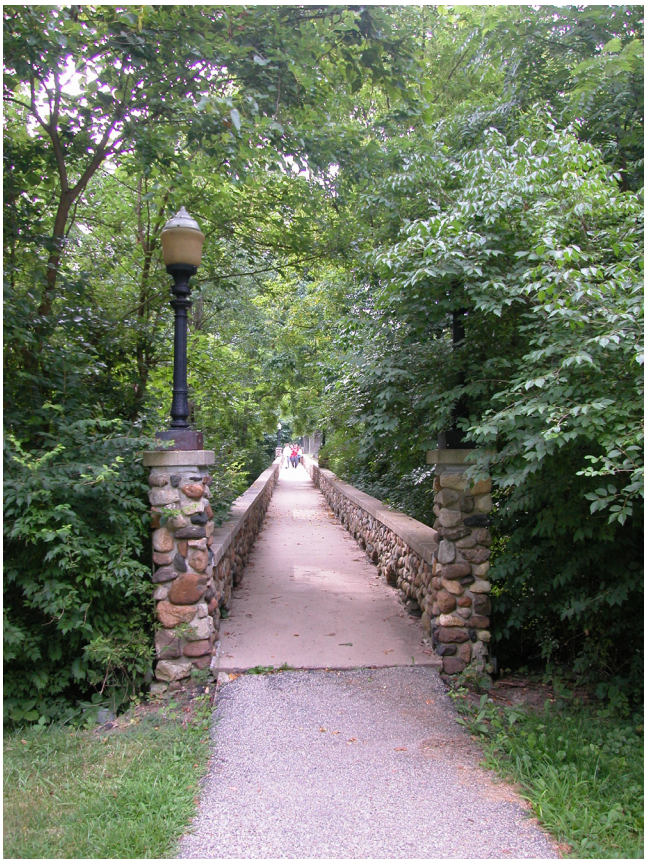
Since 2002, the Campus Heritage Initiative has supported preservation efforts for 86 historic campuses across the country, as well as a national conference and nationwide surveys of independent and historically black universities and colleges. Total grants awarded to date exceed $13.5 million.

The Getty Foundation's interest in the history, heritage, and architecture of the campuses of American colleges and universities arose from the belief that the significant buildings, structures, landscapes, and sites make a major contribution to the quality of the higher education experience. Miami University, in deciding to seek Getty funding, had reached the same conclusion and sought guidance on how better to integrate historic preservation values with the university's decision-making process on future development of its Oxford campus. Miami University itself best stated the goals of this project in its application to the Getty Foundation:

Miami University's long and proud heritage of service to the people of its region, the State of Ohio, and the nation is embodied for many of its students, faculty, staff, and alumni by historically important features of the built environment and campus landscape. Judicious planning with regard to historic preservation and to creative reuse of historically significant structures can contribute in important ways to keeping Miami a vital, engaged, and forward-looking university. This application offers a rationale for a commitment to developing long-term plans for historic planning and preservation. It addresses the important role such plans can play in advancing Miami's academic and intellectual mission; maintaining strong connections with alumni; building effective recruiting of new students; partnering with the City of Oxford to create a livable and attractive environment; and attracting new funding to enhance and improve sites and spaces important to Miami's heritage.

The university's bicentennial year has proven to be an ideal time to study these issues and propose strategies for historic resources of the campus. The recommendations in this report are intended to enable continued growth of the university's physical plant; to continue to meet its educational mission; to enhance the quality of the university experience for students, alumni, faculty, and staff; and to preserve and enhance the places and buildings that embody the university's broad and deep heritage.

The project team consisted of Nancy Recchie and Jeffrey Darbee, historic preservation consultants with Benjamin D. Rickey & Co.; Judith Williams, historic preservation consultant; and Robert D. Loversidge, Jr., FAIA, CEO of Schooley Caldwell Associates, architects and planners. All these firms are located in Columbus, Ohio



2. Project Goals

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2. Project Goals

Miami University's application to the Getty Foundation identified three major areas of work for the Campus Heritage Plan project – each with goals to be accomplished during the course of the project. These goals are summarized below.

A. Inventory and Assessment

- To foster greater public and institutional awareness of the university's historic built environment, designed landscapes, and circulation systems.

B. Public Awareness and Education

- To provide curricular development focusing on historic preservation education and historic preservation planning;
- To seek a close working relationship in the area of historic preservation with the City of Oxford, which would be beneficial to both the academic and the civic communities.

C. Historic Preservation Plan

- To develop written historic preservation recommendations and applications that will be in support of the current planning process;
- To develop a clearly defined process for implementing change, as well as identifying who, within the campus and community, will be involved;
- To establish a cooperative relationship with the City of Oxford focused on developing historic preservation objectives of mutual benefit to the university and the adjoining community.

3. Project Methodology

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3. Project Methodology

The project team recognized from the start that it would need to gain a thorough knowledge of the buildings, structures, landscapes, and spaces of the Miami University campus. Much of this knowledge could be gained by numerous site visits, campus tours, and review of historical and background information. At the same time, the team knew that it would have to rely on members of the Miami community for insight and information about the university's history, traditions, planning procedures, relationship to the city of Oxford, and similar pertinent issues.

Inventory and Assessment

The project team's research included site visits to photograph buildings, spaces, and structures to enable the team to understand the historical evolution of the design and physical environment of the large and diverse campus over a period of 200 years. The team paid special attention to interrelationships among buildings, spaces, and connections between them, as well as connections between the Miami University campus and the former Western College campus. The team was interested not only in physical connections, but also the connections of history, tradition, and the bonds of shared experience among the many generations of students and local citizens who have spent time in Oxford and on the campus.

Additional work focused on research for documentation of individual buildings, structures, and spaces for inclusion in the Ohio Historic Inventory (OHI). The OHI is conducted and maintained by the Ohio Historic Preservation Office, part of the Ohio Historical Society in Columbus, solely as a means of gathering historical and architectural data on buildings. Recordation in the inventory does not result in official historical designation or listing in the National Register of Historic Places. The work for this project included updating of existing OHI forms and preparation of additional new forms for all buildings pre-dating 1960 not previously recorded. The inventory work also included all buildings designed by architect Charles Cellarius, due to his extensive impact upon the look and design of the campus between the 1930s and the late 1960s.

The project also documented the Miami University owned properties currently listed in the National Register of Historic Places and those that are listed as National Historic Landmarks, based on information available from the Ohio Historic Preservation Office and the National Park Service. The project team also evaluated the properties that were inventoried and the report includes a list of those that appear to be eligible for inclusion in the National Register as individual buildings and the areas that appear to qualify as historic districts.

Public Awareness and Education

The public input phase included focus group interviews with university and community representatives, representatives of various constituencies with the Miami and Oxford communities. Included were representatives of administration, faculty, students, alumni, Oxford elected public officials and city staff, and local tourism and preservation advocates. Their assistance was invaluable in providing the project team with local information and insights.

Public presentations were made by the project team to the Associated Student Government and to the general Oxford community, with university participation, to present the goals of the project, explain the process for completing the project, and solicit input and ideas.

The project team and university faculty members developed the idea of using a "Memory Map" to elicit from alumni and students what they thought of as the significant buildings, structures and spaces on the campus; and to identify what was significant to them due to traditions, events, and associations other than buildings. The project team also wanted to see how these responses varied over time as the campus changed, by seeking input from people of varying ages. The maps were made available at 2008 Alumni Weekend for both Miami and Western College alumni, and current students also filled out maps as part of a class, as well as encouraging others on campus to complete them.

Ultimately more than 100 Memory Maps were submitted, providing a cross-section of people from different eras. Several examples of completed Memory Maps are included in the Appendix. The maps gave the project team insight into places that people remember (alumni) and places that are important to current college students.

To meet the goal of aiding in curricular development, students were involved in several areas of the project. Students in classes conducted by Dr. Curtis Ellison and Dr. Helen Sheumaker during the Fall 2007 and 2008 and Spring 2009 Semesters, conducted individual and group research projects on historic buildings, structures and spaces on the campus. In addition, students from a class taught by Dr. Kelly Quinn, engaged other students in preparation of "memory maps" to identify the places and spaces on campus that are important to them. Selected products of student research efforts are included in this report, and all of the results will become a part of the Miami University Archives.

Building audits were prepared by a highly qualified historical architect, with the goal of selecting a sampling of buildings and a public space to evaluate that incorporated historic significance as part of the evaluation process. The building audits evaluated significance; suitability for its current use; and adaptability for future uses. This process was intended to show that decision-making about historic buildings can go beyond looking simply at their current condition. The university already conducts detailed building audits every year; this process adds additional elements to that process to take into account additional factors to be considered when dealing with historic properties.

Historic Preservation Plan

Recommendations for future action by Miami University to implement its stated goals for the project were prepared by the project team, employing its expertise in architecture, historical architecture, architectural history, history, and historic preservation planning, and based on all the various data and information collected during the research phase of the work.

4. Overview of Campus History

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4. Overview of Campus History

Miami University is celebrating its Bicentennial in 2009. Founded in 1809, only six years after Ohio became the 17th state to enter the Union, the Oxford campus has a rich history. The University was named after the Miami Indian Tribe that inhabited Ohio's Miami River Valley. The Oxford campus has evolved over the past 200 years and now accommodates 15,000 students in over 200 buildings spread over 2,600 acres. The campus includes individually significant buildings, structures, sites, and designed landscapes, as well as those that may not be individually significant but that contribute to the character and significance of the whole. The predominance of Georgian Revival architecture, red brick, and planned formal open spaces on the Miami campus provide a contrast to the stone buildings and bridges, less formal plan and hilly landscape of the former Western College campus. Now all part of a single campus, Miami University is known nationally for the quality and distinctiveness of its Oxford campus.

The campus as it exists today is the result of investment over two centuries. The campus continues to change as buildings are removed, expanded or rehabilitated and new buildings are added. Yet, even as change occurs, a strong sense of place continues to exist.

This brief overview examines the broad trends and time periods that shaped the campus that exists today. It provides a context for evaluation of the individual buildings, structures, and landscapes that are an integral element of the *Miami University Campus Heritage Plan*.

Historic Time Periods

Old Miami (1809 – 1873)

The designation of Old Miami refers to the period between the founding of the school and its closure in 1873. This period was marked by the early settlement of the area of Ohio known as Symmes Purchase. According to a timeline of Miami history, commissioners of Ohio's legislature established Miami College Township on public lands in 1803; the school was chartered by the State of Ohio in 1809 and the village of Oxford was established in 1810. Construction of the first university building, which became part of Old Main began in 1816.

During this period, the school was small and admitted only male students. The curriculum was strenuous and rigid with conservative religious values. Miami received no state support and was tuition-dependent. While the school had a small number of students throughout this time period, the financial panic of 1873 left the school in dire financial condition. The Board of Trustees voted to close the institution in 1873 with plans to reopen at a later date. During the twelve-year period that the school was closed, the Miami Classical and Scientific Training School operated on the campus, although these schools did not offer college courses. Miami University was reinstituted in 1885 and started the period known as New Miami, which continued until the start of World War II in 1941.

During the Old Miami era the campus consisted of Old Main, the academic and administrative building, North Hall (later Elliott Hall) and South Hall (later Stoddard Hall), both used as residences, and Old Egypt, the natural sciences building. All of the buildings were constructed of brick, but an early image indicates that the soft local brick was painted. The buildings had a formal arrangement and were clustered in the midst of an open lawn.

Miami University, c. 1850's

This form of a college campus with one large dominant academic building and a pair of residence halls was repeated on other campuses in Ohio, including Ohio University, founded in 1804 and Antioch College, founded in 1852.

Drawn by Henry Howe, 1846.

OHIO UNIVERSITY, AT ATHENS.

Ohio University

Antioch College, Yellow Springs, Ohio.

Antioch College

In addition to Miami University, there were three institutions for women founded in Oxford during this period – Oxford Female College, Oxford Female Institute and Western Female Seminary (later Western College for Women).

The town of Oxford grew and prospered, especially after the introduction of the railroad in 1859. The town had a thriving business district, a number of churches and at three hotels in the mid-late 19th century.

Miami University students founded three national fraternities during this period – Beta Theta Pi (1839), Phi Delta Theta (1848) and Sigma Chi (1855). These fraternities marked the formation of independent student organizations and activities, a trend that would continue with New Miami. All of these fraternities are still in existence today.

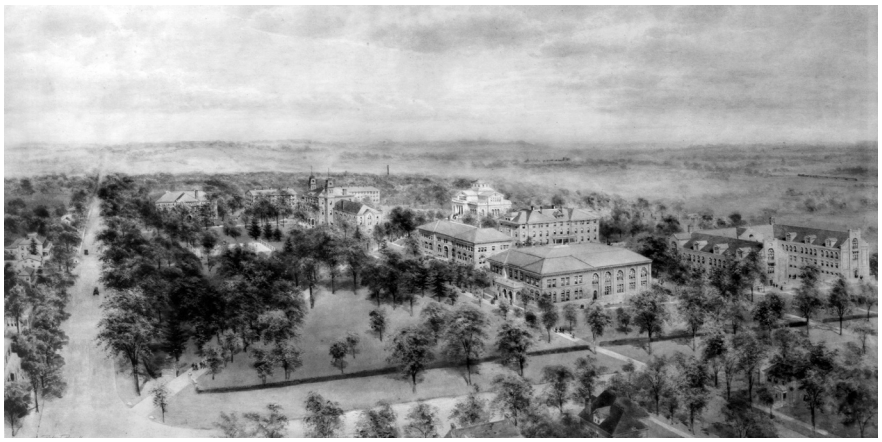
New Miami (1885-1941)

Miami University reopened in 1885. Initially this period saw slow but steady growth in the student population, the number of academic programs offered and expansion of student life. It also marked the period during which women and African-Americans were accepted as students and college football and a number of traditions were started. The campus expanded and evolved during this period, with the addition of a number of buildings for specialized uses.

Several campus plans were developed during the early 20th century, reflecting the intention of building a well-designed and cohesive campus. The plan from 1904 may have been influenced by the City Beautiful movement with its formal arrangement of buildings, its emphasis on Old Main as the major visual anchor for the campus and its use of a coordinated palette of materials for all of the buildings.

1904 Plan of the Campus

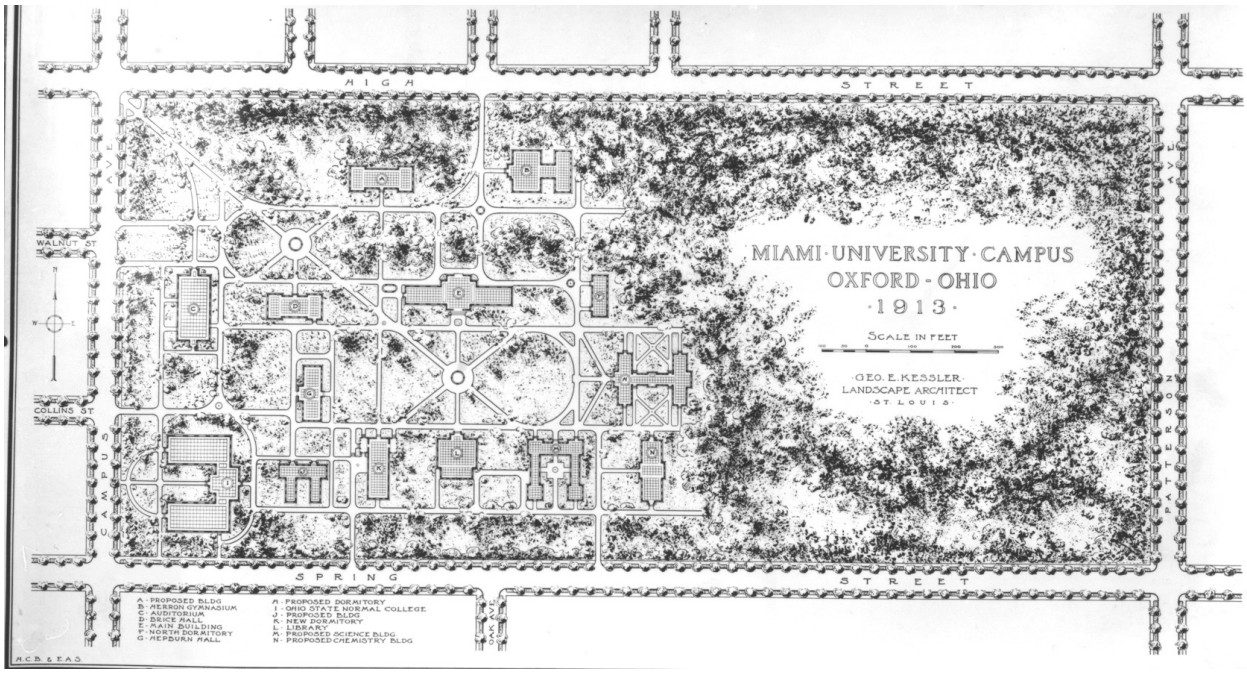
The Centennial Campus of 1909 illustrated the campus as its form evolved with individual specialized buildings, red brick construction and planned open spaces.



Centennial Campus of 1909

George Kessler developed a campus plan in 1913 that also introduced a formal order to the campus as it was being developed. At the time he worked on the Miami University plan, Kessler was a well-known and respected landscape architect and planner. Like the 1904 plan, Kessler illustrated a formal arrangement of buildings around a central quadrangle. His plan, however, retained Slant Walk, enhanced it with a designed landscape and integrated it into the larger campus plan. This

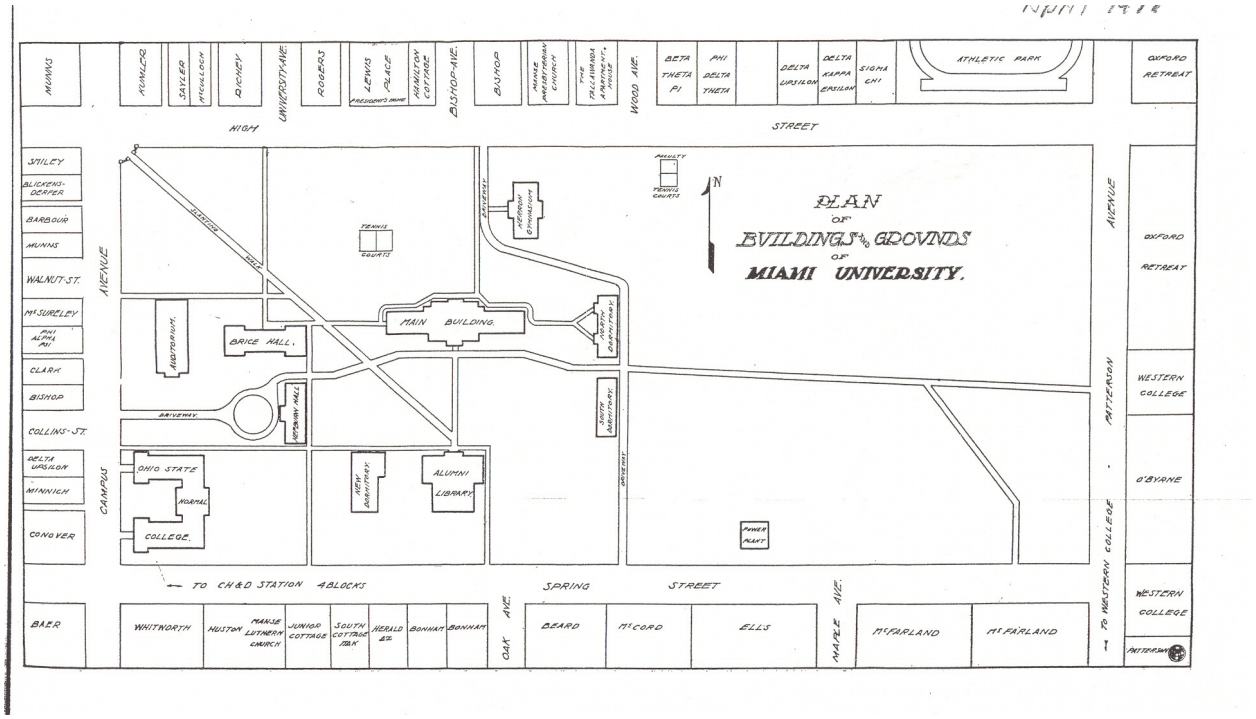
served to reinforce the connection between the Miami Campus and the town of Oxford. The retention of Slant Walk as a major element in the plan is not surprising. Kessler was known for his emphasis on landscaped parkways connecting parks and other major features of cities when he designed plans for Cincinnati, Indianapolis, St. Louis and Kansas City. He was a landscape architect and understood that pathways, landscaping and the physical setting within which the buildings were placed could be as important as the buildings themselves in creating an attractive and functioning campus.



