



April 27, 1998

THE RECTOR AND VISITORS OF THE
UNIVERSITY OF VIRGINIA

MEMORANDUM

TO: The Buildings and Grounds Committee:

Albert H. Small, Chair
J. Michael Allen
William G. Crutchfield, Jr.
William H. Goodwin, Jr.
Terence P. Ross
Benjamin P.A. Warthen
James C. Wheat, III
John P. Ackerly, III, Ex Officio

and

The Remaining Members of the Board:

Charles M. Caravati, Jr., M.D.	Timothy B. Robertson
Champ Clark	Elizabeth A. Twohy
T. Keister Greer	Henry L. Valentine, II
Elsie Goodwyn Holland	Walter F. Walker
Joseph E. Wolfe	

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on April 27, 1998

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 10:15 a.m., Monday, April 27, 1998, in the Lower East Oval Room of the Rotunda; Albert H. Small, Chair, presided. J. Michael Allen, William G. Crutchfield, Jr., William H. Goodwin, Jr., Benjamin P.A. Warthen, James C. Wheat, III, and John P. Ackerly, III, Rector, were present. Also present were Leonard W. Sandridge, Jr., Alexander G. Gilliam, Jr., Ms. Colette Capone, Samuel A. Anderson, III, Robert P. Dillman, Thomas Leback, Jules I. Levine, Ms. Karin Wittenborg, Ms. Jo Larson, Daniel A. Montgomery, Michael Regan, and Ms. Jeanne F. Bailes.

The Chair asked Ms. Capone, Vice President for Management and Budget, to present the Agenda. Ms. Capone and Mr. Anderson, Architect for the University, described the proposed renovation of Clark Hall, which houses the Department of Environmental Sciences and the University's Science and Engineering Library.

The General Assembly has authorized renovations at Clark Hall as well as additions to the Library and to that part of the building which houses the Department of Environmental Sciences. The total budget authorized for the project is \$28,358,000. Ellenzweig Associates of Cambridge, Massachusetts were approved as project architects in September, 1996 and the architectural guidelines for the project were approved at the Board of Visitors meeting on January 23rd.

Mr. Anderson introduced Mr. Michael Regan of Ellenzweig Associates; Mr. Regan and Mr. Anderson led a discussion of the project. Ms. Larson, the manager of the project from the Office of Facilities Management, Mr. Montgomery, Senior Project Manager, and Ms. Wittenborg, University Librarian, participated in the discussion.

Members expressed concerns about the width of the corridors in the plans, about proper access from McCormick Road, about service entries, about the proposed flat roofs on the additions to the building, about parking and about the preservation of existing trees in the area. The Committee in the end approved the resolution which in turn approved the schematic design for the project, but directed that their concerns be addressed by the architects.

On motion, the Committee approved the following resolution and recommended it to the full Board for approval.

APPROVAL OF SCHEMATIC DESIGN FOR THE CLARK HALL RENOVATION
AND ADDITION PROJECT

The following resolution was adopted:

RESOLVED that the schematic design, dated April 27, 1998, and prepared by Ellenzweig Associates of Cambridge, Massachusetts, for the construction of the Clark Hall Renovation and Addition project is approved;

RESOLVED FURTHER that the project will be presented for further review at the preliminary design level of development.

Mr. Anderson then led a discussion of the Biomedical Engineering and Medical Science Building, which is to be built in the so-called Health Sciences Precinct. The structure is to be a laboratory research building used by elements of the departments of biomedical engineering, pathology and cardiovascular medicine, and by the Vivarium. The firm of Henningson, Durham and Richardson of Alexandria were approved as project architects on June 13th, 1997 and the architectural design guidelines were approved by the Board on November 7th of last year.

Members expressed concerns about the proposed design for the windows, particularly the aluminum trim between the windows, and about what the Committee felt was perhaps a too-extensive use of glass in the building. The Chair also expressed concern about the vehicular traffic patterns proposed by the architects in the vicinity of the building and the parking garage. With the understanding that these concerns will be addressed by the project architects, the Committee adopted a resolution approving the design and recommended it to the full Board for approval.

