# The University of Idaho
# Administration Building
# Preservation and Design Guidelines
# Master Plan

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**May 2000**

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## Executive Summary

This Preservation and Design Guidelines Master Plan provides an assessment of the University's most historically and architecturally significant structure, its Administration Building. The plan traces the building's construction history, and evaluates it historic, character-providing features, and makes design recommendations for preservation and revitalization.

Project Goals
The University of Idaho's campus is laid out with a central core of historically and architecturally significant buildings reflective of the early decades of the University of Idaho. Development since the late 1940s has occurred outward in all directions from the central core, and contains architecture of many later eras. This master plan and set of design guidelines for the Administration Building were initiated by the University in recognition of both its stewardship role and the importance of tradition in an institution of higher education. This master plan and its design guidelines were developed specifically to address the needs of the Administration Building. As a method of planning, this document can serve also as a prototypical process for evaluating future changes in other historic buildings on the campus.

The Administration Building is a recognized landmark and is one of four buildings on campus, which has been listed on the National Register of Historic Places. It has served as an icon, a physical landmark, and symbol of the University of Idaho for nearly a century. It has provided space for the first campus library, for classrooms and student lab spaces, faculty offices and office suites for staff and administrators. The building embodies a place on the University campus where tradition meets the future.

Recommendations
The approach recommended by these guidelines is one of rehabilitation. Preservation and retention of the building's significance will occur by identifying and maintaining its character-providing features. Repair and replacement of deteriorated materials, and restoration of those, which are missing, are critical steps. . Rehabilitation is the recommended approach for historic spaces, which must respond to the demands made by contemporary needs. The response is often made by the design of harmonious alterations.

Rehabilitation is defined by *The Secretary of the Interior's Standards and Guidelines* as the process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values. The approach or rehabilitation was selected due to the physical condition and use of the building, its importance in history, and the changes which are required to meet future functional improvements and teaching requirements.

There are 44 specific guidelines within four designated preservation zones in this master plan, in addition to general recommendations for code compliance strategies, lighting, architectural finishes, furnishings, window coverings, signage, and the west courtyard.

We cite the following recommendations as having the greatest impact in meeting the University's goals for preserving the historic Administration Building:

- Replace the existing aluminum windows on the east and south facades, and deteriorated wood windows on the west facade of the south wing, with new, energy code complying, double-glazed, painted or aluminum clad wood frame windows. On the primary facades the replacement windows should match the original tall, tripartite ones. This window project will necessitate raising existing, lowered ceilings and reconfiguration of some ducting and lighting in perimeter spaces within the building.

- Replace existing front doors with new oak doors, designed and detailed to more closely match original doors with Neo Gothic details and leaded glazing. Use the north doors as a model.

- Provide a new south exit, using the full width main corridor and a pair of doors. Provide new oak doors, designed to match the original Neo-Gothic details.

- Raise the original low guardrail system around the Atrium opening by adding a low base and reinstalling the original iron rails.

- Remove the Computer Server Room, Room 129 and 129B from the original main corridor space at the south end of the First Floor, and reconstruct it with a smaller footprint and solid partition walls. Restore the south exit.

- Restore the spatial continuity of the corridors. Remove existing interior fire doors and re-open the low arched openings at the center ends of the main corridors. Replace these doors with overhead fire-rated closures, installed activated by fire alarms or smoke detectors, which can be inserted unseen above the openings.

- Rehabilitate the vestibule lobby leading into the Auditorium with finishes chosen for consistency with historic walls, ceilings, flooring, and trim. Design or select new light fixtures for this space that recall original building fixtures. Match finishes with those in the Auditorium.

- Remodel the President's office suite. Remove lowered ceilings and fluorescent lighting ceiling panels reminiscent of the early 1960s, and restore the original spatial qualities of perimeter rooms. Consider the specific design solutions of the prototypical office project, and the general recommendations for lighting, architectural finishes, and furnishings.

- Replace direct type fluorescent fixtures in the main corridors with new fixtures. Fixtures are to be selected for consistency with the historic nature of the space, such as pendant-mounted globes, or indirect lighting.

- Remove and replace non-original doors leading to offices and classrooms off the main corridors. Select locations for door openings in reference to the original rhythmic qualities exemplified on the north wing with aligned doorways, keyhole entries and tall, wood-panel type doors with transom windows. Meet access codes and requirements with door widths and hardware, and by alternative routes as necessary.

## The Planning Process

Introduction

The work represented by this document was undertaken in a six-month period beginning in the fall winter of 1999. The planning process was an interactive one, and involved the University of Idaho's architectural, planning, facilities and administrative staff, and consulting architects and engineers working in a collaborative fashion to chart the future direction of the University's most historically significant building, its Administration Building.

The development of the master plan guidelines paralleled the design of an office suite by Design West Architects of Pullman and M. W. Engineering, mechanical and electrical engineers of Spokane. The project serves as a pilot program and model of the preservation guidelines. The design process was interactive and involved conceptual design reviews by the University participants, the master planners and architects. It will culminate in construction of new offices for the University's Finance and Administration Offices within historic space at the southeast corner of the second floor. Mid-summer 2000 will see construction completed. The new office space will serve as a prototype for future design and construction efforts within the Administration Building.

Planning Methodology

To gain an initial understanding of the building, we visually surveyed the building and examined available records. The oldest records included original drawings dating from 1907. Other records available for review include drawings from ca. 1910-1918, 1936, 1957, and 1996, and specifications from 1910. These documents were provided by the University of Idaho Architecture and Engineering record files and from Charles Hummel of the Boise firm, Hummel Architects, successor of the original architects, Tourtellotte and Company (later Tourtellotte and Hummel).

We reviewed historic photos provided by the University of Idaho's Special Collections and Archives, which helped confirm the building's history. Other sources of historic information included newspaper clippings and campus publications, Keith C. Petersen's *This Crested Hill: An Illustrated History of the University of Idaho,* Rafe Gibbs' *Beacon for Mountain and Plain - The Story of the University of Idaho*, and Patricia Wright and Lisa B. Reitzes' *Tourtellotte and Hummel of Idaho: The Standard Practice of Architecture*.

We gained an experiential sense of the building during several lengthy site tours. Using archival plans from the University's Architectural and Engineering Services, we examined existing conditions of historic and non-historic spaces, systems and materials, and then developed record plan and elevation drawings, and a list of historic character-providing features. The plan drawings are used to indicate the different areas of historic and architectural significance within the building, and the priority zones we recommend for preservation, rehabilitation, or alteration.

The drawings in this report, produced in computerized AutoCAD format, are tools that are to be used again in future planning and design projects.

As we developed the master plan we met with University planning and facilities staff to discuss the information and potential building programs for the future. Architect Charles Hummel, who led the renovation of the historic Auditorium in the mid-1980s, provided additional information. Design guidance for the recommendations was provided by the standard sources, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and *The Secretary's Guidelines for*

*Preserving, Rehabilitating and Restoring Historic Buildings*. These documents and technical references for treatment of tile roofs, stone and brick masonry restoration, interior finishes, life safety code approaches and others are provided in the Appendix to this report.

The appendix will serve as a reference of past projects, and contains reduced drawings and specifications from the building's significant phases of construction. It also contains the 1995 code analysis which preceded the recent interior upgrading of life safety systems, and design documents for the office design prototype project.

Acknowledgements
The consultant team was inspired by the interest, knowledge and enthusiasm that was provided by the participants in this planning process. We gratefully acknowledge their role in this document.

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## Historic Overview

A brief overview of the building's history provides the following highlights:

- The University of Idaho campus was created as a land-grant college by the Territorial Legislature in accordance with the federal Morrill Act. In October 1889, the original 20 acres that made up the newly established campus were purchased.