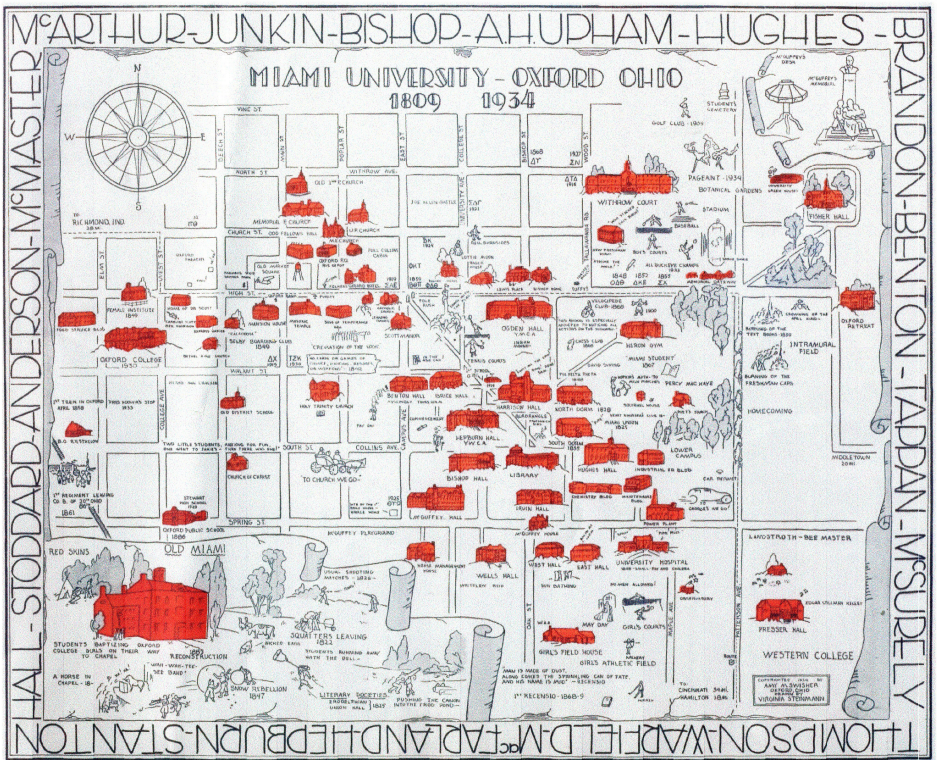
Kessler Plan, 1913

The Ohio State Normal College was established in 1902, which was funded by the State of Ohio. It was significant development as it brought women onto the campus and established the University's first professional school.

A number of specialized buildings were constructed, including Brice Hall in 1892, the first building named after a benefactor, Calvin Brice. Other buildings/places included an Athletic Grounds for football (1896); Herron Gymnasium (later Van Voorhis Hall, 1897); Hepburn Hall as the first residence hall for women (1905); Alumni Library funded through alumni donations and a gift from Andrew Carnegie (1909); the original wing of the Normal College (later McGuffey Hall) (1909); Bishop Hall (1912) and Wells Hall (1923) both residences for women, University Hospital (later MacMillan Hall); Ogden Hall for men, and Swing Hall, all originally constructed in 1924; Irvin Hall as a recitation building (1925); the center section of Hughes Hall (1931, later Kreger Hall), Withrow Court for men's athletics and an assembly hall in 1931; North and South Halls renovated in the Georgian Revival style and renamed Elliott and Stoddard Halls in 1937; Symmes Hall for men (1939); and Hamilton Hall (1940) and South Hall (later Richard Hall) as a residence hall for women (1941).



1911 Map of the Campus



1934 Map of the Campus

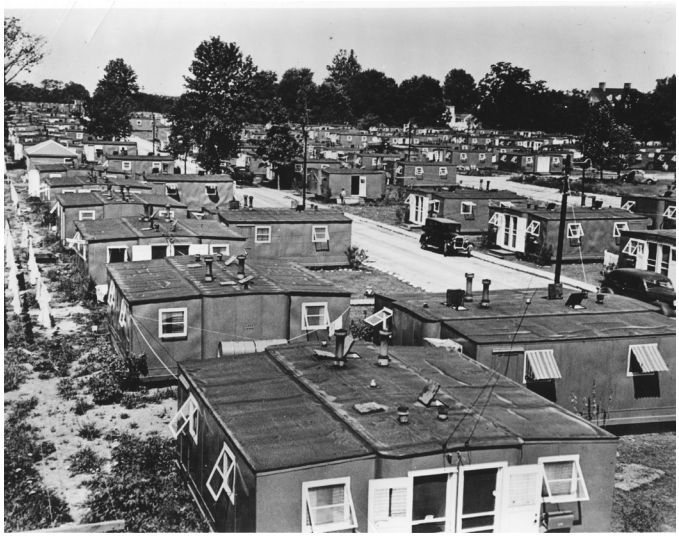
The University purchased the former Oxford Female College and renamed it Fisher Hall in 1925, and Oxford College for Women in 1928 and renovated the main buildings as a women's residence.

Campus buildings of this period were designed by a number of notable architects, including Frank Packard, a Columbus architect who designed at least five campus buildings, including Alumni Hall, and the New York firm of Carrere & Hastings that designed Kumler Chapel. Charles Cellarius began his long career as Miami University's preferred architect in 1939 with the design of Symmes Hall and the Beta Bells. He eventually designed or remodeled at least 30 buildings on the campus.

While buildings of this period were constructed in red brick, not all were designed in the Georgian Revival style. The campus became overwhelmingly Georgian Revival in design largely due to Cellarius's work in the period following World War II.

Post World War II Miami (1946 to 1970) A "National University"

This period of over 25 years marks the transition to a national university and a significant increase in the size of the student body and the number of programs and majors offered. It is also the period during which the campus evolved into the form that exists today.



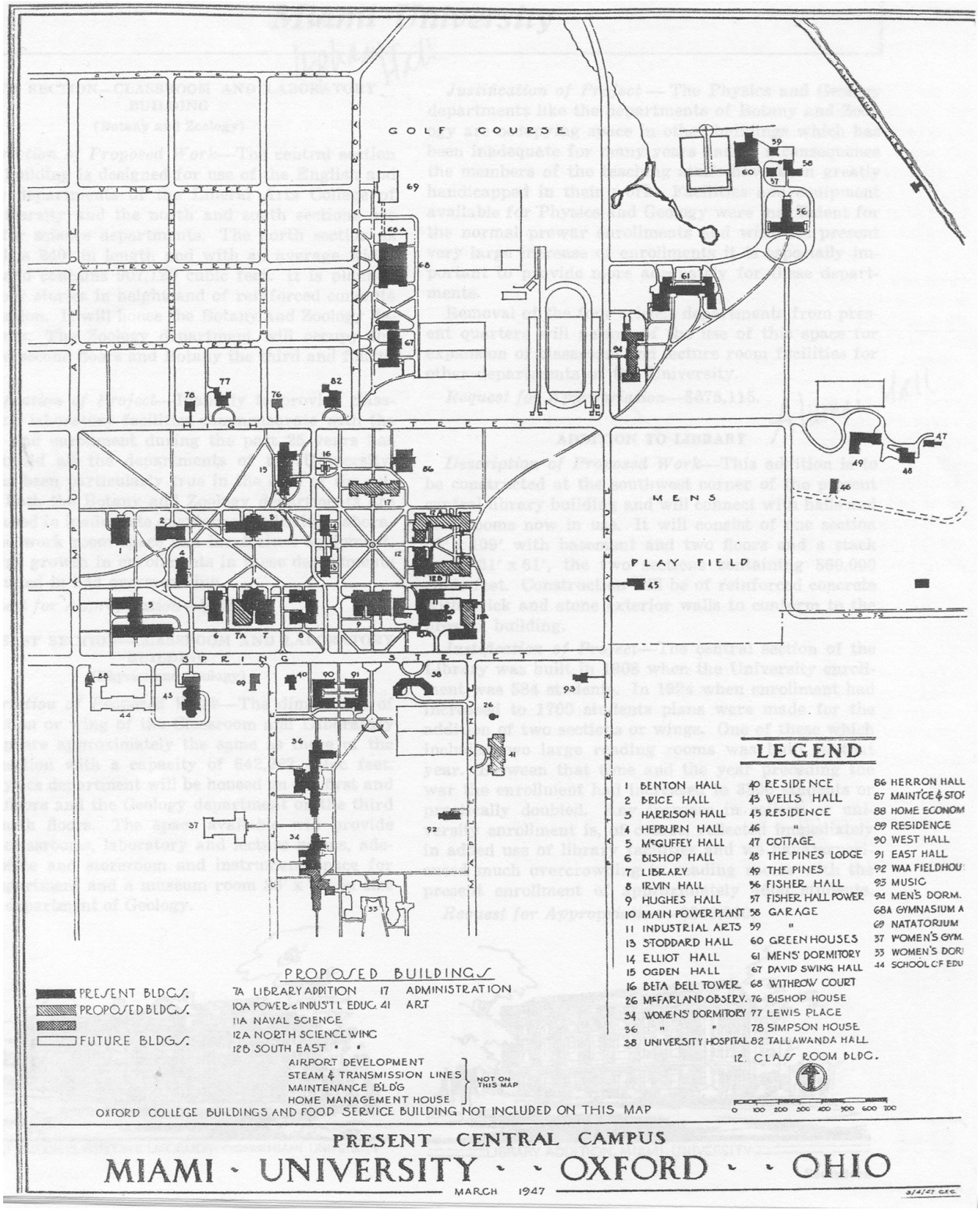
Vet's Village provided temporary housing for veterans attending Miami University in the post-war era.

Civilian enrollment at Miami dropped significantly during World War II but the campus was used for military training for 10,000 recruits. After the war, the student population increased – with returning veterans taking advantage of the GI Bill for education. For a period of time there was a "Vet's Village" built on the campus to accommodate the large number of new students.

The University recognized the student enrollment growth that was imminent and developed a post- war building program, even before the war ended. This plan and those that followed resulted in the transformation of the campus. *A Post War Building Program for the State Universities of Ohio* was prepared in June, 1944. For Miami University, this program proposed an addition to Alumni Library, the construction of an administration building, a women's gymnasium, an art building, north and south science wings (later Upham Hall), a natatorium and several service, power and support buildings.

Another building plan from 1947 included proposals for some of the buildings mentioned in the earlier plan, as well as improvements to the airport.

The pace of construction was unmatched in Miami's history. During some years, multiple buildings – residence halls, dining halls and academic buildings were constructed. The residence and dining



Post-War Building Plan, 1947

halls were built around quads that created the residential areas of the campus that are clearly identifiable today. Two iconic Miami University buildings – Upham Hall and MacCracken Hall – were also constructed in the immediate post-war period. The public spaces also took form as the buildings were consciously placed around a series of formal spaces, one leading to the next that made a large and expanding campus seem intimate and manageable in scale. Cellarius developed a plan for the Women's Residential Quadrangle that made MacCracken Hall the dominating visual element for what is now known as South Quad.

Women's Residence Quadrangle now known as South Quad, c. late 1940's

In the Sesquicentennial year – 1958 – Harrison Hall (Old Main, later renamed for President Harrison) was demolished. It was the largest of the original campus buildings. It was replaced with a new version of Harrison Hall, completed in 1960.

Charles Cellarius exerted tremendous influence over the design and form of the Miami campus. In the list of buildings constructed during the two decades of the post-war period, those designed by Charles Cellarius and his firm, are highlighted with an asterisk (*). Reid Hall, a residence for men, Rowan Hall, a Naval ROTC building, and the center section of Upham Hall* for humanities were all constructed in 1949; Billings Natatorium*, Collins Hall*, and McBride Hall* were constructed in 1952, the same year Tallawanda Hall was acquired by the University; East Dining Hall dates from 1954; Porter Residence Hall* and the Administration Building* (later Roudebush Hall) were constructed in 1956. Scott Hall* and Center Hall* (later renamed MacCracken Hall) were built in 1957; Dennison Hall* and Miami Manor for married students in 1958; Brandon Hall*, Dennison Hall north wing* and McFarland Hall* in 1959; an addition to MacCracken Hall in 1961, along with Anderson Hall*, Dodds, Hall*, Stanton Hall* and Harris* and Erickson Dining Halls that same year.

Dorsey Hall* and Minnich Hall* date from 1962, Flower Hall and Hahne Hall* from 1966, Emerson Hall* and Morris Hall* from 1969.

The campus also had some significant additions other than residence and dining halls, which included University Center* (later Shriver Center) in 1957 and Warfield Hall*, both of which housed student activities in 1962. New academic buildings included Heistand Hall* in 1958, Laws Hall* and Williams Hall in 1959; Harrison Hall* (on the site of Old Main, demolished in 1958) in 1960; Culler Hall* in 1961; Phillips Hall*, and the center wing to MacMillan Hospital in 1962; the first phase of King Library in 1966; Shideler Hall in 1967; Benton Hall in 1968 and Millet Hall as an assembly hall and sports arena in 1968; and the Center for Performing Arts* in 1969. Sesquicentennial Chapel* was built to commemorate Miami's 150th anniversary in 1959.

Nearly all of these buildings were designed in the Georgian Revival style, which caused some controversy among some faculty and alumni who wanted to see "modern" buildings added to the campus, as well as architects from around the state who wanted an opportunity to design campus buildings. However, the Board of Trustees and Wallace Roudebush, the University's Vice President in charge of Finance made it clear that they favored the Georgian Revival style and were pleased with the work done by Cellarius and there was no reason to change course. The Board of Trustees confirmed its commitment to its path with a statement approved by the Executive Committee on March 30, 1957, which stated, *"Miami University for some time has adhered to a unified, traditional type of architectural style . . . . In adhering to traditional architecture, the Board of Trustees has had reason to believe that it spoke the preference of alumni, staff, friends, and even of students. In a recent survey of this year's freshman class, the women gave 'a beautiful campus' as the second most important reason for selecting Miami, and the men gave this as their third most important reason . . . Only a small minority has questioned this practice. Unfortunately, some persons have also made false and misleading statements. . . ."*

In fact, the Board of Trustees and Cellarius departed from the Georgian Revival style in the design for the Center for the Performing Arts, the last building Cellarius designed for the campus before his death in 1973.

In addition to the vast building program underway, the campus also expanded through acquisition. The largest acquisition was the Western College campus after Oxford's last educational institution for women closed in 1974. The merger into Miami University led to the acquisition of the following buildings: Langstroth Cottage (1856), Peabody Hall (1860/1871), Tenney Gateway (1890s), Alumnae Hall (1892), Patterson Place (1898), McKee Hall (1904), Sawyer Gymnasium (1914), Kelley Studio (1916), Clark Gate (c. 1916), Kumler Chapel (1918), Western Bridges (1920s), Ernst Nature Theatre (1922), Western Steam Plant (1924), Mary Lyon Hall (1925), Western Lodge (1926), Presser Hall (1931), Stancote House (1932), Corson House (1930s), Clawson Hall (1946), Boyd Hall (1947), Alexander Dining Hall (1962), Thompson Hall (1963) and Hoyt Library (1971).

A "Public Ivy" and Corporate University (1970-2009)

The period from the 1970s to the present represented a leveling off of the student population where the physical growth slowed but never stopped. From 1973 to 2008 the following structures were added to the campus: Goggin Ice Arena (1975), Miami Art Museum (1978), Bachelor Hall (1979), Marcum Conference Center on the site of the demolished Fisher Hall (1982), the gates

from Miami Field were relocated to the newly constructed Yager Stadium (1983), Havinghurst Hall was constructed on Western Campus (1983), the Art Building and a Biological Sciences Building (later Pearson Hall) date from 1986, the Recreational Sports Center completed in 1994, a Health Services Center in 1996, Pulley Tower constructed in 2001, a child development center on Western Campus in 2002; Heritage Commons apartments for students completed in 2005, Campus Avenue Garage, new Goggin Ice Center and Psychology Building were all constructed in 2006; the School of Engineering and Applied Sciences completed in 2007, the North Parking Garage in 2008 and the Farmer School of Business building in 2009.

Character-Defining Features of Miami University Campus

There are two characteristics of the Miami University campus that have an extraordinary impact on its physical environment – the formal and orderly arrangement of public spaces around which buildings are strategically placed and the Georgian Revival architectural vocabulary that has been a signature of the University for at least the last three-quarters of a century. Every college and university campus has a distinct physical environment shaped over time by architecture, landscape architecture, memorials, public art and traditions. All of these elements make Miami's campus unique.

As campuses change over time, an understanding and appreciation for the unique environment of an individual campus should be an important consideration in any planning and design decisions that are made. While individual elements will change, the campus should be thought of as a carefully planned ensemble of buildings, structures, places and landscapes that shape the experiences of students, faculty, staff, local citizens and visitors.

Miami University's campus plan and physical environment are largely the result of post-World War II development. A review of the original campus plan from the early 20th century, a photo of the Centennial Campus of 1909, a map from 1911, and a map from 1934 reveal a campus that was growing in the number of buildings being erected, a somewhat geometric plan that placed buildings parallel to or perpendicular to existing buildings and to surrounding streets, but that lacked an apparent overall vision for the current or a future expanded campus.

This changed in the immediate post-war period, as dozens of campus buildings were erected. This included a large number of residential structures, which provided the opportunity to create residential quads, separate from the academic center of the campus. By this time, several Georgian Revival buildings had been constructed and it was beginning to have an impact on the form of the campus. The formality and symmetry of the style was complemented by the careful arrangement of buildings around planned and formal public open spaces. While the individual buildings within the residential quads are unique in design, they are consistent in terms of height, scale, setback and building materials. With the exception of MacCracken Hall, which was designed as a visual landmark that terminated views from both the South Quads and from Spring Street, the other buildings were designed to be compatible background buildings that contributed to the whole, rather than making individual design statements. The view of MacCracken was emphasized with the placement of the Tri-Delta Sundial, which marked both the entrance to the residential quads and enhanced the experience of the changing elevation between the quads and Spring Street.

In addition to South Quad, North and East Quads are also formally-designed residential areas of the campus. All of these quads create a sense of place that is manageable in scale and that contributes to a "sense of community" on a large campus.

Just at the residential quads organize the living and dining activities of the campus, the academic core is also divided up into manageable spaces that are revealed as one walks around the campus. The area west of Elliott and Stoddard has been known as both University Square and Old Main Quadrangle. It contains several of the oldest campus buildings, including Elliott, Stoddard, Bishop and Alumni Halls. The area along High Street and west of Ogden Hall doesn't have a name on campus maps, although it is a distinctive landscape of mature trees that has remained open space throughout Miami's history. Slant Walk is the historic pathway that passes through this open space.

The area east of Elliott and Stoddard is a creation of post-war development and was the result of designs developed by architect Cellarius and landscape architect Donald Johnston of Indianapolis. Johnston prepared a 1948 plan entitled *Central Quad and Proposed Cross-Campus Walk East of Upham* that illustrated the creation of these new and distinctive places on the campus, while Cellarius designed the focal point – Upham Hall and other buildings flanking the quad and Bishop Woods.

Prior to its development, this area was known as Lower Campus. Upham Hall was designed and placed in a location to be both the focal point for the new quad and to provide the transition from the old to the new. *"Architect Charles F. Cellarius, looking from the unfinished Upham archway to the old halls above and the snowy woods below noted that the new building would stand between the past and the future. West was the past, the old original college campus; East would be the campus to come, with buildings bordering the ancient uncut forest. Under the arch of Upham Hall the past of Miami would look through to the future."*[1]

Upham Hall succeeded as Cellarius envisioned it and provided the transition between the old and new. The area east of Upham Hall became Bishop Woods surrounded by new academic buildings. The open archway through the center provided the visual transition from the formally-designed campus quadrangle to Bishop Woods beyond. Central Quad has a central focal point – the University seal embedded in the sidewalk and accentuated with trees and seasonal plantings – now known as the Hub.

A View of Bishop Woods Through the Upham Hall Arch

This orderly progression of spaces skillfully integrates changes in elevation and provides an easily comprehensible pathway through the academic core of the campus that even first-time visitors can understand.

1 Havighurst, Walter. *The Miami Years*. New York: G.P. Putnam and Sons, 1984.

The U.S. Congress passed the National Historic Preservation Act in 1966, which established a national preservation program in partnership with the states. In the decades following this act, there was a significant increase of awareness and interest in identifying and preserving significant historic properties in communities large and small. The Oxford and Miami University communities were no exception. In 1978, President Shriver appointed a Committee on Campus Historic Preservation to evaluate the significance of all campus structures constructed before 1930 – a total of 39 structures. The committee issued a report with its findings which grouped buildings based on level of significance. Most of the buildings identified at the time as having the "greatest significance for historic preservation" are still standing. One notable exception is Fisher Hall which was demolished, despite several reuse studies conducted by the University and the efforts of preservationists to find a feasible alternative use.

Subsequent efforts to look at the entire campus included a 1982 "Select Committee on Campus Planning," which evolved into the Campus Planning Committee of today. The function of this committee is "to represent University Senate in the process of planning and maintaining the physical plant of the University in order to enhance the execution of the mission of the institution."[2] In 2001 a "Committee on Exterior Art and Memorials" was established. These committees have influence over changes to the physical environment of the campus and are integrated into the decision-making process.