APPROVAL OF SCHEMATIC DESIGN FOR THE BIOMEDICAL ENGINEERING
AND MEDICAL SCIENCE BUILDING PROJECT

The following resolution was adopted:

RESOLVED that the schematic design, dated April 27, 1998, and prepared by Henningson, Durham and Richardson of Alexandria, Virginia, for construction of the Biomedical Engineering and Medical Science Building is approved:

RESOLVED FURTHER that the project will be presented for further review at the preliminary design level of development.

The Committee recessed briefly at 12:55 p.m. in order that lunch might be served and then resumed meeting over lunch.

Ms. Capone next proposed a resolution approving the firm of Bushman Dreyfus Architects of Charlottesville for the Blandy Farm Housing project. She reminded the Committee that the University has owned Blandy Farm, which is in Clarke County, since 1927. It has been used as an experimental farm by the Departments of Biology and Environmental Sciences and a portion of it has been designated the State Arboretum by the General Assembly. Environmental Sciences now has an extensive research and summer program at Blandy; in support of this, the University has developed a plan for a research village which will include dormitories, laboratory buildings, green houses, and the like. The first phase will be the construction of two cottages, at a total cost of \$200,000, \$137,000 of which will be provided by the National Science Foundation.

The Committee adopted the following resolution and recommended it to the full Board for approval.

APPROVAL OF ARCHITECT SELECTION FOR THE BLANDY FARM HOUSING PROJECT

The following resolution was adopted:

RESOLVED that the firm of Bushman Dreyfus Architects of Charlottesville, Virginia is approved for the performance of architectural and engineering services for the Blandy Farm Housing project.

The Chair suggested that the Committee visit Blandy Farm at some point.

Mr. Anderson and Ms. Capone led a discussion of the future of Miller Hall, with Ms. Capone stressing that no action was called for and that she simply wanted a sense of the Committee's feelings about the building. The plans for the new Special Collections Library, which is to be put underground in front of the Alderman Library, call for the main entrance to be in a building at the site of Miller Hall. The question is whether to demolish Miller Hall and replace it with a new building, or to rebuild and adapt the existing building, Miller Hall being in need of extensive renovations.

Much of the question presented to the Committee is outlined in a summary of a study done by Sadler and Whitehead Architects, PLC (see attachment) and mailed to the Committee prior to its meeting.

After considering the various options, along with the expense of renovating a building of no particular historical or architectural significance, the Committee adopted the following resolution as an expression of its collective feeling on Miller Hall:

With deep regret, the Buildings and Grounds Committee recommends that Miller Hall be replaced with the New Special Collections Library, and that there be an effort to reuse brick from the building and to memorialize Samuel B. Miller, for whom Miller Hall is named. The Committee's recommendation would be subject to the necessary State approvals.

By way of a progress report on the plans for the addition to Campbell Hall, Mr. Anderson told the Committee that the project architects, the Dean of the School of Architecture and the project building committee continue to work on the design.

Mr. Sandridge, Executive Vice President and Chief Financial Officer, told the Committee that potentially, there are Federal funds, foundation and other private money, and local government support for the Groundswalk project. He will ask the University's Federal Relations Group and the Development Office to explore the first two possibilities, and he will investigate the availability of city and county help.

The Chair commented that the principal expense for the Groundswalk as proposed would be a pedestrian bridge over Emmet Street.

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On motion, the meeting was adjourned at 2:00 p.m.