- The original Administration Building was a four-story, red brick structure completed in 1899, seven years after the University first opened its doors. It contained "virtually all of the University's functions" within its 45 rooms, including a museum and a library. The building interior featured California redwood, which appears to have been used for doors, casings, trim and cabinetry. It was destroyed by fire in 1906, and was replaced by the present building.

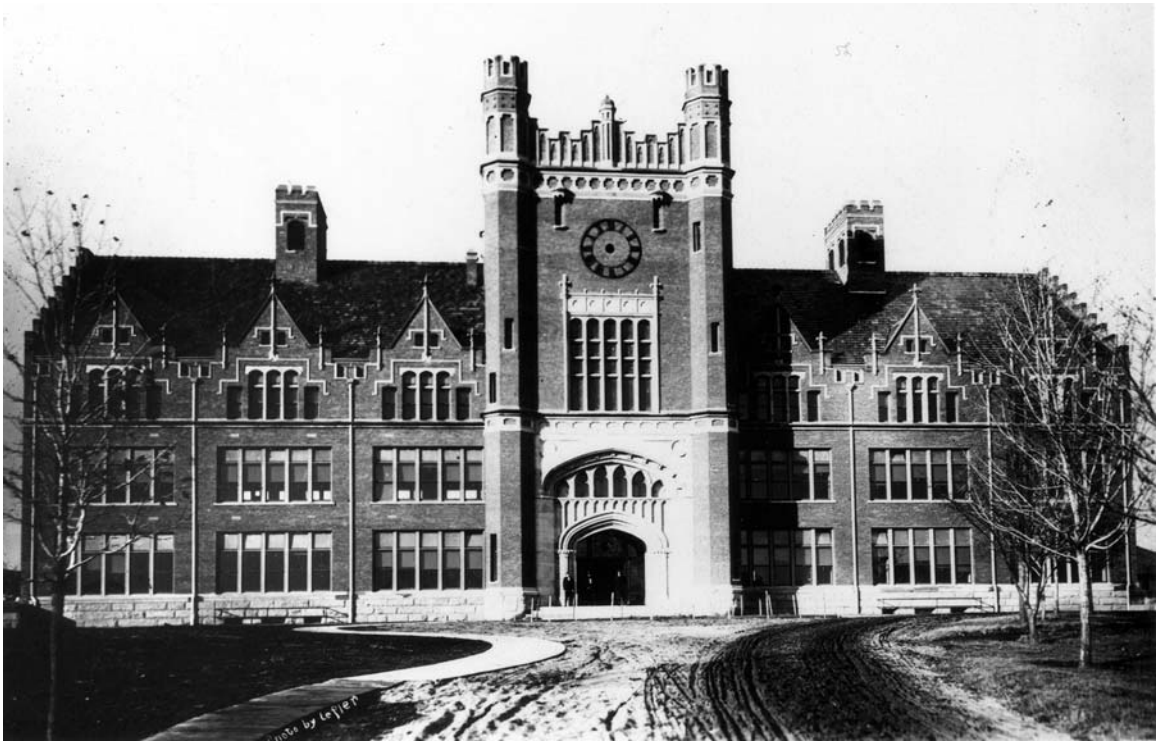
- Growth of the campus around the Administration Building included the Annex, a two-story wood frame building, which was constructed nearby in the 1890s. It contained a gym, an armory, and the school's Agriculture Department and stable.

*The campus in 1903 with the first, Romanesque Revival styled Administration Building. Photo No. 1-2-9.*

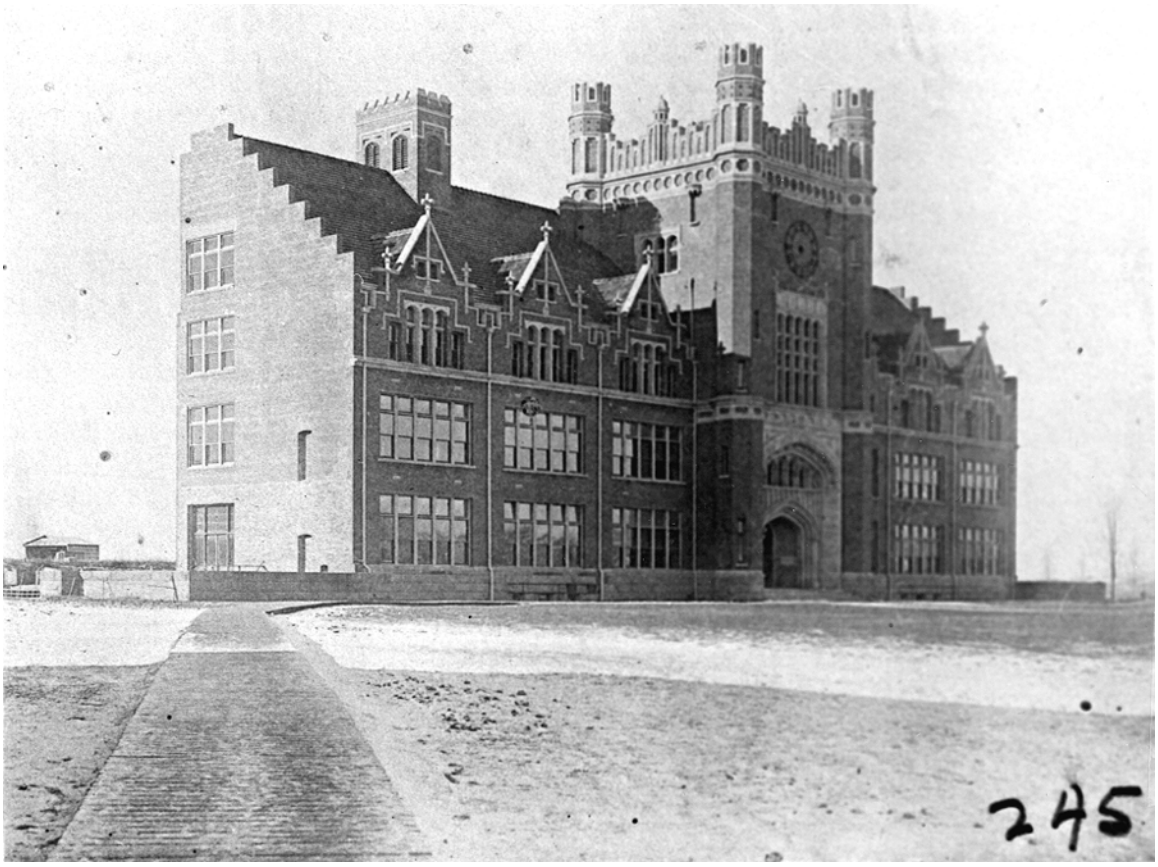
- By 1900 enrollment at the University of Idaho had grown from 132 in 1892 to over 350 students, and overcrowding was evident. The first dormitory on campus, and the school's second brick building, Ridenbaugh Hall (1901-02), was opened in 1902. Its construction was followed by a number of buildings which make up the historic context of the Administration Building - the School of Mines/Metallurgical Building (1903 – 1951), Morrill Hall College of Agriculture (1906-), the Gymnasium (1905, currently Art and Architecture South), Assay Laboratory (1906, currently Art and Architecture), the Central Heating Plant (1908-1998, demolished to make room for the Idaho Commons) and others.

- The current Gothic Revival styled building was constructed to replace the first Administration Building after a fire in March of 1906 destroyed the original building and virtually all of its contents.

- The new Administration Building was constructed in phases on approximately the same site as the original building. Boise architect J. E. Tourtellotte, working closely with University President James McClean, conceived of a three-story Gothic structure with a central 130-foot tower. The State Legislature provided $275,000 in funds for the initial phase. Responding to budget concerns, the tower was scaled back to its present 80-foot height. The clock face was added to the tower exterior in 1912.