Western College

Established as the Western Female Seminary in 1853, the school became Western College for Women in 1904. It provided a college education for women, at a time when schools like Miami University did not admit women students. The school lasted for 120 years before closing in 1974. At that time Miami University acquired the campus and established the Western College Program, an interdisciplinary program that had students live and study on the Western campus, although they were students of Miami University.

Western College Bridges

One of the most significant events that occurred at Western College was Freedom Summer in 1964. Students from across the country converged on the Western campus to be trained to go to the south for a voter registration drive in Mississippi. Three of the volunteers were murdered. Their work contributed to public support for the Civil Rights Act and the Voters' Rights Act passed later that year. A memorial on the campus commemorates this event.

The Western Campus has a character distinct from that of Miami's campus. The landscape sets the tone for the campus with its rolling hills, woods, and lake, which provide a backdrop for an interesting and eclectic collection of buildings. Peabody Hall is the oldest building, dating from 1871 with later additions; the stone Kumler Chapel was designed by the noted New York firm of

2 Campus Planning Committee function, from Miami University website.

Carrere and Hastings in 1918 and is Late Gothic Revival in design. Other historic buildings include McKee Hall dating from 1904, and Mary Lyon Hall dating from 1925, both residence halls. Presser Hall, a stone academic building dates from 1931. The Stillman-Kelly Studio dates from 1917.

Perhaps the most unusual element of design on the Western Campus is the collection of stone arched bridges that dot the landscape and carry foot traffic throughout the campus. The work of an African-American master mason, Cephas Burns, the local stone blends into the landscape and provides a cohesive design element to an architecturally diverse campus.

Western College's campus has been recognized for its significance by listing as a historic district in the National Register of Historic Places.

Connections

Many of Miami University's buildings and structures are individually significant architecturally and historically, and others contribute to the overall character of specific areas of the campus, but the connections between the individual elements serve to elevate the entire campus to a distinctive and high-quality physical environment with a clear "sense of place." These connections are especially important because the campus is experienced most frequently from the pedestrian's point of view. This allows for a leisurely experience of the campus, which offers time to examine details, note the transitions from one space to the next; appreciate the views and vistas that were integrated into the campus plan; and appreciate the contrast between designed landscapes and more natural wooded areas.

Landscapes

The campus consists of a series of landscapes, which taken as a whole create an attractive and accessible physical environment. These individual spaces – the campus center, residential quads, Bishop Woods, Western campus – all have a distinct character that is reinforced through the integration of architecture and landscape. Each of these spaces reflects attention paid to the location of individual buildings and structures; the construction of walkways and paths; the placement of trees, plantings, memorials and art; and the potential for views and vistas to provide visual connections from one area to the next.

A review of campus maps from 1934 and 2009 reflect the changes made over time to integrate the individual elements of the campus into a cohesive whole. Slant Walk, is perhaps the oldest remaining connecting path/walkway on campus. *"For a century and a half the Slant Walk has been the main artery of the campus. Once a dusty path through a pasture, it was graveled in the eighties. For many years it was illuminated with Chinese lanterns for the*

Historic Photo of Slant Walk

Slant Walk

Commencement season. In the early days Slant Walk ended at the two old dorms where students fed their stoves with wood from the forest." [3]

The 1934 map shows that Slant Walk is the only major connective pedestrian element, excluding the Western campus, which is still visible today in its pre-World War II form. The construction and expansion of the campus after World War II shaped the campus that exists today. Construction of Upham Hall and the creation of the academic center east of Elliott and Stoddard Halls, the definition of Bishop Woods and the academic buildings that surround it, the construction of Bishop Gates as an entry into the campus and South, East and North Quads as residential areas are the result of post-World War II development of the campus.

The former Western College's campus is notable for its physical form, as well. It provides a stark contrast to the formal arrangement of spaces and buildings on the Miami campus. Developed as a more organic and informal landscape, this area takes advantage of the changing topography. The hills provided the locations for buildings, which were connected by walkways that traverse a series of beautifully constructed stone arch bridges. The buildings are placed in an informal pattern along the road system, but it is the walkways and bridges that define this campus environment as unique. The pond creates a pastoral setting that is away from the center of the campus.

Bishop Woods is an important landscape element on the Miami campus. Named in 1958 as a memorial to Robert Hamilton Bishop, it has been allowed since the 1980s to grow in a natural state. The wooded setting, with paths crisscrossing it, integrates it physically with the rest of the campus, although the experience of walking through it can feel like one is removed from the hub of the campus. While the campus always had a wooded area that was known as Lower Campus, Bishop Woods is defined by the U-shaped roadway around it and the buildings framing it on three sides.

Formal Gardens

The formal plaza in front of the Center for the Performing Arts Center dates from the mid-20th century and is one of the few areas of the campus that reflects mid-century modernism. The paved plaza and a series of raised reflecting pools links the complex with the Shriver Center. This is one of the few public spaces on campus that is designed with

3 Havighurst, Walter. *The Miami Years*. New York: G.P. Putnam and Sons, 1984.

hard surface materials – paving, raised pools and planters – rather than grass and landscape materials predominating.

The Formal Gardens, located on the northeast edge of the campus includes a series of formal gardens, with changing levels, and a pond surrounded by the Dogwood Grove at the lowest point near Patterson Avenue.

Walkways and Paths

The Hub and Seal

Walkways and paths are designed with the pedestrian in mind, connecting all areas of the campus, leading from one area to the next and providing important physical links to the town of Oxford. A review of the campus map illustrates that the system of walkways tends to be geometric in plan; with many diagonal walkways built into the system to shorten walking distances between certain points. Slant Walk is an excellent example of a diagonal walk. It links the Academic Quad near Alumni Hall (the former Carnegie Library) to the gates that mark the entrance to the campus from High Street and Oxford's commercial district.

The walkways reinforce the formality and symmetry that are common elements of Georgian Revival architecture. The Hub is an excellent example of this design with walkways around the perimeter as well as at angles – all converging on the center where the seal of Miami University is embedded in the sidewalk. Campus tradition dictates "if a student walks on the Seal they will fail their next exam."

Bishop Woods, while a natural wooded landscape, it has paths through it. While these paths are also set in diagonal patterns, they have different character than others on the campus. Rather than concrete pavement and rectilinear design, these paths utilize narrow asphalt connectors are slightly curving, and lack the definite edges of the campus walkways – all of which complement the wooded surroundings. Bishop Woods also lacks the views and vistas common elsewhere – a walk through the woods can seem like it is miles away from the center of an active campus.

The walkways through the former Western College campus integrate the landscape and structures – with stone arched bridges, stone bases for the light fixtures and views across ravines – enhancing the pastoral setting of the small campus.

Vistas and Views

Miami's campus benefits from careful attention paid to the vistas and views from public spaces and buildings. Just as the walkways and paths connect the campus for pedestrians, the vistas and views provide the visual connection between the buildings and open spaces. This visual connection helps

the pedestrian understand the layout of the campus; experience the transitions from one major public space to the next; and to orient oneself to the surroundings. These views change with the seasons and can be vastly different depending on the time of year.

As changes are made to the campus, with the addition or replacement of buildings, it is extremely important that careful attention is paid to connectivity – both physical and visual – so that the distinctive sense of place of the campus is maintained.

Gateways

The campus interfaces with the community at a number of locations, but there are certain areas that have been designed as gateways one focused on cars and the other on pedestrians.

Bishop Gates mark the entrance on Patterson Avenue flanking Bishop Woods. The brick gateway features, built in 1960, were designed by Charles Cellarius and establish one of the entrances to the Georgian Revival campus. These two gateways flank the U-shaped road that defines Bishop Woods and leads to the front entrance of Upham Hall – one of Miami's iconic buildings.

The Phi Delta Theta Gates (1973) at the end of Slant Walk mark the main pedestrian entrance to the campus from Oxford's High Street commercial district. The memorial entrance features mark the passage from campus to town and vice versa. It too, reflects the Georgian Revival character of the campus.

Western Campus also had gates marking the entrances to the campus, with gates still standing at the entrance to Patterson Place and the Miami University Art Museum.

Western Gates (Photo from Western College Archives)

Bishop Gates

Memorial Gates

Significant Designers

A number of designers contributed to the physical form of the campus, but several stand out as having a dramatic impact on the campus as it exists today. Their contributions ranged from overall campus planning, to individually significant buildings, to the extraordinary craftsmanship of bridges to the design of a large percentage of campus buildings.

Frank Packard was a notable Columbus, Ohio architect whose work on the Miami campus dates from 1910 to 1923. During that time he designed five important existing early 20th century buildings on Miami's Campus, including Alumni Hall (1910), Bishop Hall (1912), a section of McGuffey Hall (1915), Robertson Hall (1915) and Wells Hall (1923). Although compatible with the Georgian Revival style that became the common design vocabulary later, Packard's buildings are eclectic with Craftsman and Mediterranean elements appearing in his designs. Alumni Hall stands out among the group of buildings designed by Packard. It was designed as a Carnegie Library to serve both the campus and community, therefore, the public interior spaces -- the rotunda and former reading room – exhibit attention to detail, high quality materials and fine craftsmanship.

Packard designed hundreds of buildings during his lifetime. He was prolific and well-versed in a number of styles. His work at Miami gave the campus several buildings that are individually significant architecturally.

Alumni Hall and Bishop Hall designed by Frank Packard

George Kessler was an important and well-known landscape architect by the time he was hired to develop a master plan for Miami's campus in 1913. Kessler came to the United States from Germany as a small child, but he returned to Europe for his training as a landscape designer. Upon his return as a young man he sought work with Frederick Law Olmsted in New York. He wasn't hired by Olmsted, but was encouraged to seek work in the Midwest, which became the region where he had a tremendous impact.

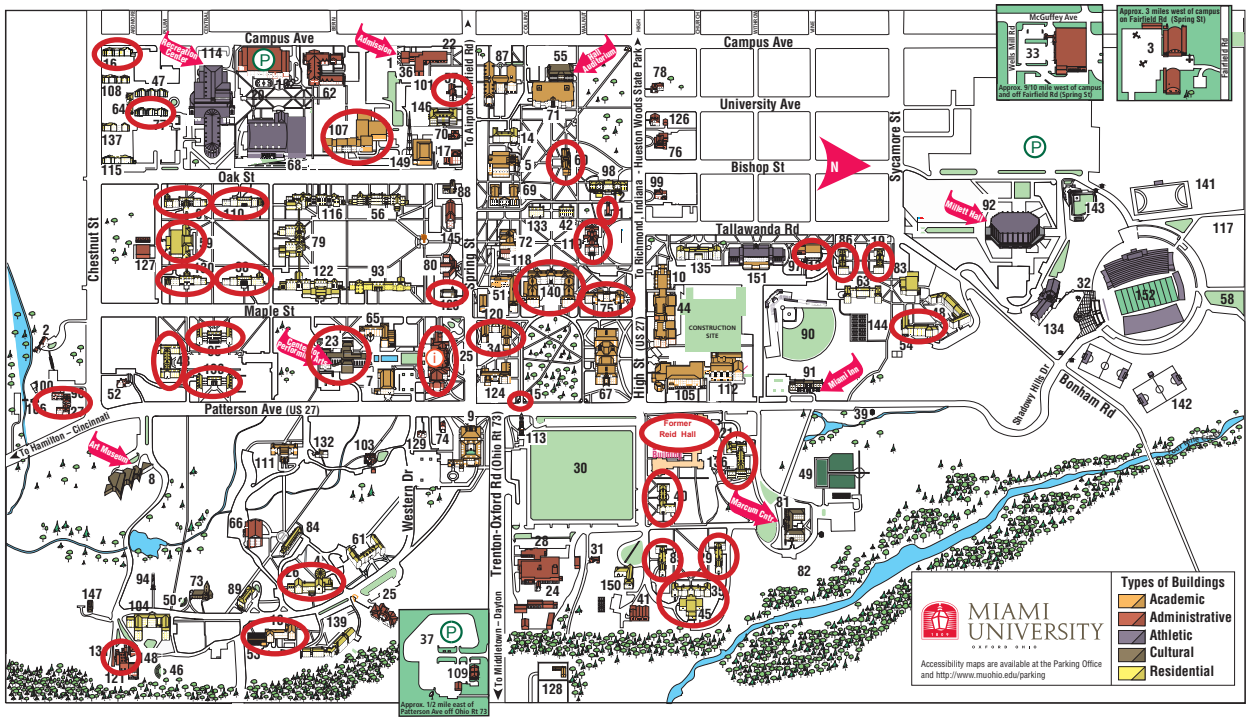
Among Kessler's important designs were his park plans for Kansas City, Cincinnati, Indianapolis, Springfield (Ohio) and the design of the 1904 St. Louis World's Fair. Kessler was known for taking a long-term view that allowed for implementation over time. Cincinnati's Park Plan was completed in 1907 but its implementation took decades, resulting in one of the finest system of integrated parks and parkways in the nation.

Charles Cellarius

No one individual had a greater influence over the design and development of the Miami campus than Charles Cellarius. A Cincinnati architect, Cellarius is credited with designing (or in a few cases modifying) 41 campus buildings, as well as structures such as Bishop Memorial Gates and the Beta Bell Tower, between 1939 and 1969. He was the person most responsible for establishing the Georgian Revival vocabulary that prevails to this day. His work defined entire areas of the campus including the South, North and East Quads of residential buildings; the design of iconic buildings such as Upham Hall, MacCracken Hall and Sesquicentennial Chapel; structures like the Beta Bell tower, as well as the mid-century modern Center for the Performing Arts set within a formal plaza.

Charles Cellarius added Herbert F. Hilmer as a partner in 1956 and the firm operated under the name of Cellarius & Hilmer until Cellarius died and the firm was disbanded in 1974. According to the Biographical Dictionary of Cincinnati Architects, 1788-1940 by Walter E. Lansam, "Hilmer probably contributed considerably to the firm of Cellarius & Hilmer. It seems likely he was responsible for the more 'Modern' turn it took during the last couple of decades." The modern design of the Center for Performing Arts is a significant departure from the Georgian Revival vocabulary of most of the Cellarius and Cellarius & Hilmer buildings on the Miami Campus. It is possible that this building was largely the work of Hilmer.

Rarely does one individual have the opportunity to work for a single client for such a long period, but Cellarius had a long-term relationship with the University and delivered on a vision of the



Current map of the campus with Cellarius-designed buildings circled in red

quintessential American college campus. Miami is known today for its well-designed and coherent campus – much of which is the result of Cellarius' work. He utilized the Georgian Revival style with his understanding of proportion, window to wall ratio and detailing to create individually unique buildings that contributed to a cohesive ensemble. His work at Miami also employed high-quality materials and finishes that have withstood the tests of time.

A review of a current map of the campus with Cellarius-designed buildings marked illustrates his vision of the campus as a series of large spaces – one leading to the next in an orderly manner. A large campus was broken down into manageable parts – each with a distinct character.

Cephas Burns

Cephas Burns was not a trained designer as were Packard, Kessler and Cellarius, yet his work helped to define the former Western College campus. Burns, whose grandparents were freed slaves,[4] was trained as a stonemason. However, he also possessed talent in both design and engineering, which resulted in a series of arched stone footbridges that dot the Western campus. Large and small, he built bridges of local stone boulders. They were integrated into the pedestrian walkway system that connected the entire Western College campus. His also built the stone bases for light fixtures, which complemented the bridge design. The use of stone blended into the natural landscape design of the campus and today, these structures are considered contributing resources in the Western College Historic District, listed in the National Register.

Burns also worked on Kumler Chapel where he supervised a crew of African-American masons, as well as on the construction of Western Lodge, Gray Gables, and Ernst Nature Theater.

4 *Western College Alumni Association Bulletin*, Spring 1977.

5. Building, Structure and Landscape Inventory and Significance Analysis

MIAMI UNIVERSITY
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5. Building, Structure, and Landscape Inventory and Significance Analysis

The project involved the update of existing Ohio Historic Inventory (OHI) forms, as well as the preparation of new forms to include all of existing buildings predating 1960; all of the buildings designed by Charles Cellarius, who was responsible for the design of much of the post—World War II campus; and significant structures and planned landscapes. The online Internet form or "I-form: administered by the Ohio Historic Preservation Office was used for all of the inventory work.

Field work was conducted to take photos of each building, structure and landscape to understand its context in the campus plan; research was undertaken in the Miami University archives; and student research papers were utilized. An analysis of potential eligibility for the National Register of Historic Places is also included. The following table identifies the properties inventoried as part of the project and current status of completion for the draft report.

Resource Name	Date	Building, Site, Object, Landscape	Student Research	Architect
Alumni Hall	1910, 1924, 1952	Building	Ellison	Packard (1910) Ridley (1924)
Anderson Hall	1961	Building		Cellarius & Hilmer
Beta Bell Tower	1939	Structure	Ellison	Cellarius
Billings Hall	1952	Building		Cellarius
Bishop Hall	1912	Building		Packard
Bishop Woods and Bishop Memorial Gates	1960	Landscape/ Structure		Cellarius & Hilmer
Bonham House	1868	Building		Hinkle
Boyd Hall & Belk Greenhouse	1947	Building		Cellarius
Brandon Hall	1959	Building		Cellarius & Hilmer
Center for Performing Arts	1969	Building	Ellison	Cellarius & Hilmer
Clawson Hall	1948	Building		Cellarius
Cole Service Building	1958	Building		C.L. Baxter
Collins Hall	1952	Building		Cellarius
Conrad Formal Gardens	1931	Landscape		Donald B. Johnston
Cook Field	1911	Landscape	Sheumaker	
Cook Place	1932	Building	Sheumaker	J. Wespiser
Culler Hall	1961	Building		Cellarius & Hilmer
Dennison Hall	1957, 1959, 1961	Building		Cellarius Cellarius & Hilmer
DeWitt Log Cabin	c. 1805	Building		

Resource Name	Date	Building, Site, Object, Landscape	Student Research	Architect
Dodds Hall	1961	Building		Cellarius & Hilmer
Dogwood Grove		Landscape		
Dorsey Hall	1962	Building		Cellarius & Hilmer
East End Building	1954	Building		Harry Allen
Emerson Hall	1969	Building		Cellarius & Hilmer
Ernst Nature Theater	1922, 1996	Landscape		
Gaskill Hall	1925, 1951, 1959	Building		Briggs Cellarius
Grey Gables	1930	Building		F. R. Swift
Hahne Hall	1966	Building		Cellarius & Hilmer
Hall Auditorium	1908	Building	Sheumaker	G.W. Drach
Hamilton Hall	1940	Building		
Hanna House	1964	Building		Cellarius & Hilmer
Harris Dining Center	1961	Building		Cellarius & Hilmer
Harrison Hall	1960	Building		Cellarius & Hilmer
Hepburn Hall	1964	Building		Cellarius & Hilmer
Hiestand Hall	1958	Building		Cellarius & Hilmer
Irvin Hall	1925, 1928	Building	Sheumaker	R.S. Harsh
Joyner House	1910	Building		
Kreger Hall	1931, 1937	Building		Garber & Woodward (1937)
Kumler Chapel	1918	Building		Carrere & Hastings
Laws Hall	1959	Building		Cellarius & Hilmer
Lewis Place	1839	Building		
Lottie Moon House	1831	Building		
MacCracken Hall	1957, 1961	Building		Cellarius Cellarius & Hilmer
MacMillan Hall	1923, 1939, 1962	Building	Ellison	H.H. Hiestand Lorenz & Williams
Mary Lyon Hall	1925	Building		J. Wespiser
McBride Hall	1952	Building		Cellarius
McFarland Hall	1959	Building		Cellarius & Hilmer
McGuffey Hall	1909, 1915, 1925	Building		Harsh (1909) Packard (1915)
McGuffey Museum	1833	Building		
McKee Hall	1904	Building		Geyer & Neuffer

Resource Name	Date	Building, Site, Object, Landscape	Student Research	Architect
Miami Field Ticket Offices	1920, 1929	Building		
Miami University Airport	1944	Building	Ellison	
Minnich Hall	1962	Building		Cellarius & Hilmer
Morris Hall	1969	Building		Cellarius & Hilmer
Murstein Alumni Center	1968	Building		Cellarius & Hilmer
Ogden Hall	1924	Building	Sheumaker	Dittoe, Fahnestock
Old Manse	1852	Building		
Oxford College (Oxford Female Institute)	1849 & later	Building		
Patterson Place	1898	Building	Sheumaker	
Peabody Hall	1861	Building	Ellison	
Phillips Hall	1962	Building		Cellarius & Hilmer
Porter Hall	1956	Building		Cellarius
Presser Hall	1931	Building		Wespiser
Richard Hall	1940, 1952	Building		Schooley Cellarius
Robertson Hall	1915	Building		Packard
Roudebush Hall	1956	Building		Cellarius
Rowan Hall	1949	Building		Potter, Tyler & Martin
Sawyer Gymnasium	1914	Building		
Scott Hall	1957	Building		Cellarius
Sesquicentennial Chapel	1959	Building	Ellison	Cellarius & Hilmer
Shriver Center	1957 1963	Building		Cellarius Cellarius & Hilmer
Simpson Guest House	1836	Building		
Slant Walk and Upper Campus Common		Landscape		
South Quad Overview & Tri-Delta Sundial	1938 1962	Landscape Object		D.B. Johnston Clifford M. Proctor
South Quad	1940-1961	Landscape		
Stancote House	1933	Building		
Stanton Hall	1961	Building		Cellarius & Hilmer
Stillman-Kelley Studio	1917	Building		
Stoddard Hall	1836	Building	Ellison	
Swing Hall	1924, 1935	Building	Sheumaker	Harsh Harsh & Davies
Symmes Hall	1939	Building		Cellarius
Tappan Hall	1970	Building		Cellarius & Hilmer
The Hub	1969	Landscape		

Resource Name	Date	Building, Site, Object, Landscape	Student Research	Architect
Upham Hall	1949-1950, 1965	Building		Cellarius Cellarius & Hilmer
Warfield Hall	1962	Building		Cellarius & Hilmer
Wells Hall	1923	Building	Sheumaker	Packard
Western College Bridges	1917-1925	Structures		Cephas Burns
Western College Pond & Summer House		Landscape Structure		
Western Lodge	1926	Building		
Western Maintenance Building	1924	Building		G.W. Drach
Williams Hall	1959	Building	Ellison	Small & Wertz
Wilson Hall	1925	Building	Ellison	J. Wespiser
Withrow Court	1931 1966	Building		Gerber & Woodward Cellarius & Hilmer
WRA Cabin	1936	Building		W.M. Everhard

National Register of Historic Places

Miami University has one historic district and six individual buildings that are listed on the National Register of Historic Places. The National Register of Historic Places is the official list of properties recognized by the federal government as worthy of preservation for their local, state, or national significance in American history, architecture, archaeology, engineering, or culture. A program of the National Park Service, the National Register is administered at the state level by each respective state. For Ohio, the program is managed by the Ohio Historic Preservation Office, a division of the Ohio Historical Society.