AGG:lah

Enclosure

Copies to: Mr. John T. Casteen, III
Mr. Gene D. Block
Mr. Paul J. Forch
Dr. Robert W. Cantrell
Mr. Peter W. Low
Mr. Leonard W. Sandridge, Jr.
Mr. Robert D. Sweeney
Mr. Ernest H. Ern
Mr. William W. Harmon
Ms. Colette Capone
Ms. Polley Ann McClure
Dr. Don E. Detmer
Mr. Terry Holland
Mr. L. Jay Lemons
Ms. Louise Dudley
Mr. Samuel A. Anderson

MILLER HALL AT THE UNIVERSITY OF VIRGINIA:

A Report on its Historic and Architectural Significance & Strategies for Planning Future Use of the Building Site

Prepared by Sadler and Whitehead Architects, PLC

Executive Summary

The purpose of this report is to describe the history and significance of Miller Hall at the University of Virginia. A relatively small administration building, Miller Hall is crowded between Alderman Library, Clemons Library, Newcomb Hall, and Peabody Hall. Miller Hall's infrastructure is outdated and no longer meets code; its structural stability has been called into question. Due in part to the building's inadequacies, plans to construct a building for the Special Collections of the University of Virginia Library would almost certainly necessitate Miller Hall's demolition (Appendix B). Because of Miller Hall's age and because of the prominence of its site, plans for its demolition may cause concern among preservationists and perhaps among alumni. This report suggests a strategy for responding to agencies and groups who may otherwise oppose demolishing the building.

Miller Hall is one of a few, non-Jeffersonian, buildings whose construction predates the third quarter of the nineteenth century. The significance of Miller Hall lies primarily in its 1868 origins as the University's first building dedicated to chemistry. Originally a modest one-story structure with a few early Victorian touches, the architectural style of Miller Hall evolved into the bland Colonial Revival style found in the University's less imposing structures (Frontispiece). The architect of Miller Hall's 1920 reincarnation was Eugene Bradbury, whose Charlottesville office was responsible for better known and more ambitious buildings including the John Watts Kearny residence on Lewis Mountain and the University's Corner Building now used as the Women's Center.

The report which follows argues that Miller Hall's greatest significance dates from 1868 to 1917 when the building was nearly destroyed by an explosion and fire. The reconstructed building was a very different structure from the original building. Redesigned as a biology laboratory in 1920 the building was completely reconfigured from a utilitarian chemistry building into a more formal structure, with a symmetrical, Neo-Jeffersonian facade. Changes which followed included installation of acoustical tile ceilings and vinyl flooring. Even more destructive and disfiguring was the accretion of window air-conditioning units yet the building is generally consistent with the character of other buildings on the Grounds. The Department of Historic Resources recommended that the University include Miller Hall among other historic buildings within an expanded University of Virginia Historic District.

The Department of Historic Resources is among the government agencies most likely to express

concern or opposition to the proposed demolition. That department would find support for its findings (good or bad) within the Art and Architecture Review Board where the department holds an *ex officio* seat. The department might be joined in its concerns by alumni or by faculty members at the University's School of Architecture. It is hoped that the analysis contained within this report will allay concerns and will provide information and documentation to support the University's decision to replace Miller Hall with a new building.

The following is a summary of recommendations offered at the conclusion of this report:

1. Regulatory agencies, particularly the Department of Historic Resources, should be given the opportunity to visit Miller Hall following a presentation of the University's proposed development of the site.
2. The University should undertake a public information program to inform groups who might be interested in Miller Hall about the proposed development plans for the site, including a history of the building's evolution over time.
3. Documentation of Miller Hall's history and architecture should be gathered and archived.
4. The University should make a commitment to preserve the historic core of Alderman Library.
5. The University should make a commitment to maintain the setting of the Aviator Statue.
6. In close consultation with the Department of Historic Resources, the University should develop the Miller Hall site in a manner compatible with its historic setting, maintaining the existing scale, setbacks and materials.
7. The University should plan the phasing of demolition, design, and construction in order to avoid impacts on other significant buildings, landscapes, or sculptures.

Many of the recommendations listed above might be incorporated in a letter or memorandum of agreement with the Department of Historic Resources. Reaching agreement with the Department of Historic Resources regarding Miller Hall and the development of its site will be an important step in responding to the potential concerns of alumni or historic preservation groups.