*Original construction consisted of a central tower and three bays to each side, referred to as the "East Wing." Photo No. 1-52-005.*




*The original construction consisted of the East Wing and resulted in the truncated south end of the building as shown in this view ca. 1909. Note masonry base built on both sides of the building for subsequent construction and projecting finials at front facade roofline. Photo No. 245.*

*Below, an aerial view of the campus, ca. 1912, which shows the building in its campus setting and completion of the north Auditorium wing. Photo 1-2-30.*

- As designed in 1907 - 1908, the Administration Building consisted only of the east wing, which comprised the central tower with three bays on either side and stepped gable end walls. On the interior, classrooms and offices were formally arranged on either side of the 14-foot wide, 15± foot tall north-south main corridor, which terminated with interior stairs and secondary entries. Doors from the corridor into classrooms were aligned, and placed in a distinct repetitive rhythm. From an exterior view of the front façade (east elevation), the building massing, and bilateral symmetry suggest a clearly recognizable, consistent and symmetrical interior plan.

- This expectation was met in part by the grand central atrium, a tall, multi-story space, which contains the main open staircases and which terminates at the third floor below the bell tower. In the interior, the hierarchy of this space is reinforced by stone arches, which were placed around the atrium, and at pivotal locations in the main North-South corridor. 23 to 25 foot wide classrooms or office suites were arranged on either side of this central corridor. The University library was located in an open space on the second floor south of the atrium.

- A three story north wing, which contains the two-story Auditorium, was built next, under a separate contract ca. 1910, but without a floor or interior finishes. This project may have been designed by the Spokane firm, Preusse and Zittel Architects, or that firm may simply have overseen its construction.

- The current third floor corridor of this wing expresses this early sequence of construction. Although similar to that of the east portion, with classrooms and offices arranged along a double-loaded corridor, the treatment of doorway entries is different. Paired openings with tall panel doors with glazed panels and transom windows are provided at the third floor rather than the distinct "keyhole" or Palladian entries, each with a deeply recessed panel door with symmetrical side lites, which characterized the original main corridor of the east portion of the building.

- In ca. 1918, a portion of the south wing was designed and constructed. The plan of this wing differed from the earlier east and north portions of the building where interior space had been symmetrically divided with equally deep classrooms on either side of the wide, 15-foot tall corridor. Within the four bays that made up the 1918 south wing, the corridor was asymmetrically placed, leaving smaller offices along one side, and deeper, double-depth office or classrooms on the other. Records are unclear and must be verified as to when this addition was constructed, but it appears the work may have been completed by 1920.

- In 1936, a plan for extending the south wing was designed by Lewiston architect, Hugh Richardson. The project was constructed in 1937 and provided an additional four bays, which were used at the second floor for use as the University Library. Much of this design is consistent with the design of the earlier wing. Notable changes include simpler and less expensive interior flooring with the use of linoleum, and the addition of concrete columns and floor beams. The Neo-Gothic detailed sheet copper spandrel panels between windows and a tall buttress on the west end of the north wing gave this end elevation the appearance of a curtain wall in contrast to the composition of grouped and individual windows set in the brick masonry which was typical of all other elevations. The terrazzo-clad Stair No. 2 was constructed with this phase of work.

Based on the early pattern of design, and the building's significant association with the historic development of the University, it appears that the era of greatest significance dates from 1907 – 1918. When restoration is undertaken as a preservation approach, it should be based on the historic documents dating from this era. When rehabilitation designs are developed they should be based on the physical building features and stylistic qualities that date from this era. When new systems are provided they should be designed in a manner that is harmonious with this era.

Subsequent changes to the building appear to have focused on specific program solutions rather than the comprehensive design of the building. These included the following projects:

- In 1957, the Administration Building's south wing was remodeled following a design by Wayland and Cline Architects of Boise. This project resulted in an extension of the University's library reading room at the second floor. The third floor was retained for offices and small classrooms, and the basement developed as service spaces, a locker room, typing room and the law library. To accommodate the weight of book stacks, the structure of the wing was upgraded with the addition of concrete columns and beams. Stair No. 1 and the elevator at the west end of the south wing were installed at this time, along with a tunnel to the underground campus steam tunnel.

- A revised exit at the northeast corner of the building's interior court, from Stair No. 1, resulted in the creation of a new vestibule ca. 1960 (date to be verified). This vestibule and the original window openings into Stair No. 1 have been glazed with glass block.

*Historic panoramic view ca. 1960, with the back of the Administration Building and the Annex addition, which was constructed in the west courtyard space. Photo No. 1-2-13.*

- The Auditorium has been remodeled several times according to photographs exhibited in its Vestibule, most recently in the mid-1980s. The changes resulted in an expansion of the stage depth and removal of audience seating, relocation of the north and south exit doors, changes to lighting and stage systems, replacement of theater chairs, addition of lighting, and provision of an accessible ramp leading to the lowest area of audience seating. Although the work resulted in some removal of original decorative detail (the surrounds over window and door heads, for example), the Auditorium remains a historically and physically intact space. The Green Room and restroom spaces below the stage, for use by performers, appear original to the 1918 construction.

*Historic photo from 1924 of the interior of the north wing Auditorium. Note the ornate, cast metal light fixtures, each with multi-rod and chain supports and ten bell shaped glass shades. It is reported that the current chandelier in the Main Stair was taken from the Auditorium. Photographer/Donor: Hodgins. Photo No. 1-52-22a.*

- The President's Office Suite, located at the northeast corner of the first floor appears to have been extensively remodeled ca. 1965. This work included new partitions and finishes, and removal of the original entry doors from the corridor and their replacement with flush wood doors with painted plywood overhead panels. The President's Office, in the corner of the space, is treated with a "luminous ceiling," a full fluorescent-lit, coffered, translucent ceiling which was a popular, and strident Modern treatment of its time. The design appears dated and inconsistent with the historic building.

- On the east and south wings, the building's original, tall exterior wood double-hung windows have been replaced with smaller aluminum frame windows with opaque spandrel panels. The aluminum windows on the south facade have bronze and clear finishes that are inharmonious with the historic building. The windows are double-glazed and may have been installed as part of an energy-conservation upgrade. Their installation may also have resulted from the design of an interior remodel as many of the perimeter offices have lowered acoustic tile ceilings. The interior character and volumetric qualities suffer as a result of this spatial and finish treatment. (The date of these windows is to be verified). In addition to the visual impact that the aluminum windows impart to the building's historic exterior, there are many window-hung air conditioning units, which have been installed by building occupants.

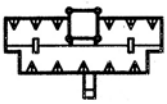
- From inside the attic, the underside of the original roofing material remains visible. According to the 1910 specifications the roofing was a glazed roof tile. Presently the tile roofing has been covered with a standing seam metal roof. Estimates indicate that the roof age is currently 25± years. The standing seam color is a pale green, somewhat similar to oxidized copper.

- Original fleur-de-lis terra cotta finials decorated the cornice of the building. Photo documentation suggests these were removed sometime between 1955 – 1960. Their removal may have been a response to safety concerns as metal attachment elements in projecting elements often rust if not maintained, cause the terra cotta to spall. Their removal may have anticipated the metal roofing project.

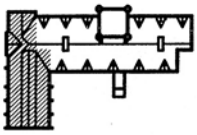
- The addition of a chiller unit for the basement has resulted in an additional exterior ventilation unit, constructed within raised concrete retaining walls at grade on the west side of the central wing. Although this side of the building is secondary, the appearance of this element in the courtyard is inconsistent with the character of the building's exterior facades.