Mary Lyon Hall

Peabody Hall

Western Female Seminary (Western College) is listed on the National Register as a Historic District, with boundaries that are drawn to include the significant buildings and spaces, including landscape features, which comprise this historic educational institution that was merged with Miami University in 1974. The following historic resources are included in and contribute to the Western Female Seminary Historic District, which was listed on the National Register in 1979:

- Boyd Hall
- Clawson Hall
- Ernst Nature Theater
- Kumler Chapel
- Mary Lyon Hall
- McKee Hall
- Patterson Place
- Peabody Hall
- Presser Hall
- Sawyer Gymnasium
- Stillman-Kelley Studio
- Western College Bridges
- Western College Meadow and Pond
- Western Lodge

Kumler Chapel

The six Miami University buildings listed individually on the National Register are:

William Holmes McGuffey House, listed 1966 (NHL)
Zachariah Price DeWitt Cabin, listed 1973
Elliott and Stoddard Halls, listed 1973
Langstroth Cottage, listed 1976 (NHL)
Oxford Female Institute ("Ox College"), listed 1976

DeWitt Log Cabin

Oxford College

In addition, two of these individual properties have the rare added distinction of being National Historic Landmarks (NHL). The National Historic Landmark program recognizes those places in the United States that are nationally significant because they possess exceptional value or quality in illustrating or interpreting our national heritage. For Miami, the Secretary of the Interior gave this designation to the William Holmes McGuffey House and Langstroth Cottage, each of which is significant for the extraordinary contributions of its original occupant to the history of the United States.

Langstroth Cottage

William Holmes McGuffey House

Potential National Register Listings

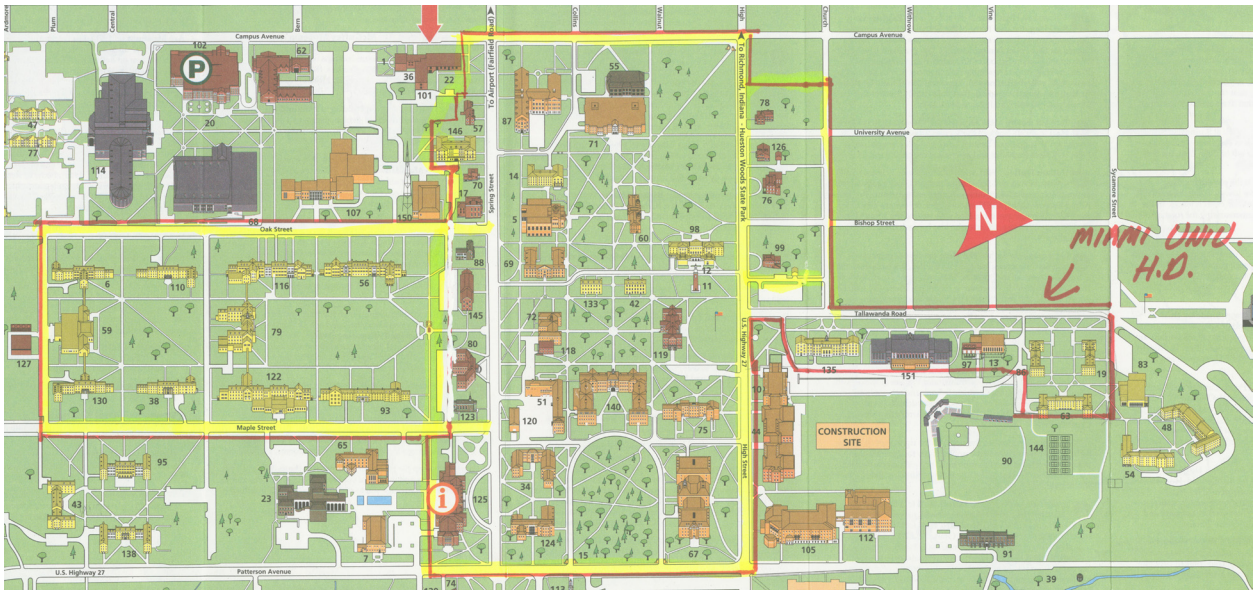
The university has not nominated any buildings or districts to the National Register in thirty years – the last was in 1979. The following evaluation is made by considering the potential for both Historic Districts and individual listings on the Miami campus to meet National Register criteria for listing. There is some overlap between the two, as a number of individually-eligible buildings can also be included in a potential historic district.

For the potential listings described below, the applicable criteria will be Criterion A; for Properties that are associated with events that have made a significant contribution to the broad patterns of history, and Criterion C; Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

It should be noted that some buildings included in the potential historic districts below were constructed after 1960 and are thus not yet 50 years of age, which is considered the cut-off for National Register listing. (Note: 1960 is used for the end date because the soonest a nomination could be listed is 2010.) Because of their significance to the body of work by campus architect Charles Cellarius, these buildings may well be considered eligible if the district's period of significance can be extended to 1970. Otherwise, they would be considered non-contributing to the district.

1) Comprehensive Miami University Historic District

The potential exists for a comprehensive Miami University Historic District, which would be bounded generally by High Street on the north, Campus Avenue on the west, Harris Drive on the south, and Maple and Patterson Avenue on the east. In addition, an arm of the district could be extended to the north on Tallawanda Road to include the academic and residential buildings located there. This district would include the significant collection of academic, administrative and



Comprehensive Miami University Historic District

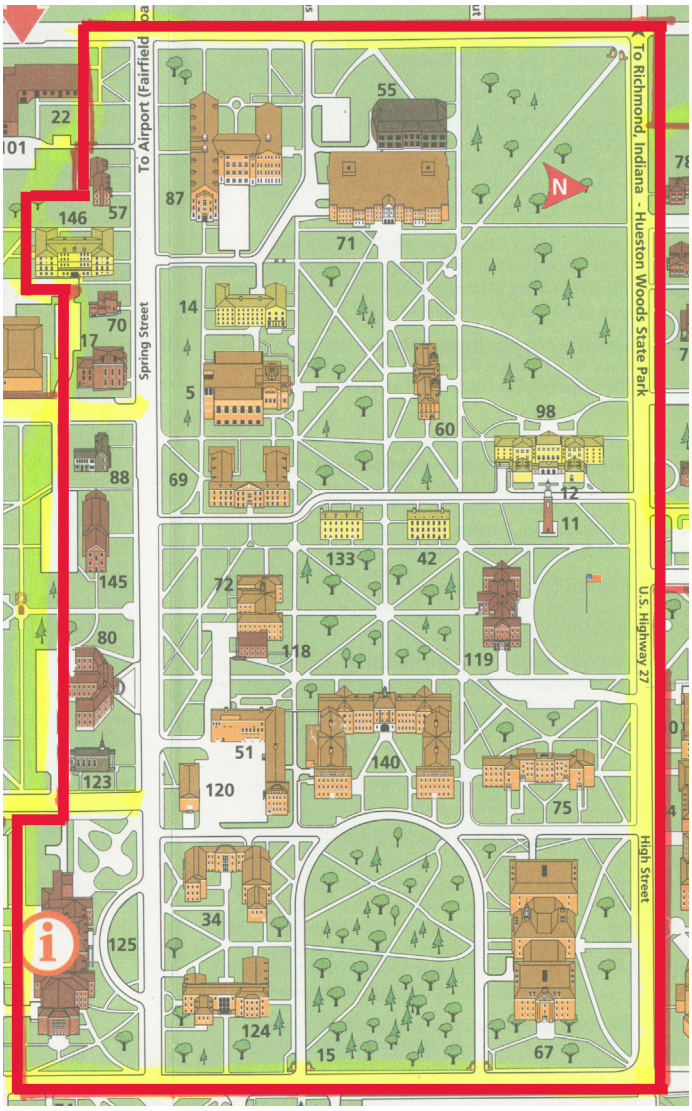
residential buildings that comprise the historic Miami University campus today, and would meet National Register Criteria A and C.

2) Special Area Historic Districts

There is also potential for more narrowly-drawn historic districts on the campus. These districts would be delineated according to their interrelationship with other buildings and planned open spaces on the campus.

A. University Quad - Central Quad Historic District

This area is the historic academic and early residential core of the Miami University campus, bounded by High Street, Campus Avenue, Spring Street (both sides) and Patterson Avenue. This district would highlight the evolution of the campus from its historic Old Miami origins through the significant changes brought by the early 1900s and the important post-WWII period of campus planning and growth.

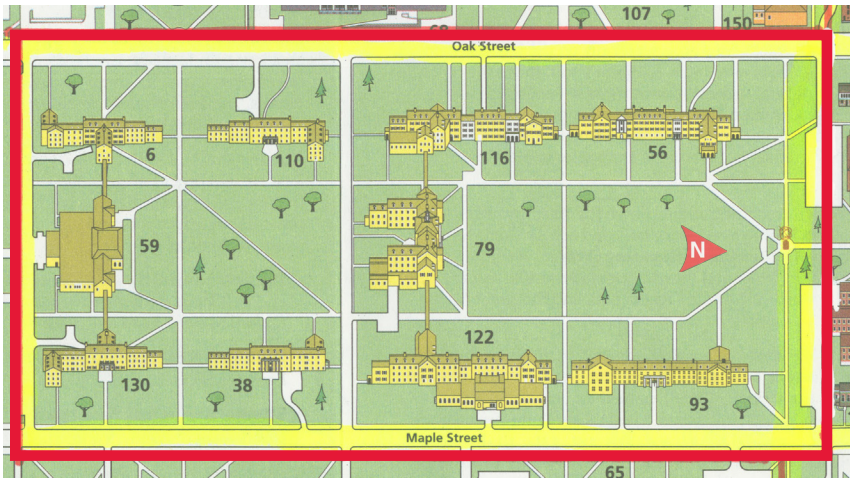


University Quad-Central Quad Historic District

The potential district would include the early-mid 20th century buildings in the area to the east of Campus Avenue (old University Quad) including Hall Auditorium (1908), McGuffey Hall (1909 and later), Bishop Hall (1912), Alumni Hall (1909 and later), Irvin Hall (1925), Ogden Hall (1924), Harrison Hall (1960), and King Library (1966), in addition to landscape features such as Upper Campus Commons and Slant Walk. To the east of Irvin Drive is the formal quad with the 1969 Hub at its center, historic Elliott (1829) and Stoddard (1835) Halls on the west, Kreger Hall (1931) on the south, Roudebush Hall (1956) on the north, and Upham Hall (1949 and later) on the east. Also part of this area are Beta Bell Tower (1939) and the academic buildings of Gaskill Hall (1925), Laws Hall (1959), Culler Hall (1961), Shideler Hall (1967), and Hughes Laboratories (1970). Also included would be Bishop Woods and the memorial gateways located on Patterson Avenue. Along Spring Street, there is a mix of structures that could also be contained

in the boundaries, including Wells Hall (1923), Joyner House (c. 1910), Bonham House (1868), McGuffey Museum (1833), Warfield Hall (1962), MacMillan Hall (1923), Sesquicentennial Chapel (1959) and the Shriver Center (1957).

B. South Quad Residential Historic District

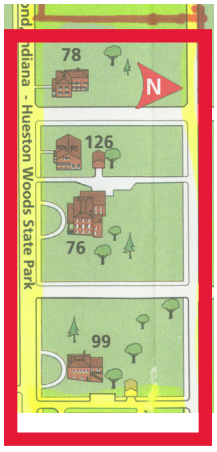


South Quad Residential Historic District

This residential quadrangle had begun to take shape in the University's building program planning during the 1940s. The formal space, with a large open green surrounded by Georgian Revival brick dormitories, was the first organized residential-only quadrangle created on the campus, a format which was continued as additional quads were developed during the 1960s and early 1970s. Beginning with Richard and Hamilton Halls in 1940, South Quad came to include MacCracken (originally called Center Hall) and Scott Halls in 1957, and Minnich Hall in 1962. The South Quad Overlook is shown as a focal point in the plan as early as 1944.

Also considered part of South Quadrangle is the quad to the south of MacCracken Hall, which was completed and dedicated in 1962. The buildings include Porter Hall, Anderson Hall, Harris Dining Hall, Stanton Hall and Dodds Hall. Only Porter Hall was built before 1959 (completed 1956), while the others were completed in 1961. Because the majority of the buildings in this quad are not yet 50 years of age, this section of South Quad may not be eligible for the National Register until 2011.

C. High Street Historic District



High Street Historic District

The small grouping of University-owned houses on High Street across from the Upper Campus Commons may be eligible as a Historic District. These include the Lottie Moon House (1831), Simpson-Shade Guest House (1836), Lewis Place (1839), and the Old Manse (1852). These four houses are historically and architecturally significant for their contribution to the early 19th century development of Oxford and their association with the university in the past.

3) Individual Buildings

The following Miami University buildings are historically and architecturally significant and may be considered individually eligible for listing on the National Register. Each was built before 1960 and is thus at least 50 years of age.

Alumni Hall, 1909
Bishop Hall, 1912
Bonham House, 1868
Grey Gables, 1930, moved 1967
Hall Auditorium, 1908
Irvin Hall, 1925
Kreger Hall, 1931
Lewis Place, 1839
McGuffey Hall, 1909
Ogden Hall, 1924
Old Manse, 1852
Roudebush Hall, 1956
Sesquicentennial Chapel, 1959
Swing Hall, 1924, 1935
Upham Hall, 1949
Wells Hall, 1923
Withrow Court, 1931

Bonham House

Hall Auditorium

Sesquicentennial Chapel

Upham Hall

Withrow Court

Swing Hall

Kreger Hall

Roudebush Hall

Alumni Hall

6. Building Audit Evaluation

MIAMI UNIVERSITY
1809 • 2009

6. Building Audit Evaluation

Miami University has a rich 200 year history and tradition as an institution and as a place. Much of its very strong physical image is based on history and heritage – from the earliest campus buildings still surviving, to the dozens of strong Georgian Revival buildings that give the campus its distinctive "look" and "feel," to the contemporary – usually very large – buildings that have been added recently. Almost all of these buildings have at least some design connection to American architectural history. Many are "background" buildings, lacking individual significance but contributing to an overall ambiance that is hardly met anywhere in our region. Universities – Miami University in particular – are in a constant state of physical change. Growth of programs; increases in enrollment; changes in priorities and in technologies; generosity of alumni, corporate donors and legislatures; increased need for competitive facilities for recruitment and retention of the brightest and best; research grants; and the cumulative effect of deferred maintenance – all of these things cause the physical make-up of the campus to change.

New buildings – usually big new buildings – have a significant impact on the campus, showing progress and institutional expansiveness on the part of the leadership and campus community, but often changing the scale, the functional relationships and even the walking paths that make up the tradition of place. New facilities are necessary and desirable, and many college administrations make their "mark" on campus with building programs. But questions invariably arise about where they should be located, and at what cultural and historical "expense"? Asked what they valued most about their University experience, many alumni will reminisce about places of tradition and significance. How should the university balance the first impressions of returning alumni from "Wow – I don't recognize a thing about this campus from when I was in school," to "Wow – look at all those new and exciting things that have been added to the campus since I left."?

Moreover, university buildings are often "named" after someone of significance to the institution's history, or are otherwise important to the community. Many times the architecture and cultural landscapes of a campus are distinguished in some way – think of the marvelous river stone bridges and landscape features on the Western Campus at Miami , all designed and built by a talented local mason. What a different place the campus would be without them. Many college and university buildings hold special significance due to traditions – past events that are still remembered or special places/special memories. Think of the "Kissing Arch" at Upham Hall or a newer tradition – not stepping on the university seal in the center of the "Hub." Some of these special places are even somewhat hidden and evoke a permanent sense of surprise when they are "discovered" – like the bronze statue of George Washington in the rotunda of Alumni Hall, now occupied by the architecture program. The "Memory Maps," completed as part of the research for this study, revealed both the "expected" and "unexpected" as places that remain special in university community members' minds.

How, then, do we determine which buildings and landscapes to "keep," and which ones to sacrifice to the desirable changes the campus is planning?

Private developers have it easy. They can study the physical condition of a building, determine the cost of renovation, figure out the cost of money and the rental rates that can be supported and do a pro-forma analysis that usually determines a payback schedule and tips the scale towards "feasible" or "not." If the answer is "not," the developer can usually just sell the property or demolish the building and move on. An oversimplification, perhaps, but university buildings are different. While a developer may be able to get "out" of a deal after a certain period of time, the public university is in a position to make a long-term commitment and amortize improvements, if they are substantial enough, over a longer period of time.

In some states, where many k-12 schools are being upgraded or replaced (usually as a result of lawsuits over funding), a simple formula that compares renovation costs to "replacement" costs is used, with a certain ratio automatically condemning an existing school to the wrecking ball; when the perceived cost of renovation is too high a percentage of replacement cost. In Ohio, for example, many significant, historic schools were "lost" to this type of formula, until, after significant input from a variety of community constituencies, the State altered its rules to be more flexible towards existing buildings of value to the community.

Especially in these days of shrinking resources, sustainability is the rallying cry of designers, of leaders and of communities. Everyone agrees that making the most of our resources makes sense. The energy embedded in the structures of existing buildings that was spent when they were built still "exists" as an asset when we find new uses and renovate (at less cost then new construction). This concept is clearly compatible with campus heritage.

Wrecking balls, in addition to creating tons of environmentally suspect land fill waste, rarely create positive public relations, especially when beloved historic campus buildings are being torn down to make way for very large new ones.

How, then, do we determine which buildings and landscapes to "keep," and which ones to sacrifice to the desirable changes the campus is planning? Clearly, universities need a more flexible way of assessing buildings.

Recently, under the auspices of the Getty Foundation's Campus Heritage Grant program, the current project's team did some research on this subject, as applied to college campus buildings (this grant was for Antioch College). This research has resulted in the beginning of an assessment tool based on four fundamental criteria:

- Physical Condition
- Historic or Architectural Significance
- Suitability
- Adaptability

Physical Condition – Buildings can be surveyed according to their architectural, structural, mechanical and electrical features. Condition analysis takes into account the age of the structure, current and past uses, effects of weather, and level of performed or deferred maintenance.

Historic or Architectural Significance – Buildings can be evaluated to determine their historic or architectural design significance, considering the significance and rarity of the resource within the context of the historical periods of Old and New Miami .[1] This analysis takes into account the unique, character-establishing features of a building, the quality of design and workmanship, the significance of the designer, etc. Another element of this analysis might be to assess local significance – the cultural or institutional relevance of a building to the whole campus. Significance on campus may also be a product of tradition, like the "Kissing Arch" of Upham Hall. Importance may also be placed on scale, massing and siting of the resource and how it addresses its immediate neighbors. Cultural landscape evaluations should consider not only internal features but adjacencies, view corridors and vistas.

Suitability – This is an evaluation of how well the building performs its intended function. Suitability topics include: evaluation of how well the buildings work for current uses and programs; evaluation of proper and efficient functioning with respect to current use; programmatic factors such as organizational requirements; spatial configurations and adjacency relationships; technical infrastructure such as HVAC, air quality, lighting, electrical services, fire and life safety systems, and computer, data and communications devices; and building code compliance and other operational issues such as ADA accessibility, elevator access, security, and after-hours operation.