- In 1996, a code analysis and subsequent design by Hayden Lake architect, G. D. Longwell, provided direct responses to contemporary building code requirements for life safety by the installation of a new stairwell at the west end of the Auditorium. Modifications have been made to some interior stairs, including partial removal of the historic iron stairwell at the north end of the main corridor, and provision of rated partitions and fire doors in the corridors. The project resulted the visual disruption of the spacious corridors by the contemporary fire doors in arched openings at the central stair, increased visibility of utilitarian sprinkler pipes, and replacement of some original doors and transoms in the corridors. The exterior on-grade entry to the west stairwell on the end of the Auditorium used rusticated stone and precast concrete trim in manner that is visually inconsistent with the details of historic building entries.

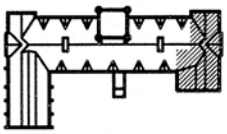
Administration Building Construction Phases



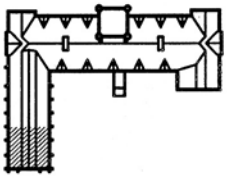
Tourtellotte (1907)



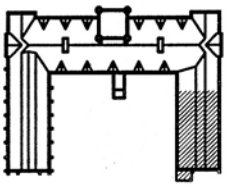
Tourtellotte (1909)



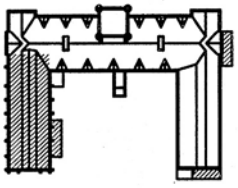
Tourtellotte (ca. 1918)



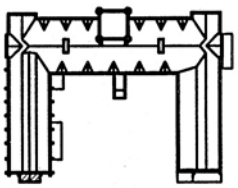
Preusse & Zittel (1918-1920)



Richardson (1936)



Hummel Architects and Nelson Miller (1985)



Longwell (1996)

A Mix of Uses

Throughout its history, the University of Idaho's Administration Building has contained a vital mix of functions and activities that have brought the members of the University community together. Uses within the building have included classrooms, science laboratories, faculty and administration offices and staff space, and for several decades the University Library was housed on the second floor.

The first floor Auditorium has provided space for performances, lectures, music and drama presentations and campus celebrations that extend the building's invitation further to residents of Moscow. This mix of functions traditionally has integrated students with staff, administrators and faculty, and it has encouraged and nurtured interdisciplinary, intergenerational contact.

Currently the building houses departmental offices, classrooms and faculty offices in such varied academic disciplines such as Business, Languages, Political Science, and History; along with many campus-wide administration suites, including the President's offices; and computer labs and technical services which address the needs of classroom teaching, informal student use, and the University's data-telecommunication needs as a whole. This mixture of uses within the Administration Building expresses the diversity of University life. Maintaining a mix of uses remains a goal for functions in the building.

One way to enhance this goal is through the preservation and retention of the historic building corridor system. Most of the building's present occupants speak favorably about the wide corridors. The generous volumes of ample width and lofty height are places of conversation, happenstance meetings, quick discussions and study groups, and they provide an opportunity for the University community to recognize itself. A recent smart move, which recognized that the corridors are the social spaces in the Administration Building, resulted in a coffee bar, which was recently located at the north end of the main first floor corridor.

*View from 1917 of the library interior (1909 -1957). Library functions, classrooms, faculty and administrative offices, and multiple uses in the Auditorium have all been housed in the Administration Building. Photo No. 1-201-2.*

## Character-Providing Features

The Administration Building retains many of its original, historically significant features, which should be considered for preservation. These include:

Significant Exterior Elements

Symmetrical Massing with Frontal Orientation to the east, and primary facades on the east, south and north
Distinct Sky-Profile
Truncated Central Tower with Clock Face
Simple "U" Shaped Massing with Projecting Corner Bays at the NE and SE
Roof Terminus at Tower and Chimney Masses
Attic Dormers
Crenellated Raised Parapets
Prominent Gable Roofs
Original Glazed Roof Tiles (currently covered with Standing Seam Metal Roofing)
Original Terra Cotta Fleur-de-lis Finials (removed)
Red-Brick Masonry in Running Bond Pattern
Rusticated Stone Base
Primary and Secondary Façade Treatment with Simpler Treatment at Interior Court Walls
Cut, Stone Trim at Roof Edges, Door and Window Surrounds, Window Jambs and Sills
Horizontal, Cut Stone Trim band at the 3rd Floor
Contrasting Vertical Downspouts and Detailed Scuppers
Cut and Rusticated Stone Plinth and Base
Pointed Arches at Main Entries
Glazed Oak Entry Doors with Neo Gothic Detailing and Leaded Transoms
Tall, Tri-part, Double-Hung Wood Windows on Primary and Courtyard Façade
Tall Double-Hung Wood Windows with Copper Spandrels on the West Facade, South Wing
Stained Glass Windows at the Auditorium Perimeter

Significant Interior Elements

Simple Plan with Wide (12' to 15'), Double-Loaded Corridors
Open Central Atrium with Symmetrical Stairwells
Arched Openings with Stone Trim at Atrium and Main N-S Corridor
Aligned Door Openings and Grouped Door Openings along the Corridor
Deep-set, Keyhole Openings, Paired Openings and Tall Doors with Transoms at the Corridor
Tall, 7" to 12" Wood Base
Integral Wall Trim Rail, and Wood Picture Rail, Cove Molding and Trim at Doors
Simple Wall and Ceiling Surface of Painted Plaster
Original Use of Ceiling-Mounted Light Fixtures; Current Pendant Fixture in the Atrium
Terrazzo and Marble Floors in the Atrium
Maple Flooring in Corridors
Stained Wood Panel-Type Doors and Transom Windows
Terrazzo at Stairs
Iron Stairwell Railings

## Preservation Zones

We evaluated the building in terms of its future development and guidelines for preservation. The proposed zones are based on the historic and architectural significance of the Administration Building. Zoning, as noted on the floor plans, is intended to be comprehensive in nature, and thus a more protective zone will be shown to continue into a lesser zone until it is stopped by a physical change such as a wall plane change or doorway. Similarly, the exterior of the building is treated as one zone, despite the appearance of primary and secondary facades.

Preservation, Zone 1

This zone addresses those areas of the building which are the most historic and which have the greatest amount of stylistic detailing and richer or more crafted materials. In some case, details may have been lost or modified. Areas in Zone 1 should be preserved, protected, retained, or restored. Preservation Zone 1 includes:

1A Exterior walls and roof

1B The main lobby, including the three story atrium with its open stairwells, and the main corridor at the first floor along with the remaining portion of the historic cast iron stair at the north end

1C The Auditorium, its stage and seating areas

*Photo from 1909 of the Main Stairway with detailed iron railing, and light fixture. Photo No. 1-52-11.*

Rehabilitation, Zone 2
This zone is applied to areas of the building which may have less detail or evident craftsmanship, or which are less prominent in the public view. These areas contribute to the building's historic and architectural significance, and historic preservation will remain a goal for this zone, but changes which are necessary to provide continued use and vitality, may be considered. Rehabilitation, rather than renovation or remodeling, will be the recommended approach. This zone includes:

2A The primary corridors at the second and third floors

2B The original service spaces, located in the basement, which are associated with the auditorium

2C Classrooms, offices and academic spaces, typically located on the first, second and third floors

Unrestricted Zone 3
This zone covers areas which are not distinguished by their design, material, or craftsmanship. They may be newer areas, which are more functional in nature or systems-related. Design for these areas should consider the impacts on Rehabilitation and Preservation Zones, but changes or new materials or elements in Unrestricted Zones are not likely to effect the building's historic integrity. This zone includes:

3A Service spaces such as mechanical shafts, enclosed stairwells, and secondary corridors and storage spaces.

3B The corridor and academic or computer spaces in the basement

Impact Zone 4
This zone is used where, because of a potential code violation and possible threat to life safety, or due to the inharmonious visual appearance or negative physical impact of an existing element, we recommend replacement or restoration. Future consideration of code issues should include a review of potential equivalencies and use of the UCBC (*Uniform Code for Building Conservation*) as well as the UBC (*Uniform Building Code*).