Adaptability – Adaptability is an assessment of how easy/difficult it would be to convert a building to an alternative use. In this age of sustainability awareness, re-using existing structures is becoming increasingly important. The audit will look at the ability of a building to respond to potential changes of use, expansion of use, or a diminished use. It is, however, important to be able to adapt buildings for new uses in a reasonable fashion, so this analysis suggests, for instance, that an open plan post and beam building is most likely easier to adapt to another use than a building built as a single purpose building with closely spaced masonry bearing walls. Criteria to examine include: structural systems, construction methods, column spacing, floor to floor height, structural bearing capacity, window modules, space planning, use organization, finishes, mechanical systems, and information systems. This analysis also includes looking at the site and surrounding context to determine the feasibility of additions, and other factors related to changes in relationship to surroundings.

So, if buildings are evaluated based on these four criteria, a longer view emerges – that is, if a building is in poor physical condition and doesn't work very well for its current use, but it is historically significant and reasonably adapted to a new use, it might be considered as a long term asset; while a building with similar characteristics without the significance or without the adaptability, might become a candidate for replacement. The purpose of this approach is to provide Miami University with an open-ended, rational process for evaluating its long-term assets, and to incorporate heritage into the process of determining the future of the University's physical resources.

1 Ellison, Curtis W., ed. *Miami University, 1809-2009: Bicentennial Perspectives*. Athens: Ohio University Press, 2009. Provides historically identifiable time frames/periods when looking at the University's 200 years of existence.

Using Heritage as Part of a Decision-Making Framework: How Does it Work?

The idea of this assessment methodology is to evaluate buildings and sites according to the four categories outlined above and to use the results as part of a framework of campus planning decision-making. Admittedly, physical condition and significance are somewhat objective in nature, while suitability and adaptability are more subjective. So, this analysis tool does not establish a numerical scoring system, but rather uses a series of descriptive terms to summarize the findings. Below are examples of how this "system" can be applied to real-life planning decisions. The examples are taken from a Getty Foundation-funded Campus Heritage Grant study at Antioch College[2] in Yellow Springs, Ohio.

At Antioch College, a facilities strategic planning exercise was being conducted concurrently with the campus heritage grant studies. Buildings and sites were assessed campus-wide according to the condition, significance, suitability and adaptability scheme outlined above. Two examples show how this technique can be applied.[3]

South Hall (BEFORE) – (North Hall similar), Antioch College, Yellow Springs

South Hall (AFTER), Antioch College

When Antioch College was founded in the 1850s, three buildings were constructed near the railroad in Yellow Springs, Ohio, to house the College: Antioch Hall (classrooms, theater, library, faculty and administration), North Hall (women's dormitory) and South Hall (men's dormitory). In the 1950s, a fire gutted the interior of North Hall, and it was re-built in fire-resistant construction, remaining the same on the outside. Over the years, as the college declined in enrollment, deferred maintenance "caught up" with North Hall, leaving it in poor condition. So, during the Getty sponsored grant project, when North Hall was evaluated, its evaluation under the four criteria was as follows:

- Physical Condition – POOR – in need of major systems and finishes upgrade
- Suitability – POOR – as a modern residence hall, rooms are small, amenities are lacking, location is marginal

2 Schooley Caldwell Associates, Inc. and Benjamin D. Rickey & Co. *Antioch College Heritage Plan.* Antioch College, Yellow Springs, Ohio. 2007.
3 Schooley Caldwell Associates, Inc. *Antioch College Facilities Strategic Plan.* Yellow Springs, Ohio. 2007.

- Adaptability – MODERATE – A successful adaptive use project on South Hall – North's "twin" –had already been completed, so it was apparent that it would be feasible to successfully convert North Hall to new uses. The masonry structure makes it a bit more difficult than North, which still had its original wooden structure.

- Historic Significance – VERY HIGH – as one of the original college buildings, North Hall is an essential part of the heritage of the Antioch Campus. It, along with the two companion buildings, is listed in the National Register of Historic Places.

During a period of rapid campus expansion during the 1950s and 60s, Antioch erected a series of modified, prefabricated steel "temporary" dormitories, called the "Presidents." These split-level buildings had been renovated several times, but, at the time of the study were under-utilized and in poor physical condition. Their analysis looked like this:

- Physical Condition – POOR – in need of major systems and finishes upgrade, accessibility is not feasible, materials are deteriorating

- Suitability – POOR – as a modern residence hall, rooms are small, amenities are lacking. Room arrangement is not appropriate for current student housing market.

- Adaptability – LOW – the structural configuration of small buildings, combined with the split level arrangement, makes adapting these building into some other use, or even adapting them as modern residence halls, very difficult.

- Historic Significance – NOT SIGNIFICANT – Presidents has no particular architectural, historical or cultural significance.

So, taking heritage into account, the Strategic Plan for Antioch included demolition for Presidents and renovation/adaptive use for North Hall. This is not a scientific assessment, with definite scores, but these examples show how heritage can be taken into account (along with other factors), in making long-term planning decisions on campus.

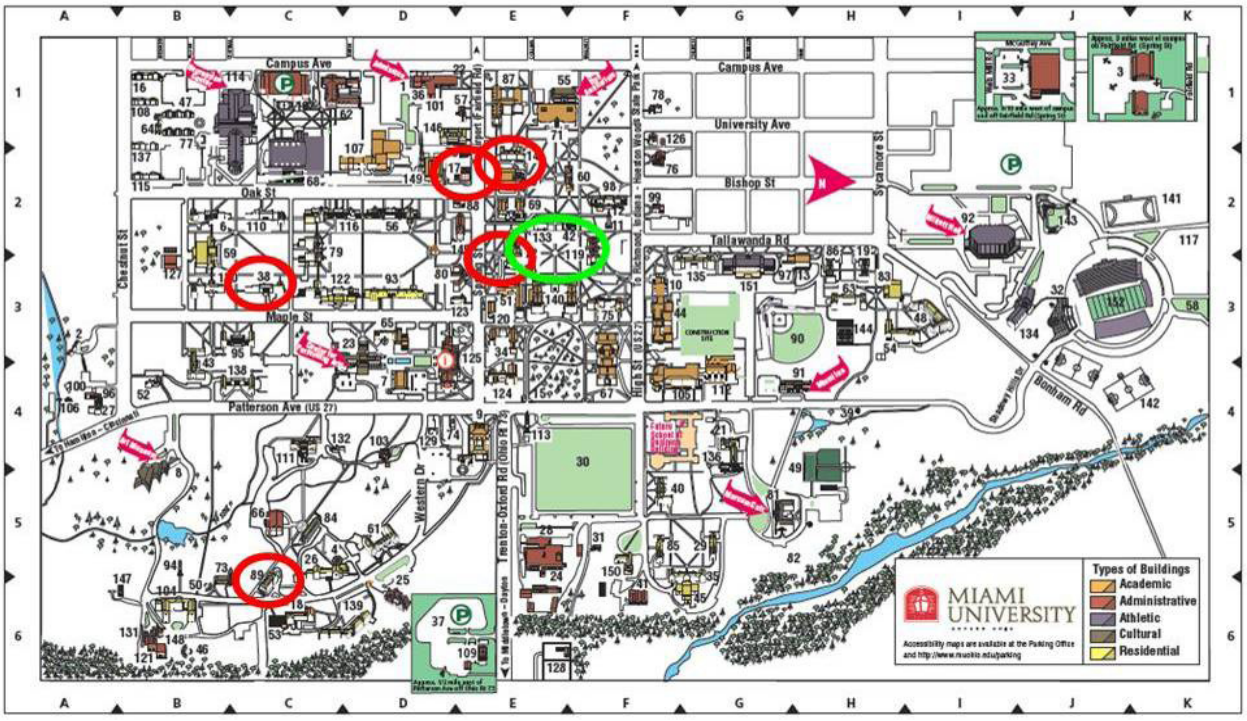
Presidents (BEFORE), Antioch College

Presidents (AFTER), Antioch College

Assessing Miami University Facilities

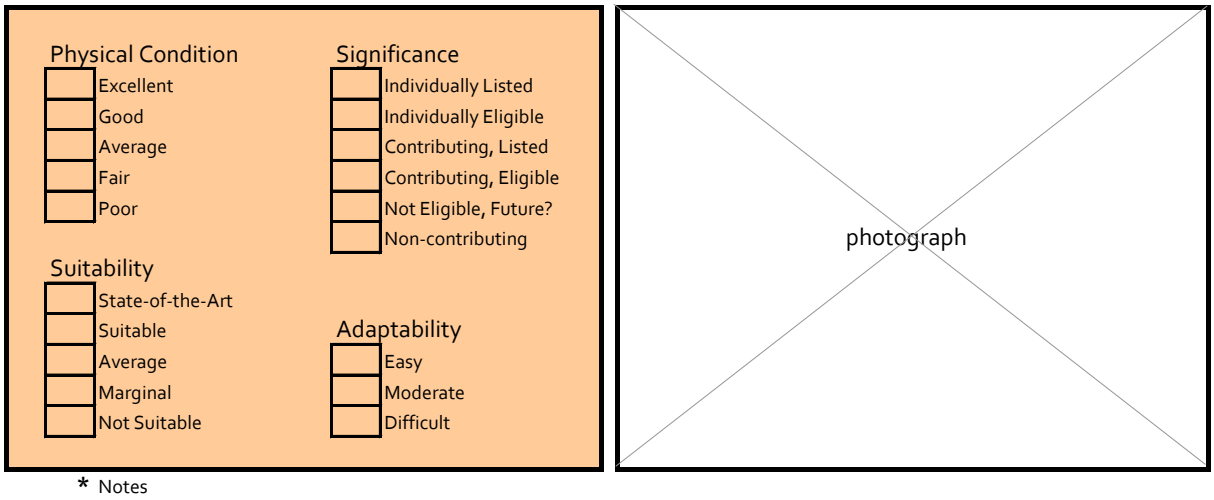
The Getty Foundation grant that is supporting this project for Miami University allows the planning team to assess or audit six university facilities, to demonstrate a methodology for planning decision-making that takes heritage into account. The purpose of these audits is to illustrate how this could be done, as a pre-cursor to the real goal of establishing university policy in this regard. Working with the project advisory committee, six facilities were chosen for this effort:

1. **Bishop Hall** (1912, Frank Packard, Architect) – unique Residence Hall
2. **Bonham House** (1868, Howard Hinkle, Architect) – historic house converted to Offices
3. **Dodds Hall** (1961, Cellarius & Hilmer, Architects) – typical Residence Hall
4. **Kreger Hall** (1931 -1939, Garber & Woodward, Architects) – Academic Building (vacant)
5. **McKee Hall** (1904, Geyer & Neuffer, Architects) – Western Campus Residence Hall
6. **the Hub** (part of the Central Quad) – Cultural Landscape bounded by the earliest remaining campus buildings and some of the newest).



These facilities were chosen as they exhibit a variety of architectural styles, historic periods of significance, architects, uses and geographic locations. It is intended that studying these examples will create precedent for evaluating similar buildings and sites, and that individual and unique characteristics will be found and documented. For the Miami University assessment, the following "values" were assigned to the criteria for evaluation:

Resource Name – Audit Summary



The varying number of criteria is deliberate – and an attempt to discourage a numerical "scoring" of the audit summary (see sample above). It is intended that the summary be used as the basis for a thoughtful overview of the audit results.

The heritage resources of Miami University were evaluated based on the following criteria:

Physical Condition Analysis – Based on present condition of buildings, buildings in "Excellent" condition have been recently constructed or renovated, and for all intents and purposes can be considered "as new;" buildings in "Good" condition are still in very acceptable basic condition and probably are not in need of capital expenditures in the near term; buildings in "Average" condition are still in good basic condition, but require some renovation/restoration work due to normal wear and tear; "Fair" buildings reflect conditions due to age or lack of maintenance that need more substantial renovation/restoration work; "Poor" condition structures will require extensive renovation/restoration work to make them meet minimum standards for use.

Significance Analysis – For historical significance, buildings and sites are noted as being individually listed or eligible for listing in the National Register of Historic Places or in state or Local registries; or as being listed or eligible for listing in the National Register, and/or state or local register as a contributing resource in a Historic district. Some buildings that exhibit characteristics of significance, but that are not yet considered eligible for listing – due to the "fifty-year rule" or other eligibility criteria – may be noted as "Not Eligible, Future?" to indicate the possibility of future listing for significance. Buildings which are newer and have not yet established significance, along with buildings that will simply not achieve significance, are noted as "Non-contributing."

Suitability Analysis – Suitability is based on how well the buildings function for their current uses, including spatial and organizational requirements, programmatic "fit," mechanical systems, technology, fire and life safety issues, ADA accessibility and security, among other factors. The audit summary lists, "State-of-the-Art" for new or newly renovated facilities, "Suitable" for facilities that function well for their intended use, "Average" for a middle ground, "Marginal" for facilities that are "hanging in," but which probably require major upgrades to be better suited for their intended use, and "Not Suitable" for buildings that have outlived their usefulness for their intended use.

Adaptability Analysis – This evaluation recognizes the feasibility of a building to accommodate a new use, based on structural system, construction methods, column spacing, floor-to-floor heights, and mechanical systems, among other factors. The rating used relate to the relative ease of adapting a facility to a hypothetical new use: "Easy," "Moderate," and "Difficult." A building rated "Easy" appears to be a relatively simple candidate for an economical transformation for a new use. "Moderate" buildings could be changed but may not be as cost efficient; and "Difficult" buildings would be particularly challenging to modify or adapt.

Bishop Hall Audit Summary

Physical Condition		Significance	
	Excellent		Individually Listed
ex*	Good	x**	Individually Eligible
in*	Average		Contributing, Listed
	Fair		Contributing, Eligible
	Poor		Not Eligible, Future?
			Non-contributing

Suitability		Adaptability	
	State-of-the-Art		
x	Suitable	x***	Easy
	Average		Moderate
	Marginal		Difficult
	Not Suitable		

* Exterior is in good condition; the interior is dated and could use an upgrade.

** Designed by Frank Packard, Architect

*** Could be adapted into suites; probably should stay as residential use

From the Ohio Historic Inventory: *This is a distinctive brick residence hall designed in an eclectic Arts and Crafts style. The front portion is a rectangular block with gabled ends to the sides. Wide overhanging eaves have exposed rafters. The 5-bay front (north) facade has a central entry with gently curved stone entablature topped by a tall window with decorative stone surround. The name Bishop Hall is inscribed above the door. First floor windows have round-arched brick courses and keystones, and second floor windows have flat arch brick lintels and keystones. A decorative stone and brick belt course exists between 2nd and 3rd floors. Third floor face brick is set in geometric patterns. Flanking one-story porches exist to either side of the north facade, with Doric columns set in pairs, exposed rafters, and iron balustrades at flat roofs. The porches also have brick flooring and built-in benches. A wheelchair ramp was added to the west porch. East and west gable ends feature round-arched first floor openings and flat-headed windows on 2nd and 3rd floors, along with a central balconied window set within a blind brick arch. The building's long transverse section has 12 bays with double-hung windows on east and west elevations, and includes an exposed basement level. The building terminates on its south side with a central staircase bay from basement to 3rd floor level.*

Bishop Hall was built in 1911 and dedicated and opened for use as Miami University's second women's dormitory in 1912. Built at a cost of $75,000, it is one of __ buildings designed by Frank L. Packard, a Columbus architect of the period. The building retains a good deal of integrity, have changed very little since its construction. The building was named for Robert Hamilton Bishop, first president of Miami from 1824-1841. Prior to the construction of MacMillan Hospital, portions of Bishop were used as a hospital, and the entire building was converted to hospital use

during the Influenza epidemic of 1918. It remains in residential use today as an honors hall for upperclass students, and also serves as the home of the Honors Program and Center for Black Culture and Learning.

Bishop Hall fronts on a grassy quad at the western edge of the Miami campus, with other large campus buildings nearby.

Currently in use as an honors residence hall for women, Bishop Hall seems like the quintessential small college dormitory, with (mostly) double rooms, bathrooms down the hall, and a few, nicely appointed common spaces. There are also a couple of miscellaneous offices in the building that may serve to animate it somewhat during business hours, when it would otherwise be quiet. Structurally, the building appears to be in fine shape, with masonry walls on a concrete foundation and an asphalt shingle roof. Windows are original double-hung sash with storms/screens. Interior finishes are in fair to good condition – plaster walls and ceilings, wood doors, carpet (over wood?) floors. Systems are old and probably need to be considered for replacement: window air conditioners, radiators with local controls, exposed conduit for electrical devices and life safety devices. There is no elevator. The building has an open stair, and it does not have a fire suppression system. Currently, the first floor (only) is accessible to people with disabilities, via a ramp built up to the side porch.

While Bishop Hall certainly could be adapted into an office building, its best use is as a residence hall – albeit a rather small, specialized facility. Bishop will probably always be in demand because of its location and unique scale. It could be updated, as is, or it could be made into a more contemporary, suite-style residence, acknowledging the loss of some beds. At a minimum a comprehensive systems upgrade/replacement should be considered at some point in the future.

Bonham House Audit Summary

Physical Condition		Significance	
	Excellent		Individually Listed
	Good	x	Individually Eligible
	Average		Contributing, Listed
x	Fair		Contributing, Eligible
	Poor		Not Eligible, Future?
			Non-contributing

Suitability		Adaptability	
	State-of-the-Art		Easy
x*	Suitable	x*	Moderate
	Average		Difficult
	Marginal		
	Not Suitable		

* significant historic house in a prominent location -- good adaptation as a small office in need of an "identity" on campus

From the Ohio Historic Inventory: *This house has a symmetrical facade with a central entry flanked by projecting bays. The entry door was altered by architect Charles Cellarius in 1946; it may have had a porch at one time. The projecting bays are first floor, two-sided and triangular in shape, with parlor-length 4-over-4 sash windows. The second floor brick above the bays projects out and terminates at the roofline in pedimented wall dormers with small triangular windows. Second floor windows have paired 4-over-4 sash. Windows and doors have plain stone lintels and lug sills. The wide cornice has decorative wood brackets set in pairs. (Need to review side and rear elevations)*

Miami University President Robert Livingston Stanton (1810-1885) purchased this lot in 1867 and built his Magnificent Dwelling in 1868. The home served as the president's residence while Stanton served as Miami president from 1866 to 1871. A famous visitor in January 1870 was Elizabeth Cady Stanton, the feminist and niece of President Stanton. In 1871, Robert Stanton resigned his position and left Oxford. The house was bought at sheriff's sale by Robert W. McFarland in 1873, and was rented out until McFarland's return to Oxford as Miami University President from 1885-1888. Robert and Lizzie McFarland lived in the house until 1910, when it was passed to their daughter Frances McFarland and her husband Llewellyn Bonham, who resided here until their deaths in 1943 and 1944. The house was acquired by Miami University in 1946 and was remodeled for office use. It may have suffered a fire, hence some of the exterior modifications.

The house occupies a corner location on Spring Street and still maintains a residential setting in the heart of the Miami University campus, with the William Holmes McGuffey House to the east and Joyner House to the west.

Bonham House is a small building on a large campus, and that is something the University needs to consider as it plans for the future of a number of University-owned houses. Bonham House is historic – built shortly after the Civil War – and prominent – on a corner site, near the edge of campus, close to town and part of a locally-designated historic district. It is in fair condition, and is currently in use as an office building. The scale of Bonham House gives the impression of a simpler time when the University was smaller. It also helps provide a transition in scale from the larger University to the town of Oxford. Clearly, it is an important building.

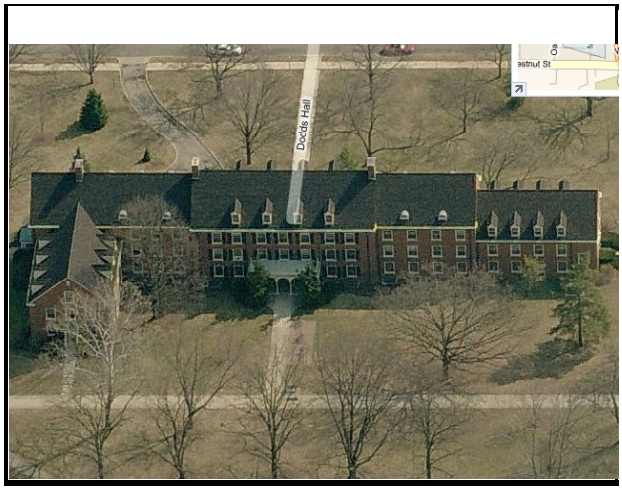
Structurally, the exterior of the house is in good condition, with brick bearing wall masonry atop a rubble stone foundation. Inside, the wood floors and stairs have had some bracing and some attention is probably needed to keep the building serviceable. The asphalt shingle roof appears to be in reasonable shape, but the sheet metal roofs over the projecting bay windows show evidence of rust. The windows have been replaced with clad wood windows that are in character with the originals. The systems are a bit of a hodge-podge, with surface-mounted conduits, window air conditioners and radiators supplemented in some areas by electric baseboard heat. The first floor is accessible; there is no elevator. There is no fire suppression system.