4A Interior intrusions on significant historic zones includes the vestibule leading from the main first floor corridor into the Auditorium, and the computer service spaces within Rooms 129 and 129B at the south end of the main corridor.

4B Exterior intrusions on the primary facade include the treatment of the rusticated stone at the facade of the new exit stairs on the west end of the north wing. In the west courtyard the chiller unit is a visual and spatial intrusion.

The current edition of the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties* guides the Master Plan recommendations. These Standards and the accompanying guidelines are provided in an appendix to this report for future reference.

## Zoning Recommendations

Zone 1A Recommendations
The building's exterior elements make up its distinctive, expressive and well-recognized character. The following recommendations are made based on this zone and existing conditions:

1. Maintain and preserve the exterior volume defined by the building footprint and massing, crenellated raised roof parapets, chimneys, and attic dormers.

2. Restore the original tile roofing: When re-roofing is necessary, remove the standing seam metal roof and restore the original glazed roof tiles (currently below the metal roofing), or replace it with in-kind materials. Inspect and restore gutters, scuppers and downspouts matching original designs and materials (verify if copper).

3. Periodically clean and restore the exterior stone and brick masonry: Inspect the brick field masonry, the rusticated stone base, and the honed, carved and cut sandstone trim elements (parapet and pointed arch edges, door and window surrounds, trim bands, sills) to identify deterioration; provide on-site testing of cleaning at different facade locations facades, and remove sample pieces for lab testing. Evaluate cleaning methods and materials in advance of the actual cleaning work. Choose the gentlest treatment which does not damage masonry.

4. Develop a seasonal inspection program to examine the vines on the exterior masonry. Remove it and trim away from perimeter foundation if it appears to be damaging surfaces of the stone or brick masonry. Consider replacing the existing Virginia Creeper with less invasive or less clinging vine species.

5. Retain and preserve the clock face and its time-keeping functions.

6. Replace existing front doors with new oak doors, designed to match original Neo Gothic detailing and leaded glazing. Use the north doors as a model.

7. Provide a new south exit, based on the full width main corridor and a double-door width opening. Provide new oak doors, designed to match the original Neo-Gothic details.

8. Inspect leaded glass windows of the auditorium at a minimum on an annually basis, and restore as necessary. Consider addition of exterior storm units to protect windows from wind loads and deterioration of cames (leading).

9. Remove existing aluminum windows on the east and south facades, and deteriorated wood windows on the west facade of the south wing, and replace with new, energy code complying, double glazed wood frame or aluminum clad wood frame windows. Windows should match the original tall, tripartite one on primary facades, and should match original double-hung types on the west façade of the south wing.

10. Restore the copper spandrel panels on the west façade of the south wing.

11. Remove exterior entry vestibule in the west courtyard, and Remove the raised mechanical chiller vault from the west courtyard or reconfigure to minimize its visual appearance. See recommendations in Zone 4.

12. Remove non-historic exterior light fixtures, and replace with exterior lamps on standards, or with lantern-type wall-mounted fixtures at the first floor level.

Zone 1B Recommendations

This zone includes the Main Entry Lobby, the three story Atrium with open stairwells, the north-south Main Corridor at the First Floor, and the cast iron and marble stair at its north end.

1. Retain existing, original volume of the corridor and lobby with full heights. Extend the corridor width on the south end to the exit; provide new exit doors (see Zones 1A and 4).

2. Remove existing interior fire doors and re-open the low arched openings at the centers and ends of the corridor and replace with roll-down overhead type, fire-rated closures with fire alarm and/or smoke detector activation.

3. Maintain and restore original marble and terrazzo flooring in the Atrium. Inspect for damage, and pre-test all cleaning and patching materials prior to application. Provide terrazzo and marble flooring at the first floor entry space where only the concrete topping is visible. Use the original design drawings by architect J. E. Tourtellotte, and the remaining, original flooring pattern to guide the new design and material selection.

4. Provide cast iron stair treads at the concrete steps that lead from the first floor to the second floor in the Atrium.

5. Remove intrusive closet additions from the second floor landing in the Atrium.

6. Maintain and preserve the maple strip flooring in the Main Corridor, and replace in-kind in the future.

7. Restore original base and ceiling cove molding where missing or damaged in Main Corridor.

8. Remove and replace direct type fluorescent fixtures and replace with new fixtures consistent with the historic nature of the space, such as pendant-mounted globes, or indirect lighting.

9. Remove and replace non-original doors leading to offices and classrooms from the Main Corridor. Restore the original rhythmic quality of aligned doorways, keyhole entries and tall, wood-panel type doors with transom windows. Meet access codes and ADA requirements with door widths and lever type door hardware.

10. Reconfigure the west exit from the main first floor corridor in accordance along with a new design for the courtyard and relationship with the new Business College building.

11. Interior door hardware to be consistent throughout, and with to be oil-rubbed bronze finish.

12. Raise the original low guard rail system around the Atrium opening, which consists of 30" tall, vertical iron railings by providing a solid base at the floor level of 8" to 12" in height. Reinstall the vertical rails and provide a base trim. Extend a continuous handrail at the outside wall of the stairs in the Atrium, sized to meet ADA requirements. This recommendation recognizes the life safety code and accessibility deficiencies of the current guard rail and handrail system.

Zone 1C Recommendations

This zone consists of the Auditorium. This space was sensitively renovated and restored in the 1980s. The vestibule lobby, however, which is an interstitial space between the main corridor and the Auditorium, was not restored. Recommendations for the vestibule are in Zone 4.

Zone 2A Recommendations

The primary corridors at the second and third floors are the interior streets or public spaces in The building. They are wide spaces that provide for informal social interaction, visual links between those who make up the U of I community, and a strong reference to campus traditions.

1. Retain the existing, original volume of the corridors, and remodel to provide greater widths on the first floor south wing.

2. Remove existing interior fire doors and re-open the low arched openings at the center and ends of the corridor. Replace existing doors with guillotine type, fire-rated closures.

3. Maintain and preserve the maple strip flooring, and replace in-kind in the future.

4. Restore the original tall wood base and ceiling cove molding where it is missing or damaged.

5. Remove and replace direct type fluorescent fixtures and replace with new fixtures consistent with the historic nature of the space, such as pendant-mounted globes and indirect lighting.

6. Replace non-original doors leading to offices and classrooms with panel type doors. Design the location of door openings in reference to the original rhythmic qualities exemplified on the north wig with aligned doorways, keyhole entries and tall, wood-panel type doors with transom windows. Meet access codes and ADA rules with door widths and hardware.

7. Finish of new interior hardware throughout to be oil-rubbed bronze finish.

A corridor analysis was developed as a tool during the design of the new Finance and Administration office suite. Based on existing plans of both the third and second floor, it illustrated the general nature of recommendations for Zone 2A. The analysis diagrammed the original building construction phases and changes that occurred over time with the shifting of the corridor space in the south wing of the building. Alignments and rhythmic placement of doors are evidenced in some areas, such as the north wing of the third floor. The wide arched openings, which separate rated exit routes and characterize the main north-south corridor, are important features identified by the analysis. The analysis plans are included in the Appendix.

Zone 2B Recommendations

Original service spaces, such as “Green Room” and dressing rooms that supported theater functions in the Auditorium are located in the basement spaces on the west end.

1. Retain and rehabilitate existing rooms and existing, simple finishes such as wood partitions.

2. Inspect and provide new plumbing fixtures as required based on the condition needs.

3. Replace light fixtures with wall-mounted fixtures in the service spaces; use incandescent lamps in the Dressing Rooms and Green Room, and utilitarian fluorescent fixtures in storage rooms.

Zone 2C Recommendations

Classrooms, offices and academic spaces are located throughout the first, second and third floor. The recommendations for these spaces recognize the vital functional needs they must serve for twenty-first century learning.

1. Where possible, maintain the original room volumes, which recalled classrooms or offices. Remove lowered ceilings within three feet of the perimeter walls to allow for restoration of original windows and window trim, and provision of visual and daylight access.

2. Use finish materials, which recall original finishes such as smooth-faced gypsum wallboard for ceilings and walls. Where acoustic treatment is required, consider use of framed acoustic panels, or acoustic ceiling grids set within a band of hard, smooth finished gypsum wallboard surface.

3. Arrange HVAC ducts in unobtrusive locations and in minimally lowered ceilings.

4. Consider carpeting with perimeter banding to recall original wood flooring, or use of linoleum, a historic resilient flooring material.

5. Use interior trim materials that recall building traditions with stained wood, opaque painted surfaces. Avoid use of highly polished metals such as bright brass or chrome, metallic paints, imitation wood grains, and glossy plastic surfaces.

Zone 3 Recommendations

Zone 3 areas in the building are those functional spaces that support necessary services and systems which must be maintained. There are no specific guidelines for this zone.

Zone 4 Recommendations

There are specific intrusive features or spaces which have negative impacts on the building. Recommendations are remedial in nature, and call for the recovery of historic spaces and details.

1. Rehabilitate the vestibule lobby to the Auditorium with new finishes consistent with historic finishes (walls, ceilings, and flooring) and trim. Design or select new light fixtures to recall original building fixtures and specifically those in the Auditorium.

2. Remove the Computer Server Room, Rooms 129 and 129B, from the original main corridor space at the south end of the First Floor, and reconstruct it with solid partition walls.

3. Remove the chiller unit, which projects above grade at the west courtyard. This action should be undertaken as part of a comprehensive mechanical upgrade of the building.

4. Remove the exterior vestibule at the northeast corner of the west courtyard, and restore the entry. Remove the HVAC unit on the roof of the current vestibule and relocate it. The west courtyard space should be considered for a range of programming possibilities in response to the new exterior room created between the Administration Building and the new College of Business. Interim, short-term uses should be explored to vitalize the space, such as scepter or reading court, expresso bar or exterior cafe seating, or a temporary exterior exhibit space.

5. Remove the heavy rusticated stone at the west entry adjacent to the doors, and replace it with a tooled stone material. Use the original building entry design to guide the design of a revised entry with more harmonious, human-scaled finish treatment.

## Code Compliance Strategies

All buildings should be safe and protective of their occupants, particularly those in the public realm. The Administration Building is no exception. The University has undertaken sincere efforts to identify fire and life safety issues, and has addressed these issues through upgrading of systems.

Historic buildings were constructed when there were few or different regulations regarding fire and life safety, requirements for plumbing and mechanical systems, heating and ventilation, energy conservation, or electrical systems and lighting. Different materials were used and they were not expected to meet tests for industry or municipal approval such as UL rating systems and ASTM Standards.

Older buildings typically were constructed with available materials and by local labor. There was more craftsmanship involved in their construction and fewer manufactured products. The construction documents were often fewer details and relied upon the skill of the building or standards of construction rather than analysis and calculations by the architect or engineer.

These conditions of historic construction do not result in buildings that are necessarily less safe, but rather buildings that are different. This difference is recognized, in part, by contemporary codes and approaches to code compliance which rely on different methods of analysis and provision of equivalencies rather than literal compliance with contemporary code requirements.

The presence of the Administration Building on the National Register of Historic Places and the Historic Register of Idaho provides it with designated status as a landmark property. These designations can be and have been recognized and used by the University, its design consultants, and administrating code agencies to consider alternative code approaches.

The University undertook a code analysis and upgrading program in the mid-1990s to address deficiencies in the building's classification, egress, and fire resistance. This project succeeded to make the building safer. The project's priorities were budget driven, however, as noted in comments by G. D. Longwell Architects (included in the appendix). Fire-rated separation walls were constructed to allow the building to be considered a three adjacent structure to address limits in allowable floor areas. This approach resulted in the addition of sprinklers system, provision of exit doors at the central arched openings in the central corridors, and closure or removal of historic transom windows and doors.

Future projects can build on the success of this past project. We recommend, however, that a wide range of compliance methods be examined, and that the criteria for selecting a specific one include its impact on the historic preservation of the building's features.

We believe the key is to balance the benefits of preservation with those of public safety and health. Innovative approaches should be sought to achieve balance.

Evaluating an older building for potential earthquake damage also will require balancing structural engineering, economic, life safety, and the University's policy concerns, as there is no code that serves as a benchmark for an earthquake assessment. Priorities regarding loss of life and/or building damage and risk reduction must be developed. The Life Safety philosophy of FEMA-178 provides some guidance in reviewing a building. The *FEMA-178 Handbook for the Seismic Evaluation of Existing Buildings* (June 1992), is a standard assessment philosophy

developed by the Building Seismic Safety Council for the Federal Emergency Management Agency (FEMA). It provides the basis for most current public policy, according to structural engineers who work with historic buildings.

The intent of the Life Safety philosophy is to prevent collapse and allow buildings to be safely exited. Life Safety is the primary concern; re-occupancy and damage to the building are not considered using this approach. A building does not meet the Life Safety objective of the handbook if it collapses in its entirety or in part during an earthquake, or if exit and entry routes are blocked, preventing evacuation and rescue of the occupants.

The methodology of FEMA-178 is based on a set of checklists for common building types designed to identify flaws and weaknesses. We recommend that the FEMA 178 approach and checklist be used if the University chooses to analyze the Administration Building for seismically.

We recommend that the University consider issues relating to seismic safety, and consult with a structural engineer with specific experience in analyzing and designing for historic concrete frame and unreinforced masonry buildings. We recommend that future infrastructure or system upgrading which involves code issues be undertaken with mechanical and electrical engineers and architects who can demonstrate alternative analysis and design approaches to code analysis and compliance.

We recommend the University initiate reviews with local and state code agencies to consider the historic significance of the Administration Building, and other historic buildings on campus. Discussions should consider the alternative compliance provisions of the *Uniform Code for Building Conservation*, and approach allowed by the *Uniform Building Code*. The FEMA 178 checklist should also be reviewed.

Participation by University building maintenance and operations staff, and engineers and architects in organizations such as the Association for Preservation Technology (APT), will provide a context for alternative approaches to code compliance and other practical issues. We recommend membership in this organization be sought.

Several documents are provided in the appendix to this report for further reference and consideration of code compliance and design:

- National Trust Information Briefs No. 57, “Safety, Building Codes and Historic Buildings” and No. 61, “Controlling Disaster: Earthquake Hazard Reduction for Historic Buildings” (both 1992).

- U. S. Department of the Interior Preservation Brief No. 24, on Heating, Ventilation and Cooling (1991), and No. 32, on Making Historic Buildings Accessible (1993).

## Recommendations for Lighting

Just as the designs of early automobiles were based on horse-drawn carriages, the designs of early electric light fixtures were based on gas-lit fixtures. Some fixtures also used dual sources with components for gas and electricity. These were typical in buildings between the mid-1890s to ca. 1910. Up until the 1920s, light fixtures were often just glowing objects. Early electric lamps were limited to incandescent sources, often with exposed lamps (bulbs) until the invention and wide distribution of fluorescent lamps beginning in the 1930s. Although fluorescent fixtures date from the 1930s, the early fixtures were typically designed in a Modernist idiom, which emphasized stream-lined qualities and functionalism.

In general, we have referenced our recommendations for the Administration Building from the period with greatest historic significance, from its original design 1908 up through 1920 when the first phase of the south wing was completed. Our lighting recommendations are consistent with this era.