Bonham House provides the opportunity to be a good office building for a small, stand-alone function that seeks a visible location and identity. It is easy to find, distinctive and significant – a great opportunity for adaptive/continuing use, which can help tie the modern University to its historic past. Perhaps there is a future use that could take advantage of Bonham's location adjacent to the McGuffey Museum.

Dodds Hall Audit Summary

Physical Condition		Significance	
	Excellent		Individually Listed
x*	Good		Individually Eligible
	Average		Contributing, Listed
	Fair	x	Contributing, Eligible
	Poor		Not Eligible, Future?
			Non-contributing

Suitability		Adaptability	
	State-of-the-Art		Easy
x	Suitable	x	Moderate
	Average		Difficult
	Marginal		
	Not Suitable		



* Overall condition is good, finishes and decor are a bit "dated."

From the Ohio Historic Inventory: *Dodds Hall is a 3-1/2 story brick residential hall designed built in 1961 in a Georgian Revival style designed by architects Cellarius & Hilmer. Containing over 42,000 square feet (gross), the building has main entrance porches on both its north (quadrangle side) and south (street side) elevations. The center of the building is defined by a dominant main block containing 7 bays with roof dormers and pair of end chimneys in the Georgian Revival style. Lateral wings step down in height from this block to the north and south. At the north end is a wing that projects west, mimicking a similar wing on Porter Hall directly opposite. In this way, the buildings of the quad maintain a feeling of enclosure and symmetry. Details on Dodds Hall are classically inspired, including multi-pane double hung windows, Flemish bond brick pattern, pedimented dormers, and cornice modillions. The porches and entrances are classically inspired as well.*

Dodds Hall is part of a group of four large dormitories and dining hall built from 1956-1961 facing what is known as the South Quadrangle of the South Campus at Miami University. This area had formerly been the site of the Miami Lodges, temporary housing constructed in 1947 to house approximately 600 men who came to campus following WWII. The South Quad dormitories were built in response to enrollment increases. The first of these was Porter Hall, built in 1956 and designed by architect Charles Cellarius. This was followed in 1961 by the remaining buildings - Anderson, Dodds and Stanton Halls and Harris Dining Hall - which were designed by the firm of Cellarius and Hilmer. MacCracken Hall, built in 1957 and 1961, completes the quadrangle. The South Quad was dedicated in 1961. Dodds Hall was named for Ozro Jennison Dodds, class of 1861, who organized the University Rifle Company and was the first to enter the Union Army from the Miami Campus. Dodds was built to house ___ students. It continues in use as a dorm today.

Dodds occupies a location on the south side of the quadrangle, in the vicinity of other similar residential halls on the campus of Miami University.

Dodds Hall is a traditional dormitory building – double-loaded corridors with student rooms on both sides and bathrooms down the hall. Built as part of the South Quad in the 1960s and designed by Charles Cellarius, architect of so many of Miami's Georgian Revival buildings, this building has much to teach about the concept of scale, significance and the "look" of Miami. While it is probably not significant as an individual "piece" of architecture, its contribution to the whole

ensemble is very significant. Dodds demonstrates that a rather large building can be designed in the Georgian Revival style, without appearing massive. Wings, dormers, descending scale and occasional "surprises" serve to break down the size to a human or manageable scale and the quadrangle becomes a significant cultural resource on campus, with a strong sense of place and ownership.

While Dodds has historical references in its exterior design, inside it is a modern 1960s building, with brick walls, concrete floors (with vinyl tile, carpet or terrazzo finishes), and plaster walls with some modest decoration, and the original wood, double - hung windows. The roof is asphalt shingle. Dodds does not have central air conditioning (window units). Heating is by radiators; plumbing appears to be serviceable. There is some exposed conduit for newer electrical and life safety devices. There is a small elevator, but it is locked and not readily available to visitors. The building does not have a fire suppression system. The quadrangle suffers from having buildings with "four fronts," and a better visual solution for loading/unloading and dumpsters would make be big difference.

Dodds Hall is a good, solid residence hall that, while not particularly suited for adaptation to another use, can continue in use as a residential facility indefinitely. If desired, it could be re-configured to accommodate suites. Upgrades to systems and code items, along with air conditioning and attention to providing contemporary program spaces would be a good investment for the future of Dodds.

Kreger Hall Audit Summary

Physical Condition		Significance	
ex*	Excellent		Individually Listed
	Good	x	Individually Eligible
	Average		Contributing, Listed
in*	Fair		Contributing, Eligible
	Poor		Not Eligible, Future?
			Non-contributing

Suitability		Adaptability	
	State-of-the-Art		
	Suitable	x	Easy
	Average		Moderate
x*	Marginal		Difficult
	Not Suitable		

* Exterior is in excellent condition, interior listed as fair, and suitability marginal, because the building is currently vacant.

From the Ohio Historic Inventory: *This academic hall exemplifies the Georgian Revival style of the 1930s, with its symmetrical brick facade, central Palladian entry treatment and rooftop cupola. The main entrance is set off by a gable at the roofline and a two-story stone enframement with Doric columns and classical entablature at the first floor and Palladian window and Ionic columns at the second floor. In front of the window is a narrow balcony with metal balustrade. The entrance, double doors with a diamond-pattern transom, is reached by a short flight of steps. A west side entrance is similarly treated, with stone pilasters and entablature topped by a tall second story window with balcony. Windows have 8-over-8 sash and are square-headed, but set within blind arches at the first floor of the center section. Other features of the Georgian Revival style include the use of a wide frieze at the cornice, Flemish bond brick pattern, and brick quoins at corners. The cupola is constructed of frame and rests on a raised platform with a decorative urn at each corner.*

Kreger Hall was the only academic building constructed with state appropriations on the Miami University campus in the 1930s. The central portion of the building, containing 23,000 square feet, was completed in September 1931 for use as a chemistry building. The east wing (12,570 square feet) was finished in 1937 and the west wing (14,650 square feet) in 1939. The building was originally named Hughes Hall after Raymond M. Hughes, professor of chemistry 1898-1911 and university president 1911-1927. In 1968 the building was renamed in honor of Clarence W. Kreger, a professor of chemistry who developed many of the technical programs that led to the creation of the School of Applied Science. The building also underwent a major $1.7 million rehabilitation in 1972 under the supervision of Cellarius & Hilmer, architects.

Located in the central part of the Miami University campus, Kreger Hall faces north onto the green space containing The Hub. It sits on an axis with the Administration Building (Roudebush Hall) to its north. Upham Hall occupies the east side of the green, and Elliott and Stoddard Halls occupy the west side.

Kreger Hall (formerly Hughes Hall) is a large, Georgian style academic building, built in the 1930s, that anchors the Central Quad in the older section of campus. The Quad, which contains the "Hub" is a pedestrian scaled space bounded by some of the most important buildings at Miami – the oldest (Stoddard and Elliott), the Administration Building (Roudebush Hall) and the home of the "Kissing

Arch," Upham Hall. Everything about this space seems carefully designed – scale, materials, landscaping, sense of enclosure and vistas. Kreger is a critical element to this cultural landscape.

While Kreger was designed in the 1930s, it has undergone a number of renovations, which include the usual dropped ceilings, exposed conduits and other "modernizations." The mechanical systems are mixture of unit ventilators, radiators and some central air systems. The building has some code issues, including inadequate access for people with disabilities (currently through a back-door loading dock and storage room), and open stairwells. The building does not have a fire suppression system. On the other hand, the exterior masonry, large original wood windows and slate roof all appear to be in excellent condition. The layout of Kreger, originally "E" shaped (one area has been infilled), and the concrete structure, allow good flexibility to develop classrooms, laboratories, faculty offices, etc. Kreger Hall is currently not in use (as this is being written, the Engineering School has just moved to its new home across campus).

Kreger Hall is a major, historically and architecturally significant resource that exhibits great potential for a new use. As the University plans for its future needs, Kreger should be considered as an asset that can be redeveloped in a sustainable and economical way.

McKee Hall Audit Summary

Physical Condition

	Excellent
x	Good
	Average
	Fair
	Poor

Significance

	Individually Listed
	Individually Eligible
x*	Contributing, Listed
	Contributing, Eligible
	Not Eligible, Future?
	Non-contributing

Suitability

	State-of-the-Art
x	Suitable
	Average
	Marginal
	Not Suitable

Adaptability

	Easy
x	Moderate
	Difficult

* Unfortunate 1960s renovation robbed the interior (especially the entrance) of much character.

From the Ohio Historic Inventory: *This is an impressive early 20th century dormitory with Classical Revival features. Constructed of red brick trimmed in limestone, it is three stories with a hipped roof and raised basement of rusticated limestone block. The building is crowned by a brick parapet and projecting cornice with heavy modillions on four sides. Numerous windows are flat-headed with splayed stone lintels on first and third floors, plain lintels on the second floor. The first floor is rusticated brick, set off with a stone belt course. On the ground floor Classical features include the projecting cornice with heavy modillions above which is a brick parapet. Entries are located on all four sides, with the south side being the most prominent. Here, the entry is recessed, with a massive rusticated stone surround. Also present on this side is a large projecting bay at the dormitory's living room and a smaller bay window flanking the entry to the east. The east side of the building has a distinctive portico with limestone base and corner piers, and wood Doric columns. On the west side are a pair of oriel bays at the second and third floors. A raised platform reaching the door on this side is a later addition.*

McKee Hall was constructed in 1904 as a dormitory (New Hall) to serve Oxford's Western College for Women. Begun as Western Female Seminary in 1853, the school had evolved by the 1880s into full college status, with the first four-year classical course of instruction leading to a Bachelor of Arts established in 1893. In 1904, the seminary instruction was dropped in favor of a full college curriculum and the name was changed to The Western College for Women. This building was constructed as a new dormitory, designed to house __ women. It was named in 1917 to honor Leila McKee, who led the college through those changes as its president from 1888 to 1904.

McKee occupies a spacious setting among other collegiate buildings on the Western College campus of Miami University.

McKee Hall is a refreshing turn-of-the-century Neo-Classical Revival style building, opened in 1904, the year that the Western Female Seminary (founded 1853) transformed into the Western College for Women. Originally designed as a dormitory, today McKee serves as a coeducational residence hall for upper-class students. McKee is popular with its residents, who like the relative quiet of the Western campus, the informal landscape setting and the quality of spaces in McKee.

Structurally, McKee's brick masonry walls and rubble stone foundation seem to be in good condition. The aluminum replacement windows are acceptable. Inside, there are plaster ceilings hidden by lay-in tiles and (probably) some wood floors covered by vinyl tile or carpet. The building does have enclosed stairs and a fire suppression system and a (locked) elevator used for trash (?).

Unfortunately, the building suffered a rather unfortunate modernization in the 1960s that leaves a poor first impression upon entering the building. However, once inside, the building exhibits character that could be rather easily re-introduced, including a magnificent common room on the first floor. McKee has a traditional, double-loaded corridor layout, with bathrooms down the hall.

McKee Hall serves a need for upper class students who are interested in a staying on campus in the quiet atmospheres of the Western Campus; in the future, perhaps it could serve some specialized residential use. McKee could be adapted to a suites-type arrangement if desired, albeit at the expense of room count. A future renovation projects should address the anachronistic entry and stairs.

The "Hub" Audit Summary

Physical Condition

x	Excellent
	Good
	Average
	Fair
	Poor

Significance

	Individually Listed
x	Individually Eligible
	Contributing, Listed
	Contributing, Eligible
	Not Eligible, Future?
	Non-contributing

Suitability

x	State-of-the-Art
	Suitable
	Average
	Marginal
	Not Suitable

Adaptability

	Easy
n/a*	Moderate
	Difficult

* Significant outdoor space that should NOT be adapted for a new use.

From the Ohio Historic Inventory: *The Hub is the name for the circular plaza in the Central Quad of Miami University, a spot reached by eight walkways that create spokes of a wheel from an aerial view. Constructed of brick and stone (?), the circle features the Miami University seal at its center. Four benches are set at its borders.*

Occupying the figurative central point of the Miami campus, the Hub is steeped in local significance and symbolism. This feature was added to the Miami landscape sometime after 1966, long after the Central Quad was developed. The university seal, first drawn in 1826, contains the motto "Prodesse Quam Conspici," "To accomplish rather than to be conspicuous." The open book represents accumulation of knowledge, the globe represents the world of the present, and the telescope symbolizes probing the future. Tradition says that stepping on the seal ensures failure of your next exam.

The Hub occupies the center of an academic green space known as Central Quad. Sidewalks radiate out from the circle to the academic buildings on the four sides of the quad. Numerous mature trees exist throughout the green space.

As an important cultural landscape, the Central Quad is central to the history and significance of the Miami University Campus. Surrounded by significant buildings and a mature landscape, this space represents the quintessential college quad. In the center is the "Hub," a small area containing a large representation of the University's seal, complete with a tradition: *Don't Step on the Seal -- The University Seal is embedded into the sidewalk in the center of campus (also called the Hub). Miami tradition is to avoid stepping on the seal, out of respect for Miami history and values. If you do step on the seal, you'll be punished by failing your next exam.*[4]

The landscape features and walks of the Central Quad have been renovated recently, and the overall effect is pleasing. Clearly, this is a place of great significance and tradition – it should be maintained and enhanced over the years.

4 http://community.muohio.edu/orientation/node/38 . Miami University web site.

Four Ways to Add Space to Important Campus Buildings

by Robert D. Loversidge, FALA

Additions can be an extremely effective way of extending the life of important historic buildings for a very long time. One only has to look to the national capitol to see a building – the most universally recognized structure in the world – and compare the current building to the one built originally to see that additions, properly executed, can be effective and appropriate.

Here are four ways to add usable space to an existing building; sometimes they can be used in combination:

- Traditional Additions – This is the "normal," above-grade, visible addition to an existing building. Following current design standards, such an addition should be contemporary in nature, clearly distinguishable from the original, yet sensitive in materials, massing and materials to the original. Another way to express this compatibility issue would be to say that the addition should look "comfortable" in its historic surrounding. The Capitol Atrium at the historic Ohio Statehouse and the flanking wings of Building 101 at Ft. Hayes Metropolitan Education Center are examples.
- Underground Additions – Expanding underground is one solution to adding space to an iconic building that has four "fronts." Done sensitively, such an addition has little to no visual impact on the historic building. Special consideration must be given to ways of ensuring that at least some natural light penetrates the underground space to make it more pleasant for the people who work there. The national capitol has several underground additions. Underground additions can also be used for parking. Cost and geological conditions are factors to consider for building underground.
- "Found" Space – Many buildings have attics or basements or garages or other spaces that are either not utilized or are under utilized. If these areas can be made into productive space, we refer to it as "found" space – additional functional space created out of non-functional space. An example of this is the new ground floor at the Kansas Statehouse, where a combination of a small traditional addition, modest underground space and a "found" ground floor have added the equivalent of more that an entire floor of totally usable space to the capitol, with minimal visual impact.
- Move to Other Buildings – A final way to "expand" functions within an iconic building involves moving some functions out to adjacent campus buildings, either new or existing. This can involve construction of flanking or nearby new structures or splitting out functions that can be remote. A new way of organizational thinking may be necessary for this approach to be successful.

7. Recommended Heritage Strategies

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7. Recommended Heritage Strategies

The project team's experience is that any set of heritage strategies or guidelines is most likely to be implemented successfully if it is preceded by a clear statement of guiding principles. Careful consideration of these principles shows that campus heritage values have been incorporated into an institution's growth and development strategies and set the framework for later decision-making. Miami "has a number of older buildings that are of historic significance and are often local landmarks, investments should be made to protect these important facilities."[1] They become an important point of reference for anyone making growth and development decisions on behalf of the institution. The guiding principles emerged through input received through focus group interviews and public meetings.

Guiding Principles for Campus Heritage Preservation at Miami University

The goal of these principles is to increase awareness in the Miami University community of the importance of campus history and heritage; to reinforce a planning environment where heritage is a significant factor in strategic or master planning efforts; to recommend appropriate maintenance guidelines; and to recommend conservation of the built environment and of associated natural settings and resources.

1. Historic architecture and natural and planned landscape features are recognized as primary character-defining elements of the Miami University campus.
2. Campus planning and decision-making will include preservation of significant historic architecture and natural and planned landscape features.
3. New architecture is a component of the growth of the campus and is both desired and encouraged. Newly designed structures should be products of their time and place but will respect the context, scale and character of the historic Miami University campus.
4. Ongoing preventative maintenance of historic buildings and landscape elements will be undertaken and will be consistent with the technical needs, economic resources and the historic character and heritage of each particular building or landscape.
5. Any rehabilitation work or additions to historic buildings will strive to protect and respect the character-defining features of each building and its context.
6. A high quality of design will be expected in all types of projects, including planning efforts, new construction, rehabilitation, adaptive re-use, and maintenance activities.
7. Planning efforts, new construction, rehabilitation, adaptive re-use, and maintenance activities will enhance pedestrian-friendliness and encourage connectivity among the buildings and spaces of the Miami University campus.

Recommended Management Strategies for Miami University Heritage Resources

Based on the Guiding Principles presented above and upon the results of the research, interviews, survey work and building evaluations that were part of this planning effort, the project team has developed the following recommendations as the most appropriate and effective means of integrating heritage values with the university's planning process.

A. Adopt this Campus Heritage Plan as the Historic Preservation Master Plan for the University, to be implemented as an integral component of the University's existing and future Master Plans.

Miami University's Board of Trustees and several Administrations have considered preservation of significant historic resources periodically over the past thirty years. In 1982, the Board of Trustees passed a resolution which stated, *"It is desirous for the University to designate certain campus buildings as historic*

1 *Second Report on the Condition of Higher Education in Ohio* March 2009, Section 1, p. 3.

and to preserve same to the best of our ability, and it would be beneficial for both the Board of Trustees and the University community to adopt a position on this subject in order that future Boards of Trustees and Administrations of the University might be guided accordingly. . .” [2]

This recommendation is consistent with the University's stated policies. Just as the University has a Landscape Master Plan, this document can serve as the Historic Preservation Master Plan and should be adopted following the same procedure as other Master Plans. Adoption of the plan will reinforce the University's commitment to its heritage, which is especially appropriated during this, its Bicentennial year.

B. Identify an individual(s) with demonstrated expertise in historic preservation to advise the University's Campus Planning Committee to provide input into Miami University's ongoing planning and development decisions for specific projects.

The Campus Planning Committee is responsible for “the review of Campus Planning Project Requests (required for any alteration in the exterior campus environment, and for major alterations to campus building interiors); review proposed capital improvement priorities; and review, adopt and update periodically a set of Patterns that will serve as design guidelines for any campus planning project. The Committee shall report jointly to University Senate and to the Senior Administration, especially the Provost, the President, and the Senior Vice President for Finance and University Services.”[3]

This committee has critical responsibilities as part of the University's planning and development process. Since one of the goals of the Getty Heritage Grant project is to integrate preservation into physical facilities planning and administration, the University would benefit to see that this committee is well-advised in the field of historic preservation and is knowledgeable about preservation design principles; regulatory and design review processes; and economic incentives to encourage preservation of historic resources. This role of this person(s) will be to advocate that historic preservation values are part of planning for specific projects.

Miami University has undertaken a number of planning and construction projects in recent years and that trend is expected to continue. Since Miami's campus is dynamic and changing, it is especially important to consider significant heritage resources throughout the planning and development process. This does not mean that every historic resource will be preserved. Rather, it means that careful and thoughtful decision-making is taking place that will ensure that preservation of historic resources is considered along with other planning and development issues.

The building audits in this report demonstrate that significance can and should be a critical element in evaluating the potential for preservation and re-use of existing historic resources.

2 Resolution 83-26 adopted December 4, 1982 by the Miami University Board of Trustees.
3 Miami University Committees from the Miami University website.

C. Establish a process for careful evaluation of the effect of any potential rehabilitation, expansion, or demolition upon properties listed in or eligible for listing in the National Register of Historic Places, either individually or a part of a historic district.

Miami University is celebrating its Bicentennial at the same time the Getty Campus Heritage Plan is being completed. The opportunity exists to demonstrate appreciation for Miami's heritage, recognizing that careful analysis should be undertaken for any proposed rehabilitation, expansion or demolition of properties listed in or eligible for listing in the National Register. While not all buildings will be preserved, this evaluation will ensure that prudent and feasible alternatives are explored before taking irreversible action such as demolition. Consideration of historical and architectural significance as an element in deciding whether a given property is preserved and reused can help avoid loss of buildings and also enable the university to explain to the broader community how a decision has been made.

This report contains a comprehensive review of such listings and eligibility. Both direct effects such as demolition and indirect effects such as a change to the environment of adjacent buildings should be taken into account. In addition, the university should consider effects upon properties that are close to but not owned by the university.

D. Engage professionals with a demonstrated track record in historic preservation when evaluating the future potential (continued use, rehabilitation, or demolition) of significant historic properties.