In historic interiors, light levels were often low. However, the pattern of use was different, and peoples' work lives were regulated by daylight hours. Little work was done at night, and we suspect that this was also the case with teaching and office functions. Building widths were limited and their perimeter walls were designed with large windows to provide natural light to the interior spaces. Our recommendations are based on this understanding of historic illumination in buildings, and the need to provide adequate lighting for contemporary functions:

- Integrate lighting into the architectural design for restored or rehabilitated spaces.
- Provide lower levels of ambient lighting in the main and side corridors, with fixtures placed in reference to changes in corridor direction or doorway locations.
- Consider similar fixtures with fluorescent and incandescent lamps to mediate lamp color.
- Design or select new fixtures for the corridor to reflect the simple, ceiling-mounted types of the original building. These were typically provided with metal rods as stems and translucent globes of varied sizes.
- Provide indirect fixtures in the offices, augmented by task lights. Regardless of function, indirect lights should be used in rooms located along the primary perimeter facades so that exterior views are of illuminated spaces rather than a grid of fixtures.
- Options should be considered for the primary corner locations at the northeast and southeast as these are likely to become office suites, such as the current project at the Second Floor or the President's Office. These spaces should be illuminated primarily by indirect sources. If lamps, as interior objects are desired, their designs should be based on abstracted historic sources.
- Indirect lighting can be provided by wall-mounted linear fixtures, linear fixtures placed in perimeter coffers or by stem-mounted up-lights. Another alternative, which lends itself to open offices, is the use of fixtures, which are integrated into office furniture and panel systems. Indirect task lighting may be provided below cabinets to illuminate desk surfaces.

- Direct/indirect fixtures may be considered for classroom spaces, which are not located on the exterior perimeter but rather located facing into the interior west courtyard. These should have separate switched controls for direct and indirect functions.

- Fluorescent lamp types should be standardized to provide a consistent color impression.

- Dimmer switches and occupancy sensors should be considered for all office and classrooms, to address direct light quality and level needs and energy conservation concerns.

Current codes in Idaho may not be highly restrictive about energy use, but operation costs will always be a concern. In addition, most state codes reference ASHRA 90.1, (1989 or 1999) which typically calls for 1.5 to 2.0 watts per square foot as an average use. Historic building are allowed exemptions, for example in the Zone 1B, 1C and 2A spaces where lighting is a character-providing feature. When lighting is designed for the Administration Building, its promotion and code review must consider the building's historic significance.


*A simple, historic styled light fixture, such as the contemporary manufactured one shown above, is one approach to lighting design for the building. Lamps can be energy-conserving types.*

## Recommendations for Architectural Finishes

We recommend maintenance and preservation of the smooth-finished plaster walls and ceilings, the light-colored maple flooring in the main corridors, and the dark stained original panel doors and interior windows. New finishes should be selected to harmonize with these original finishes.

In restoration and rehabilitation zones, suspended or dropped acoustic ceiling tiles should be minimized. Where they are used, they should be edged with suspended gypsum wallboard so that the wall to ceiling condition remains traditional. The appearance of the supporting grid in any acoustic ceiling tile system should be minimized and flat, rather than highly articulated.

Historic photos suggest the use of tall, painted or dark stained wood base trim and provision of chair rails and picture rails. We recommend use of these wood trims in higher preservation zones of the building. The profiles should be traditional, and the stain colors derived from existing historic examples. Suggested trim profiles are provided in the appendix.

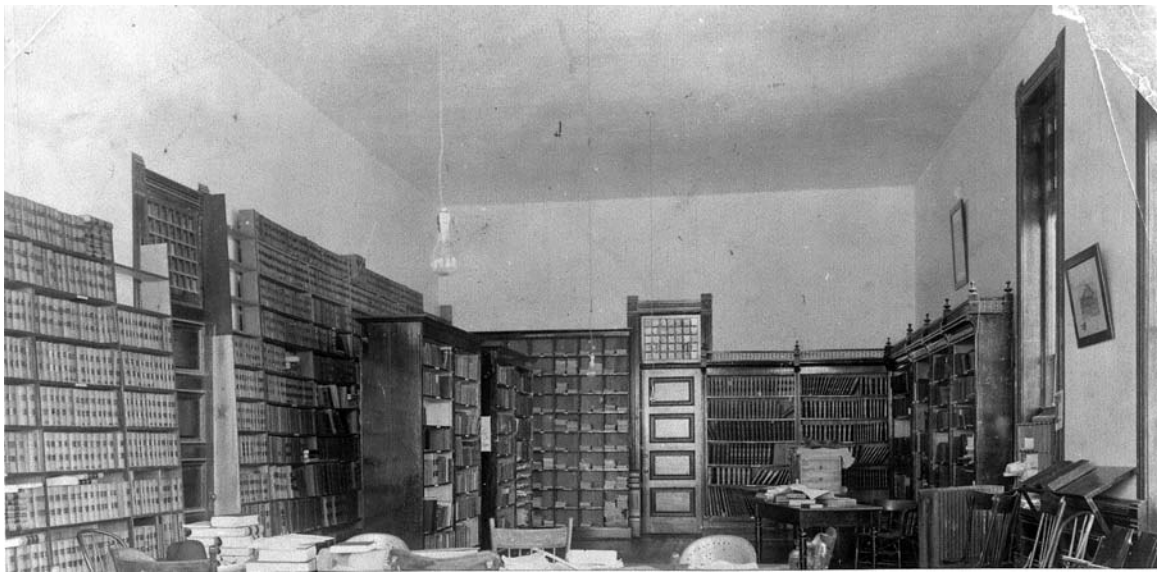
Carpet may be preferred as a floor covering, for example, within offices and classrooms, due to its appearance, maintenance, or acoustic properties. Broadloom carpet should be used rather than modular tiles. The carpet type, pattern and color should be selected to harmonize with the historic building finishes. For the Administration Building, we suggest that the use of level loop carpeting be limited to lower zoned areas, as this is a relatively contemporary loomed type dating from the 1970s. In restoration zones, the use of wood flooring with area rugs should be considered. In rehabilitation zones a combination of cut pile, tip sheared and level loop carpets with repetitive geometric or organic patterns should be used to recall older carpet styles.

In special rooms where the overall spatial quality is clear, e.g., where the space is a simple rectangle or square, or at special entry areas, it is appropriate to consider solid colored borders, which suggest the earlier use of area rugs. In terms of colors, we suggest using the specific building's colors – brick, stained woods, etc. for a reference rather than the context of nature or school colors.

On-site investigation, paint serration studies, references from historic photos of the building, and documented artistic sensibilities of the early twentieth century should be used as tools to select interior paint colors in restoration zones. For rehabilitation zones, we suggest using contemporary artifacts of historic art movements, such as the Arts and Crafts period, William Morris wallpapers, and paintings of the period 1900 – 1920, which suggest the preferences of the time.

*Below: This photo, taken before 1906, shows the library interior within the first Administration Building. Note the stained wood, four-panel door with leaded glass transom, and the built-in bookcases with cornice and finials. Written sources indicate the interior was finished with Redwood. Photo No. 1-201-20. Donor W. C. Edmundson.*

*Bottom: Historic photo from 1910 of the President's Office in the Administration Building. Note the original stem-mounted light fixtures, which appear to have been modeled after earlier gas-fueled fixtures, and the "ergonomic" wood task chair.*



## Recommendations for Furnishings

We believe there is a clear understanding of the difference between enduring historic buildings and their interiors, and the furniture within the spaces. Furniture, like equipment, is highly responsive to functional needs and somewhat to fashion. Furniture has a much shorter life span than construction, and its finishes may be replaced more easily. In today's environment, it is critical that furniture responds to the body's functions and relieve the stress of complex or repetitive functions.