Each such property should first be evaluated for its potential to continue serving the university, before any decision about demolition is made. The successful preservation and re-use of historic properties (including adaptation to a new use and the construction of compatible additions) may include expertise in the field of historic preservation. Many professionals, including architects, engineers and landscape architects, and architectural historians, are available to work with Miami University to evaluate and plan for the future of its historic resources. When a planning or construction project involves Miami's historic buildings, structures or landscapes, the University should consider seeking expertise in historic preservation as part of the selection process for the professional team who will be involved in a project of a significant historic building or place. Seeking the best quality of information possible from truly qualified professionals is beneficial to this process.

E. Expand Miami University's current Design Guidelines to specifically address the rehabilitation and expansion of existing historic campus buildings, structures, and planned and natural landscapes and for new construction in historically significant settings.

The design character of Miami's campus is so distinctive that it is widely admired nationally. Much of its character was determined by a single architect, Charles Cellarius, who designed dozens of buildings in the post-World War II period of massive campus expansion. Miami University has continued its adherence to Georgian Revival design aesthetic for most of its campus buildings since the time of Cellarius. Yet, the former Western College campus has a distinctly different design

aesthetic than the Miami campus, so that new buildings in that setting might be designed differently than on Miami's historic campus.

The development of written design guidelines for treatment of historic resources, as well as new construction in a historically significant setting, should address the importance of identifying character-defining elements of individual buildings and spaces, so that these elements can be preserved and as change occurs. Another purpose of the guidelines would be to ensure the compatibility of new construction with the existing campus context. Sensitive rehabilitation and/or preservation guidelines of significant historic interior spaces, materials and finishes are also recommended.

Guidelines for new construction in the Georgian Revival style that is a strong tradition on the university campus should be very specific as to the appropriate use of the elements of this style, especially with regard to scale, massing, proportions, placement and connectivity to the existing campus pathways and views. Many of the pre-1960 Georgian Revival style buildings on the campus can themselves offer guidance on use of this style and how large buildings were designed to make the scale and massing compatible with other buildings and public spaces. The goal is to ensure that the quality of design in the built environment is consistent over time.

F. Expand Miami University's Design Guidelines to develop recommendations for preventative maintenance and repair of significant historic resources.

There will be instances where significant properties – National Register-listed and eligible for listing – as well as any older campus structures, require only ongoing maintenance and repair, as opposed to rehabilitation or expansion. In such cases, the university should develop specific recommendations on preventative maintenance and repairs for these properties. Preventative maintenance can prolong the life of historic properties by identifying and addressing issues on a timely basis. There are several excellent sources of guidance that the University can employ in this regard. The *Secretary of the Interior's Standards for Rehabilitation* (included in the Appendix) provides guiding principles for preservation projects nationally. These standards are frequently incorporated into local design review ordinances and are used in review of projects utilizing federal funding and for those who are taking advantage of the historic rehabilitation tax credits at the federal and state levels.

While the Secretary's Standards provide general guidance, the National Park Service provides specific technical guidance on a wide variety of building maintenance and preservation issues. Copies of all 47 *Preservation Briefs* are available online (www.nps.gov/history/hps/tps/briefs). The briefs are updated periodically to take advantage of development of new materials or techniques. Several briefs, in particular, might be especially helpful to those responsible for maintaining and repairing University structures. These include: *Assessing Cleaning and Water Repellent Treatments* (#1), *Repointing Mortar Joints* (#2), *Conserving Energy* (#3), *Roofing* (#4), *Dangers of Abrasive Cleaning* (#6), *Repair of Historic Wooden Windows* (#9), *Steel Windows* (#13), *Exterior Additions* (#14), *Heating Ventilating and Cooling* (#24), and *Accessibility* (#32).

G. Nominate eligible properties to the National Register of Historic Places.

Miami University has one historic district and six individual properties listed in the National Register of Historic Places, including three National Historic Landmarks, which are described elsewhere in the report.

In addition to those properties already listed, a number of other individual buildings and several potential historic districts have been identified as part of the survey and National Register evaluation work elements under the Getty grant. These properties should be considered for National Register designation.

It is important to emphasize that National Register listing does not in any way limit the university's ability to alter, add to, or demolish a property, unless federal funding or licensing is involved. Even then, National Register regulations provide only that the federal agency providing the funding or licensing must consider historic preservation values in its decision-making, with no mandate that historic properties must be preserved. However, the university's proceeding with National Register nominations for its eligible properties would show both the university community and the broader community of Oxford that the university is aware of and appreciates its heritage.

A further consideration is that the physical environment of a university campus has much to do with marketing, recruitment, and alumni relations. The importance of heritage in these areas came out in project team interviews and in the preparation of memory maps and other data-gathering. It became clear to the team that steps by Miami University to respect, recognize, and embrace the buildings and places that represent its two centuries of history are important to current and future students, alumni, and donors, as well as to the Oxford business community. Having National Register listings on a college campus can serve as an important recruiting advantage and enhances the prestige and stature of the university regionally and even nationally.

H. Establish a process for ongoing communication between the university and the Oxford community on heritage and preservation issues.

Oxford is a community that places a high value on preservation of its historic built environment. It has taken a number of steps to be proactive in this area, including Oxford's designation as a Certified Local Government under a program administered by the Ohio Historic Preservation Office; the designation of local landmarks and historic districts and the establishment of a design review process to oversee changes to designated properties; and educational efforts to raise awareness among the public on the significance of Oxford's built environment. Miami University's campus contributes significantly to the historic character of the community. The campus is located adjacent to the historic commercial district and Oxford's historic district.

Oxford public officials recognize that Miami University does not need to seek its approval for any of its projects involving historic resources (including those located within designated districts), however, these same officials expressed an interest in establishing a process for ongoing dialogue concerning preservation issues that may have an impact on the community.

Miami University is such a large institution in a small community, its actions do have a significant impact. It is not unreasonable for public officials to desire ongoing communication so that they are aware of plans and projects well in advance of public announcements. This would enable interested citizens and community's representatives to be better prepared when constituents call regarding development issues. This would be particularly important at the campus edges where the community and the campus meet; and also where the university owns off-campus properties within Oxford's historic district. Approaching development issues in this way can create a "win-win" situation in which the community's concerns and values become part of the university's decision-making, and Oxford officials are better able to understand and to communicate to citizens what drives that decision-making.

I. Recognize the preservation and re-use of existing buildings as a sustainable practice when striving for sustainability and a "greener" campus.

The preservation and re-use of resources is one of the most responsible "green" actions that can be undertaken. Energy is used to create and transport new building materials that are not necessary when reusing an existing building. Existing buildings also have what is known as "embedded" energy – that is energy that it took to create the materials and the labor and energy needed to construct the building. A study by the National Trust for Historic Preservation noted that there are 80 billion BTUs of embedded energy in a typical 50,000 square foot building, an amount equal to 640,000 gallons of gasoline. Additionally, demolition takes energy and generates waste for landfills. The demolition of a 50,000 square foot building generates approximately 4,000 tons of waste, enough cubic yardage to fill 26 railroad boxcars. Given the size and number of Miami's historic buildings, there is a tremendous amount of embedded energy in place on the Oxford campus.

By being proactive in recognizing the sustainable benefits of reusing historic buildings, Miami University can demonstrate its careful stewardship of University resources, especially those that contribute to its heritage and culture.

J. Emphasize the importance of connectivity and a pedestrian orientation in all campus projects.

Miami University has an extensive pathway system throughout its campus. It provides clearly visible and understandable connections among buildings, open spaces and the quadrangles as distinct areas of the campus. Whenever new development occurs, it is important to place a high priority on connectivity to existing areas of campus, while also creating new public spaces that are designed with attention to detail in terms of scale, enclosure, materials, views and vistas.

Summary

The recommendations contained in this campus heritage plan can be implemented over time, but should be considered as collectively laying the groundwork for a long-term commitment to heritage and preservation values as integral to the way the University makes decisions that affect its heritage and its built environment. It is worth stating once again, that this plan does not suggest that every historic building must be preserved in the future, nor at any cost, but it does raise the prospect that preservation and future growth and change are not mutually exclusive concepts. In fact, some of the nation's most progressive and successful communities have recognized that preservation of heritage assets makes them distinctive and gives them a competitive advantage in the marketplace. Miami University's 200-year history is remarkable. The changes and additions to the campus that are made today should be accomplished in a way that will make future generations want to preserve them as important elements in the University's early 21st century history.

8. Appendix

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The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were developed by the National Park Service, U.S. Department of the Interior. These standards are in use nationally and provide the framework for evaluation of treatment of historic properties for purposes of federal historic tax credits, Section 106 reviews involving historic properties and as general guidance for public and private property owners undertaking rehabilitation of historic buildings.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation Briefs

The National Park Service, U.S. Department of the Interior publishes a series of *Preservation Briefs* on technical topics of interest relating to the preservation, maintenance and rehabilitation of historic properties. These briefs are available online at www.nps Forty-four briefs are currently available and are listed below.

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

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 4: Roofing for Historic Buildings

Preservation Brief 5: Preservation of Historic Adobe Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings

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

Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings

Preservation Brief 9: The Repair of Historic Wooden Windows

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork

Preservation Brief 11: Rehabilitating Historic Storefronts

Preservation Brief 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)

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

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

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

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

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

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings

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

Preservation Brief 20: The Preservation of Historic Barns

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

Preservation Brief 22: The Preservation and Repair of Historic Stucco

Preservation Brief 23: Preserving Historic Ornamental Plaster

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

Preservation Brief 25: The Preservation of Historic Signs

Preservation Brief 26: The Preservation of Historic Log Buildings

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

Preservation Brief 28: Painting Historic Interiors

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

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

Preservation Brief 31: Mothballing Historic Buildings

Preservation Brief 32: Making Historic Properties Accessible

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

Preservation Brief 34: Preserving Composition Ornament

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

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

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

Preservation Brief 38: Removing Graffiti from Historic Masonry

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

Preservation Brief 40: Preserving Historic Ceramic Tile Floors

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront

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

Preservation Brief 43: The Preparation and Use of Historic Structure Reports

Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

Sample student research papers

Ashley Green
Eric Gessner
Ross Longthorne
Sean Hong

Wells Hall

In the heart of Miami University's picturesque campus lies a true architectural gem. The overall style of the building fits in well with the rest of the campus, but Wells Hall has some unique features that put it in a class all its own. Nestled on East Spring Street, between South Campus Avenue and Oak Street, sits a piece of Miami's history.

Construction of Wells Hall began in 1922 and was completed in 1923. The architect for the job was F.L. Packard. The job was commissioned by William B. Wells. Wells was a wealthy businessman who was born in Oxford, Ohio in 1847. He moved to St. Louis during his childhood. He served 100 days in the Civil War. Wells was a confirmed bachelor for his entire life. When he died in 1911, he had no family to leave his fortune to. Wells left a bequest to pay for the property that Wells Hall was built on as a tribute to his hometown. It is pretty ironic that Miami University chose to build a women's dormitory with the money of a lifelong bachelor. The total cost to build the approximately 41,000 square foot building was $240,000. This was a time of tremendous growth for Miami University, which can be interpreted by the number of buildings constructed during this period. A few other buildings being added to Miami's growing campus around the same time as Wells Hall were Gaskill Hall (1925), MacMillan Hall (1923), Ogden Hall (1924), Swing Hall (1924), and Wilson Hall (1925). In addition to Wells Hall, architect F.L. Packard designed Bishop Hall (1912) and renovated Alumni Hall (1909). Packard was

actually working on Alumni Hall and Wells Hall during the same year. Conveniently for Packard, they are located directly across the street from one another.

Wells Hall is a long, narrow building with a red brick exterior. The overall design has characteristics of Mediterranean style. This style can be seen in other buildings constructed at the time, such as Swing Hall. Swing Hall has some Mediterranean features that are similar to the design of Wells. The front façade on the north side of the building is very symmetrical, which is anchored by the centered front door. The front door has much detailing around it that is quite elaborate. The door itself is flanked by two stone pilasters. There are two matching decorative fruit baskets atop each pilaster. Another fine detail is the dentil detailing in the stone above the door. Above the dentil is a ten-pane transom that lets light pour through inside the building. When it was first constructed, Wells Hall featured double doors at the north entrance to mirror the symmetric aspects of the building. The double doors have since been replaced by a single front door. There are two tall windows on each side of the centered front door. These windows are ten-pane casement windows. The windows are topped with ten-pane casements to mirror the front door. These windows, featured on the first floor, are also topped with lintels that are highlighted by keystones. Even higher, there are stone shields embedded into the brick façade. All of these details prove that Wells Hall is an extraordinary work of architecture, and that is only the front entrance.

Between the first and second stories, there is a stone belt that encircles the entire building. The windows of the second and third stories are double hung 8/8 windows. They are framed by brick lintels and projecting slip sills. These windows are lined up directly over the windows of the first floor. The other windows of Wells Hall are pretty distinctive. In the northeast and northwest corners of the building, there are Palladian-style windows with keystone arches. Not only are these windows beautiful, but they also let in a lot of natural light. Another interesting window is a five-sided bay window that protrudes out of the west side of Wells Hall. This large window lights up the otherwise dim lower level of the building. Yet another unique set of windows sits at the top of Wells Hall. Arched dormers jazz up the

truncated hip roof. The roof covering is Spanish tile, reflective of Packard's Mediterranean style of design. The roof itself overhangs quite a bit, showcasing the cream-colored soffit underneath. The soffit is painted the same color that is featured on the window trim.

Wells Hall has two other special features that are rare on Miami's campus. The first of these features is a solarium on the first floor. The solarium is located in the northwest corner of the building. It has a red tile floor and is very bright thanks to the Palladian windows. Although the Palladian windows are mimicked on the northeast corner of the building, there is not another solarium located inside. The design is just being repeated to continue the symmetry of the exterior. The second special feature is located on the first floor at the south end of the building. At the end of the central hallway, there is a set of double doors that leads out to a large, rooftop terrace with a great tree-lined view. This is a great place for students to hang out or simply relax and reflect.

The symmetry of the exterior is carried over to the interior as well. At the north end of the building, there is a formal lounge on the first floor. It features some seating, a grand piano, and an elegant fireplace. This lounge is also the only way to access the adjoining solarium. Off the lounge, there is a central hallway that runs straight through all the way to the back of the building. This provides a straight view all the way from the north entrance to the south entrance. The east and west sides of the hallway are near-perfect mirror images. Wells hall is so symmetrical that it looks as though it could be folded in half and everything would still line up. The hallway is home to about two dozen student dormitories. The hallway also leads to a community bathroom. The layout of the second and third floors are almost identical to the first floor, except for the fact that they each have

two community bathrooms whereas the first floor only has one. The building was designed to house about 140 students. The layout of the lower level of Wells Hall is very different from the upper levels. It is very open and spacious compared to the somewhat cramped-feeling upstairs. The openness made Wells Hall the ideal setting for meetings and gatherings. The lower level is frequently used as a place for Wells Hall residents to study and socialize.

The original use for the building was a women's dormitory. Not only did Wells Hall serve as a home for women, but it was a place where they could express themselves. Soon after its construction, different women's groups began holding meetings there. One of the groups was the American Association of University Women (AAUW). The AAUW advances equal rights for women and girls through advocacy, education and research. Another group that used Wells Hall for meetings was the Young Women's Christian Association (YWCA). The YWCA is a movement to create opportunities for women's growth. Their common vision is to eliminate racism and empower women. These were two very important and powerful groups that bettered the lives of the women living in Wells Hall as well as across the country. These meetings took place over the course of several years and were advertised in *The Western Round-Up*, a publication of Miami University.

During the years 2000-2001, the Miami University Women's Center moved from McMillan Hall to the basement of Wells Hall. Evidence of this was found in the Miami University Women's center annual report. In explanation of the move Jane Goettsch said, "After spending its first nine years in the basement of MacMillan Hall, the Women's Center was relocated to the former Wells Dining Hall on March 24 to make way for the renovation of MacMillan. We look forward to moving back to MacMillan and to sharing the building with the Center for American and World Cultures, Arts and Science interdisciplinary programs, International Programs and MUDEC, and several student organizations." It is clear that the move to Wells Hall was not the best plan for the women's center and by 2003, the women's center moved back to McMillan Hall to make way for the Miami University post office. During the short duration that the Women's Center occupied Wells Hall there is documentation that the space in the

building was used for seminars on women's issues as well as the Women's Centers daily activities and philanthropic events.

Found in the Physical facilities annual report, the Miami University post office and package center moved to the basement of Wells Hall in 2003 replacing the women's center. The post office is still located there today and recently made headlines in the Miami Student in the beginning of the 2007 year. The article was titled, "Wells Hall Package Center Revamped to Improve Campus Mail." The article explains that there was complete chaos in the package center. The phones were ringing off the hook from parents and students complaining about the service of the center. The article also explains that the student employees were responsible the mend the problems on site.

Some other events that took place in the early years of Wells Hall were lectures, meetings, and conferences. There was a lecture titled, "Woman, the Home, and the Community" by Mrs. F.D. Slutz. Wells Hall was an appropriate venue for this lecture considering its residents were all women at the time of the 1934 lecture. Eleven years later, the students of Western College used Wells Hall as the location for its Mock Trial. This event earned a nice write-up in *The Western Round-Up*.

One of the big changes that Wells Hall has undergone as far as function is concerned is the elimination of its dining hall. An article was published in the Miami Student in April of 1995 concerning Wells Hall dining hall remaining open. Because of the newly erected Rec Center which is very close in proximity to Wells, there was a large drop off in students that eat at Wells Dining Hall. Peter Miller, director of the dining services was quoted as saying, "Approximately 500 students eat lunch at the Rec Center every day, this is three time what I estimated." (Nichols) Wells Hall at the time was only open for lunch and dinner Monday through Friday and did not offer the versatility that other dining halls like Hamilton and the Rec Center did for students. The construction of a new dining hall, Bell Tower Place, Wells Hall was no longer a dining hall at Miami University.

Another important change that happened with the function of Wells Halls was the creation of the German corridor. This corridor was established in the year 1993 and is important because it creates a

cultural community specific to Wells Hall. It allows for bi-lingual interaction and learning in which students can improve their skills in German as well as do things like watch German television through German satellite and read German periodicals. This corridor is one that still exists in Wells Hall today and brings an interesting piece of Wells' functionality.

Frühling

Sommer

Herbst

Winter

Recently though there have been thoughts of creating a new student union (the function that the Shriver Center currently serves) which has tentative plans of being where Wells Hall currently is. Richard Nault, vice president of student affairs is quoted in the Miami Student as saying, "What would be nice is if the student center was built there, then you would have the CAB building, a new student union, Warfield Hall and the Center for American World Cultures all on the same street, So Spring Street would really become a student street, a place for all student services." (Chapman) Though there is nothing definite about where the student union will be located or if the University will actually construct one at all, the Spring Street location does seem to be the obvious choice. Not only that, but President Garland is

pushing hard for Miami University to move forward with this new student union idea. A set amount of money has even been approved by the University in order to do research on the location as well as the cost etc. of this new student union.

Works Cited

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"Calendar." The Western Round-Up 22 Nov. 1934: 2.

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"Calendar." The Western Round-Up 1 Feb. 1940: 2.

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Havighurst, Walter. The Miami Years. New York: Putnam, 1958.

"I.R.C. Program." The Western Round-Up 8 Nov. 1934: 2.

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"Western Represents China at Miami Mock Conference." The Western Round-Up 23 Mar. 1945: 4.

Websites:

Miami Student Article on Wells Hall Package Center
http://www.miamistudent.net/media/paper776/sections/20031010Features.html

List serve pages from Women's center and womens center web site
http://listserv.muohio.edu/scripts/wa.exe?A2=ind0104&L=western&T=0&P=2064
http://listserv.muohio.edu/scripts/wa.exe?A2=ind0204&L=western&T=0&P=4732
http://www.ohiowomeninc.org/orgs/miami.html
http://www.units.muohio.edu/womenscenter/index.php

Article on donation for Adams Living Room of Wells Hall at the school.
http://www.cincypost.com/news/2000/obits112100.html

German Center info
http://montgomery.cas.muohio.edu/glf/

Annual Report includes Post office move to wells Hall
http://www.pfd.muohio.edu/projects/annrpt.pdf

1994 Archive

Photo of German instructor with students outside of **Wells Hall** and one drop quote **...** and the publication of his book entitled: Frontier Indiana, A **History**. **...**
www.cas.muohio.edu/compass/2005/1994%20Archives.htm - 10k - Cached - Similar pages

[DOC]

Executive Summary

File Format: Microsoft Word - View as HTML
The Move to **Wells Hall**. After spending its first nine years in the basement of **.....** a four-part "**history** of women at Miami" series, a discussion on the **...**
www.units.muohio.edu/accreditation/database_files/WMCannualrep2001.doc - Similar pages.

Miami 4th of 200 in nationwide Recycle Mania contest
http://www.miami.muohio.edu/news/article/view/1734
http://www.miami.muohio.edu/news/article/view/3523

http://www.miami.muohio.edu/about_miami/virtual_tour/campusmap/sw/wellshall.cfm

Sample memory maps

Miami University Campus
Historic Preservation Plan

Miami University has been awarded a grant from the Getty Foundation to prepare a Comprehensive Historic Preservation Plan for the Oxford campus. Working with consultants, the University is documenting historic buildings, structures and landscapes on campus, evaluating their significance, and developing priorities and recommendations for future preservation.

We need your help! As alumni, students, faculty or staff, you have a special association with this school. We want your input into the buildings, spaces and places that are important to you. Please take a few minutes to draw a Memory Map of the campus, or to answer the questions on the form provided - - or do both!

Miami University Memory Map

Please draw a map of the places that were an important part of your experiences at Miami University. For some ideas look at the questions on the back of this flyer. If you don't like to draw, you might like to answer the questions instead — or feel free to do both!

Miami University Memory Map

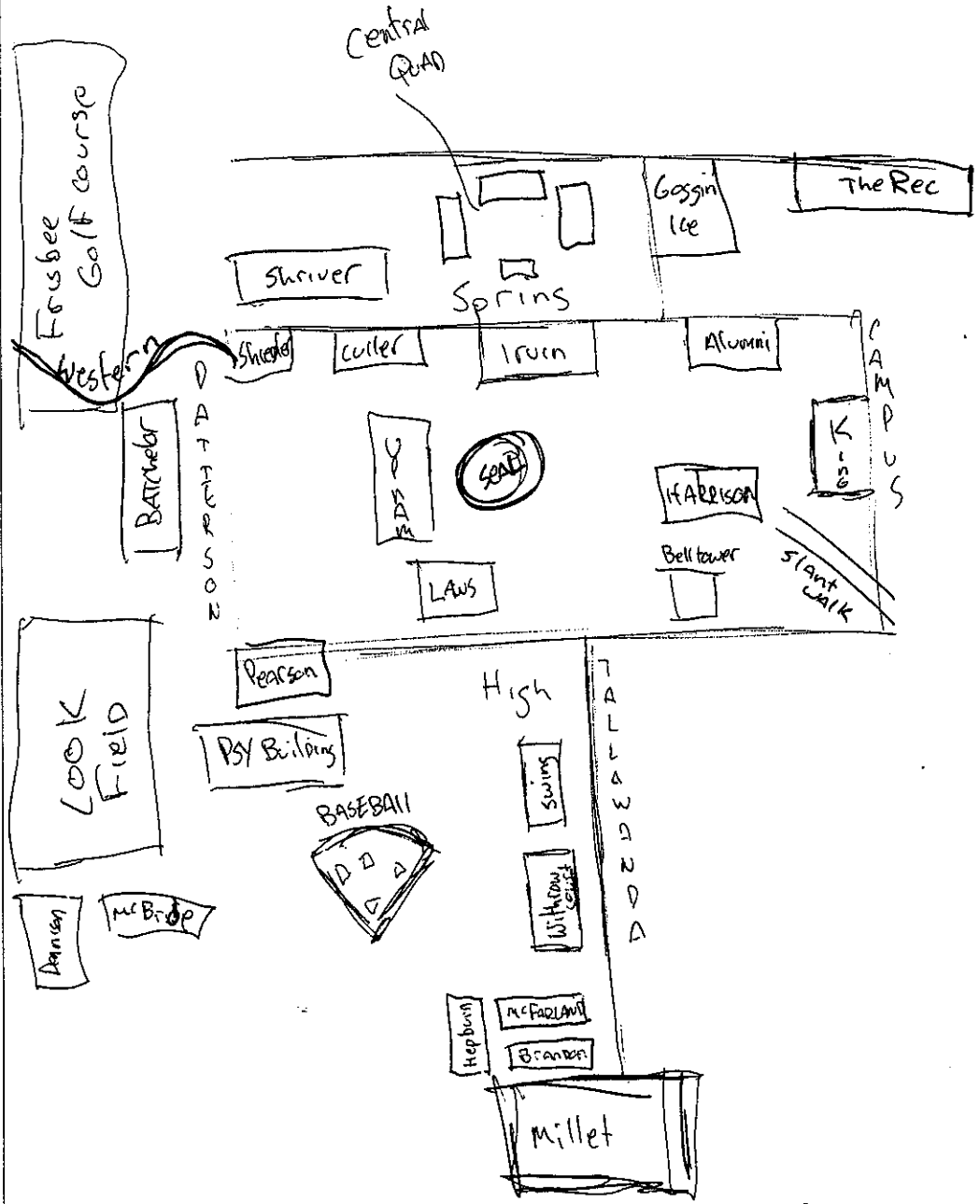
What are the places that you remember most from your days on the Miami University Campus? Why are these places special to you?

What is the first place you want to visit when you return to the Miami University campus? Why?

What building, place or object in the physical environment do you think best represents Miami University to you? Why?

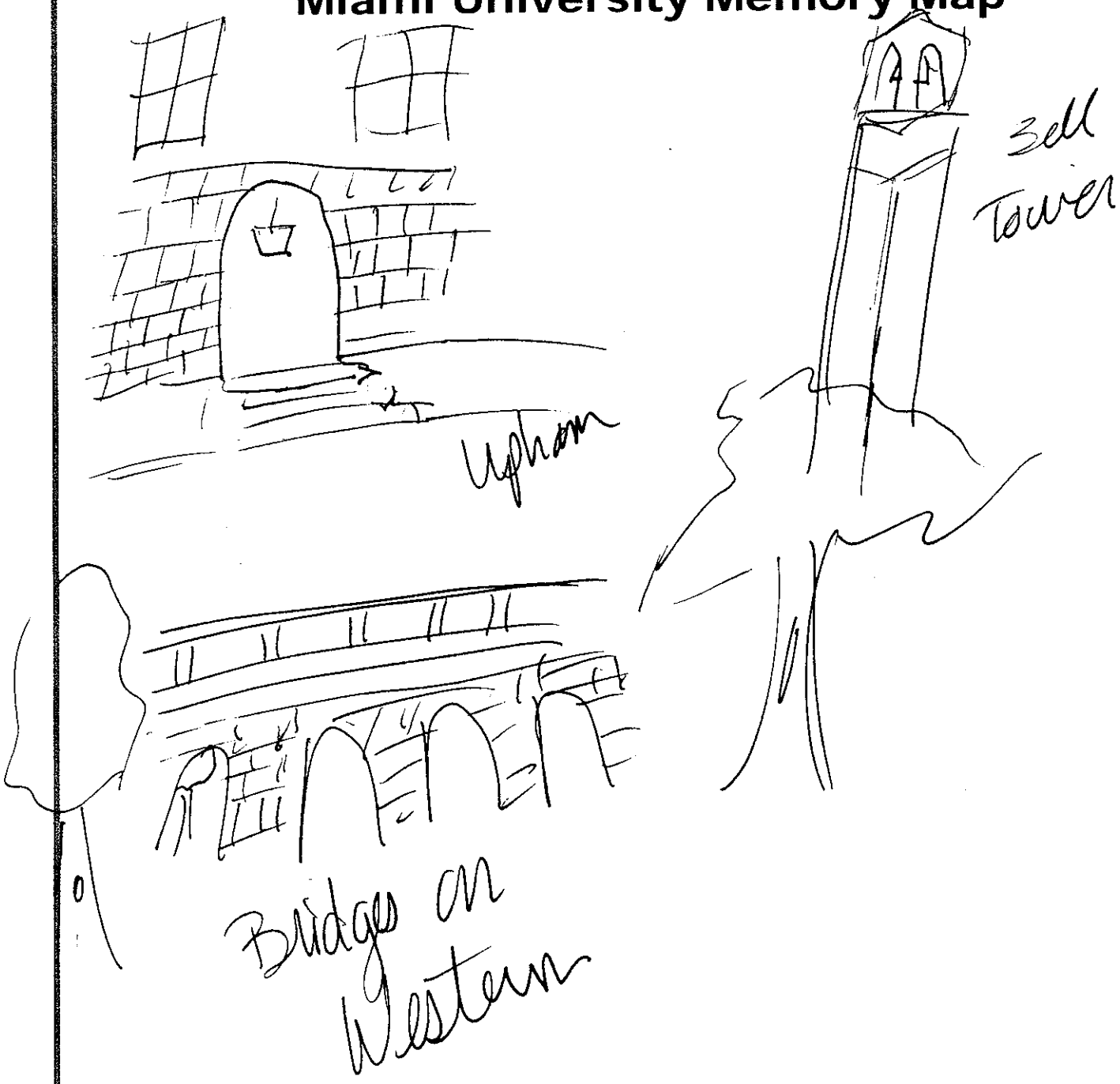
Please answer the questions above, or if you prefer, you can draw a map on the other side of this flyer — or do both! Drop in the box on the table or mail to the McGuffey Museum, 410 East Spring Street, Oxford, Ohio 45056.Thank you for your input into the development of a Miami University Campus Historic Preservation Plan.

Miami University Memory Map



Please draw a map of the places that were an important part of your experiences at Miami University. For some ideas look at the questions on the back of this flyer. If you don't like to draw, you might like to answer the questions instead — or feel free to do both!

Miami University Memory Map



Please draw a map of the places that were an important part of your experiences at Miami University. For some ideas look at the questions on the back of this flyer. If you don't like to draw, you might like to answer the questions instead — or feel free to do both!

Ohio Historic Inventory form for the Miami University Oxford Campus

Sample included. Rest to be included as part of the Archives.

Ohio Historic Preservation Office
567 E. Hudson St.
Columbus, OH 43211
614/298-2000

OHIO HISTORIC INVENTORY

RPR Number:

1. No. **BUT-02010-01** REV	4. Present Name(s) **Alumni Hall**
2. County **Butler**	5. Historic or Other Name(s) **Alumni Library**

6. Specific Address or Location
350 East Spring Street

6a. Lot, Section or VMD Number

7. City or Village
Oxford

9. U.T.M. Reference
Quadrangle Name: **Oxford**
16 **694612** **4375368**
Zone Easting Northing

10. Classification: **Building**

11. On National Register? **NO**

13. Part of Established Hist. Dist? **NO**

15. Other Designation (NR or Local)

16. Thematic Associations:
Library
University

17. Date(s) or Period: **1909-1910**

17b. Alteration Date(s): **1924, 1952, 1997**

18. Style Class and Design
Transitional **Renaissance Revival**
Transitional **Neo-Classical Revival**

18a. Style of Addition or Elements(s)

19. Architect or Engineer
Frank L. Packard (1910), I. Ralph Ridley (1924)

19a. Design Sources

20. Contractor or Builder

21. Building Type or Plan
Other Building Type

22. Original Use, if apparent
Library-Public and Private College/University

23. Present Use
College/University

24. Ownership **Public**

25. Owner's Name & Address, if known
Miami University
Oxford, Ohio 45056

26. Property Acreage

27. Other Surveys

28. No. of Stories
Two story

29. Basement? **Yes**

30. Foundation Material
Stone bearing

31. Wall Construction
Brick bearing

32. Roof Type
Gable
Roof Material
Clay tile

33. No. of Bays **15** Side Bays **11**

34. Exterior Wall Material(s)
Common or American bond

35. Plan Shape
U-shaped

36. Changes associated with 17/17b Dates:
17. **Original/Most significant construct**
17b. **Substantial alteration/addition**

37. Window Type(s)
Other

38. Building Dimensions

39. Endangered? **NO**
By What?

40. Chimney Placement
No chimnev observed

41. Distance from & Frontage on Road

51. Condition of Property:
Excellent

52. Historic Outbuildings & Dependencies
Structure Type
Date
Associated Activity

53. Affiliated Inventory Numbers:
Historic (OHI)
Archaeological (OAI)

42. Further Description of Important Interior and Exterior Features (Continued on Reverse if Necessary)

The central portion of Alumni Hall is the original, built with a rectangular plan with cross gables at the second story and topped in the center by a cylindrical drum with low copper-roofed dome. The drum is encircled with round-arched windows. Below are the cross gabled wings visible today on north, east and west sides. The gables each have a row of 5 arcaded windows at the 2nd floor. At the first floor the corners created by the cross gables are filled with one-story sections with flat roofs, balustrade and 3 round-arched windows. The overall composition is symmetrical and unified by stone water table and belt courses. At the main (north) facade is a projecting flat-roofed portico with balustrade and two smooth stone Tuscan columns and brick piers that create a recessed entry porch. The entry has a classical stone surround and paired wood doors with copper door handles designed by Albert Paley in 1997. The interior is defined by a 2-story octagonal rotunda capped by the dome on arched pendentives. The space has glazed brick and terra cotta walls and a marble floor. At its center is a bronze statue of George Washington cast by William Hubbard in 1853 and given continued...

43. History and Significance (Continue on Reverse if necessary)

Alumni Hall was originally built as Alumni Library in 1909-1910. The original central portion was built at a cost of $80,000 with half of that amount pledged by philanthropist Andrew Carnegie. Matching funds were provided by alumni, former students and friends of the university through the Alumni Centennial Fund. Designed by Columbus architect Frank Packard, the library opened in April 1910 and featured stacks, reading rooms, seminar rooms and a 70-foot high rotunda. The building housed an initial collection of 28,000 volumes that were moved from Harrison Hall. The library was expanded with an east wing in 1924, again with funds from Carnegie. This wing was designed by architect I. Ralph Ridley and contained a main reference and reading room and a reserve book room. Additional stacks were continued...

44. Description of Environment and Outbuildings (See #52)

Alumni Hall is located in the Upper Campus area, across from Harrison Hall and facing north onto green space that contains the university's Slant Walk. Its rear elevation fronts on Spring Street.

45. Sources of Information

Miami University Archives, Selected Buildings of Miami, 1998; Havighurst, Walter, The Miami Years 1809-1984, 1996; Flintermann, Peter, Miami Buildings Past and Present, 1966; MU Physical Facilities, Building Information, 2005; Curry, Lucy and Tatnall, Carrie, Ohio Historic Inventory Form, 1977 and 1999; Lippert, Scott and Smola, Matt, Getty Campus Heritage Grant Student Project, Professor Curt Ellison, Fall 2008.

46. Prepared By: **Judy** **Williams** 47. Organization: **Historic Preservation Consultant** 48. Date Recorded:
49. PIR Reviewer: 50. PIR Review Date:

BUT-0201 0-01
2. County Butler
4. Present or Historic Name(s) Alumni Hall
6. Specific Address or Location 350 East Spring Street

1. No. **BUT-02010-01** REV	4. Present Name(s) **Alumni Hall**
2. County **Butler**	5. Historic or Other Name(s) **Alumni Library**

8. Site Plan with North Arrow

54. Farmstead Plan :

Door Selection:
Single centered

Door Position:
Flush

Orientation:
Gable with lateral wing

Symmetry:
Bilateral symmetry

Report Associated With Project:

NADB #:

1. No. **BUT-02010-01** REV	4. Present Name(s) **Alumni Hall**
2. County **Butler**	5. Historic or Other Name(s) **Alumni Library**

42. Further Description of Important Interior and Exterior Features (Con't)

to the university in 1920. Added to the building in 1924 and 1952 are east and west rectangular 2-story wings with gabled facades, north and south. The wings are unified with the original structure by brick construction, stone water table and belt courses, pediments and arched windows. To the rear of the building is a 1997 contemporary addition that filled the U-shape created by the two wings.

43. History and Significance (Con't)

added to the building in 1930, 1948 and 1958. A new west wing was added with state funds in 1952, designed by Potter, Tyler and Martin. Alumni Library building remained the main university library until the construction of King Library in 1972. It was renovated in 1997, including the major south side addition designed by the Chicago firm of Hammond Beeby & Babka. Now known as Alumni Hall, it houses the Architecture Department and the Art and Architecture Library.

44. Description of Environment and Outbuildings (Con't)

45. Sources (Con't)

Ohio Historic Preservation Office
567 E. Hudson St.
Columbus, OH 43211
614/298-2000

OHIO HISTORIC INVENTORY

RPR Number:

1. No. **BUT-01430-01** REV	4. Present Name(s) **Bishop Hall**
2. County **Butler**	5. Historic or Other Name(s)

6. Specific Address or Location
300 East Spring Street

6a. Lot, Section or VMD Number

7. City or Village
Oxford

9. U.T.M. Reference
Quadrangle Name: **Oxford**
16 **694559** **4375374**
Zone Easting Northing

10. Classification: **Building**

11. On National Register? **NO**

13. Part of Established Hist. Dist? **NO**

15. Other Designation (NR or Local)

16. Thematic Associations:
PUBLIC/College

17. Date(s) or Period
1911-1912

17b. Alteration Date(s)

18. Style Class and Design
Dominant **Craftsman/Arts and Crafts**

18a. Style of Addition or Elements(s)

19. Architect or Engineer
Frank L. Packard

19a. Design Sources

20. Contractor or Builder
Frank Messer & Sons, Inc.

21. Building Type or Plan
Other Building Type

22. Original Use, if apparent
Dormitory

23. Present Use
Dormitory

24. Ownership **Public**

25. Owner's Name & Address, if known
Miami University
Oxford, Ohio 45056

26. Property Acreage **Less than 1**

27. Other Surveys

28. No. of Stories
Three story

29. Basement? **Yes**

30. Foundation Material
Concrete block

31. Wall Construction

32. Roof Type
Gable
Roof Material
Unknown

33. No. of Bays **5** Side Bays **15**

34. Exterior Wall Material(s)
Stretcher or running bond

35. Plan Shape
T-shaped

36. Changes associated with 17/17b Dates:
17. **Original/Most significant construct**
17b.

37. Window Type(s)
Casement

38. Building Dimensions

39. Endangered? **NO**
By What?

40. Chimney Placement
Off center within ridgeline

41. Distance from & Frontage on Road

51. Condition of Property:
Good/Fair

52. Historic Outbuildings & Dependencies
Structure Type
Date
Associated Activity

53. Affiliated Inventory Numbers:
Historic (OHI)
Archaeological (OAI)

42. Further Description of Important Interior and Exterior Features (Continued on Reverse if Necessary)

This is a distinctive brick residence hall designed in an eclectic Arts and Crafts style. The front portion is a rectangular block with gabled ends to the sides. Wide overhanging eaves have exposed rafters. The 5-bay front (north) facade has a central entry with gently curved stone entablature topped by a tall window with decorative stone surround. The name Bishop Hall is inscribed above the door. First floor windows have round-arched brick courses and keystones, and second floor windows have flat arch brick lintels and keystones. A decorative stone and brick belt course exists between 2nd and 3rd floors. Third floor face brick is set in geometric patterns. Flanking one-story porches exist to either side of the north facade, with Doric columns set in pairs, exposed rafters, and iron balustrades at flat roofs. The porches also have brick flooring and built-in benches. A wheelchair ramp was added to the west porch. East and west gable ends feature round-arched first floor openings and flat-headed windows on 2nd and 3rd floors, along with a central balconied window set within a blind brick arch. The building's long transverse section has 12 bays with double-hung continued...

43. History and Significance (Continue on Reverse if necessary)

Bishop Hall was built in 1911 and dedicated and opened for use as Miami University's second women's dormitory in 1912. Built at a cost of $75,000, it is one of __ buildings designed by Frank L. Packard, a Columbus architect of the period. The building retains a good deal of integrity, have changed very little since its construction. The building was named for Robert Hamilton Bishop, first president of Miami from 1824-1841. Prior to the construction of MacMillan Hospital, portions of Bishop were used as a hospital, and the entire building was converted to hospital use during the Influenza epidemic of 1918. It remains in residential use today as an honors hall for upperclass students, and also serves as the home of the Honors Program and Center for Black Culture and Learning.

44. Description of Environment and Outbuildings (See #52)

Bishop Hall fronts on a grassy quad at the western edge of the Miami campus, with other large campus buildings nearby.

45. Sources of Information

Havighurst, Walter, The Miami Years, 1984. **Miami University**
Archives, vertical files.

46. Prepared By: **Judy** **Williams** 47. Organization: **Historic Preservation Consultant** 48. Date Recorded: **12/17/2008**
49. PIR Reviewer: 50. PIR Review Date:

BUT-0143 0-01
2. County **Butler**
4. Present or Historic Name(s) **Bishop Hall**
6. Specific Address or Location **300 East Spring Street**

1. No. **BUT-01430-01** REV	4. Present Name(s) **Bishop Hall**	BUT-0143 0-01
2. County **Butler**	5. Historic or Other Name(s)	

8. Site Plan with North Arrow

54. Farmstead Plan :

Door Selection:
Single centered

Door Position:
Flush

Orientation:
Lateral axis

Symmetry:
Bilateral symmetry

Report Associated With Project:

NADB #:

1. No. **BUT-01430-01** REV	4. Present Name(s) **Bishop Hall**
2. County **Butler**	5. Historic or Other Name(s)

BUT-01430-01

42. Further Description of Important Interior and Exterior Features (Con't)

windows on east and west elevations, and includes an exposed basement level. The building terminates on its south side with a central staircase bay from basement to 3rd floor level.

43. History and Significance (Con't)

44. Description of Environment and Outbuildings (Con't)

45. Sources (Con't)