We recommend that the materials and finishes used in the furnishings for classrooms and office utilize historic materials, such as stained wood, and should minimize the use of highly polished metal, such as bright brass or chrome, and the use of colored metallic paints.

We do not recommend the use of historical or even traditional styled furnishings, particularly as these are typically Neo-Classical or Neo-Colonial in nature, but also those with direct reference to Tudor or Gothic Revival styles. We would also reject Modern styles, which refer to architecture of the International Post-War era.

Contemporary styled furnishings that emphasize technology, kinetic movement or transparency, and use of glass or metallic finishes, do not seem appropriate. One exception to this might be with task chairs, which should be selected to support office functions. However, even with ergonomic seating, the selection should avoid metal, chrome or light colored plastic finishes.

Executive offices, such as the President's Office Suite, are spaces used by visitors as well as occupants. The furnishings should reinforce the building's qualities and campus traditions. Furniture should be selected to be harmonious with the historically treated rooms, but not overpowering to the architecture. The use of stained wood will help relate the furniture in these rooms to the building's interior, with maple relating to the traditional flooring in the main corridors or darker cherry or mahogany relating to the historic interior wood windows and paneled doors.

Included in the appendix to this Masterplan is product literature from a variety of vendors for further consideration by the University:

| | |
|---|---|
| Steelcase: | Broadmoor Furniture Collection, specifically the Relevant and Debut Series<br>Elective Elements Systems<br>Series 9000 Systems, including laminate and wood surfaced components<br>Intellume and Canopy Ambient Lighting<br>Indirect Shelf Systems Lighting<br>Collegium, Adage, Sensor, or 458 Series Upholstered Task Chairs<br>Steelcase Partnership Group |
| Gunlocke: | Traditional Seating<br>Carver, Hunter and Harlow Upholstered Side Chairs<br>Medley and Mosaic Desk Series |
| HBF: | Barbara Barry Furniture Collection |

*Historic interiors may offer inspiration and precedent for new interiors, casework and lighting rather than serve as literal sources. Above: Historic photo ca. 1915 of the library (1909-1957). The door in the background that appears to be an entry which then led to a corridor and exit stair. A variety of light pendant and ceiling mounted light fixtures are evident. Note also the non-reflective dark wood desk surfaces. Photo No. 1-201-32.*

*Below : photo from 1917 of the library interior. Note the light fixtures and stained wood bookshelves. Photo No. 1-201-1.*

## Recommendations for Window Coverings

Historic photos suggest that there were window coverings provided within the Administration Building. Operable upper window sashes in the library reading rooms appear to have dark colored roller shades or opaque coatings added to the glass surface to minimize high level natural lighting of the interior. Historic photographs clearly indicate the use of venetian blinds in the lower windows of the library areas of the building. Thus from historic precedent we have these images to guide the selection of window coverings. Contemporary functions require some type of treatment. Current occupants use computers, which require only ambient light to minimize the reflective glare or direct light, and they work during non-daylight hours when the appearance effect of dark window glass may be harsh. Many people value the privacy provided by mediated window lighting.

Provision of window coverings has a profound effect on the interior qualities of a room – on natural day lighting and artificial light, treatment of glare on work surfaces and computer monitor screens, views and privacy, energy conservation and interior comfort, and an individual occupant's sense of comfort and control. These conditions suggest that window treatments be provided.

Choices for window treatments in an institutional building are limited by maintenance and operation requirements: drapery and fabric shades, such as Roman shades, are expensive to fabricate, and require periodic removal and cleaning. In addition, some occupants find them difficult to operate. Roller blinds are simple and can have a minimal effect on the appearance of a window, but they may be difficult to maintain. Unless plastic screening is selected for the blind, the pulled appearance is solid and enclosing.

Aluminum window blinds are ubiquitous, but they offer many desirable qualities. They come in a variety of colors and slat dimensions, and provide varied levels of shading, lighting and privacy. They are easy to operate, and respond to occupants' varied uses. Window blinds are relatively durable and can be cleaned in-place.

Wide slat, stained wood window blinds are closely associated with the era of early Modernism, ca. 1930s – 1940s. This association is consistent with the historic era of the Administration Building. Because narrow aluminum blinds, with 1 – 1.5" slats, are so commonly used, their appearance seems almost timeless, and their visual impact is minimal. We recommend aluminum blinds as the window treatment for all exterior windows. We suggest they be installed with an upper valance within the window frame and that a single type and color be installed throughout the building.

If a completely consistent appearance is preferred for the exterior appearance of the Administration Building, the blinds should be installed with interior hold-down hardware. In rooms where video media are used, such as classrooms or computer labs, the option for darkening slats should be considered. In executive offices, where more decorative treatment may be desired, fabric drapes could be added.

We do not recommend exterior window treatments such as canopies.

## Recommendations for Signage

Signs can contribute to the overall improvement and historic character of the Administration Building in two ways: through appropriate Signage Design, and by promoting Accessibility.

Signage Design

Signage for this important campus building should be carefully planned and coordinated with the public information program of the University, related to printed materials, media, and verbal direction giving. Visitors should be presented with consistent information and nomenclature, including driving instructions, parking information, department names, and disabled accessibility information.

The key to the success of a signage system is the nomenclature used to describe the facility, on the telephone, a brochure, or a web site. If a visitor is told to "follow the signs," and the signs are consistent, the visitor can successfully find their way. What is the building name? How are the entrances identified? What are the department names? "College of Business" and "Department of History" signs are inconsistent in nomenclature, style, and location, which may be deliberate due to the University's organizational hierarchy, or may be an inconsistency.

We recommend a system of sign types that have a strong family resemblance, and use patterns, colors, materials and themes that complement the historic building and other improvements recommended in this report. The existing building signs appear unrelated to the character of the building, and are unrelated to each other.

Replace all existing signs with a family of related sign types.

- Complement historic architectural themes through the use of graphic treatment, colors, typography and other stylistic themes. Signage colors and character may be related to other building features, such as casework, door frames, or special architectural features.

- An historic motif (such as the original finials on the building exterior) may be developed as a decorative element for incorporation into the signs.

Recommended Sign Types:

Directional Signs: Exterior signs directing visitors to accessible entry; interior signs directing to restrooms, auditorium, and other important destinations.

Identification Signs: Exterior Building signs at entrances; interior signs at all permanent rooms and restrooms, and identifying department and/or wings of the building. Wings may be identified: North Wing; Central; South Wing.

Information Signs: Maps and Directories; stairwell signs; regulatory signs; information kiosks and bulletin boards.

- Use high quality materials, eased edges, geometric shapes and dark wood trim to integrate the signage into the historic vocabulary of the building. Use Rastor Bead Braille.

- Existing campus signage is limited in specific guidelines, but should be used to coordinate locations, sizes, types, and procurement procedures for the signs. These guidelines need to be interpreted in relation to this particular historic building.

Accessibility

A facility is accessible if all users can find their way around with ease, by using a combination of architectural features as landmarks, verbal directions, and signs. Facilities are not accessible if people get lost or confused, or do not feel welcomed into the building. As required by the ADA, public buildings shall provide an "accessible pathway of travel".

We recommend the following signage guidelines to provide accessibility:

- Clearly identify the main entrance to the building. Other entrances may also be identified, but clearly marked with instructions to the main entrance, and to an accessible entrance.

- If a person is meeting someone at the main entrance in a building with several entries, they will need signage at each entrance.

- Provide "You are Here" maps at key decision points throughout the building. These signs need not be large and can use printed map inserts that are also available at the campus information office, or sent to visitors.

- Comply with ADA requirements for room identification signs. We recommend using a number for all permanent rooms, not a long name. The ADA requires that room signs use tactile and Braille for all permanent room identification signs. If rooms are numbered, numbers need to be tactile and Braille. However, if rooms are given long names, those long names must be in tactile and Braille. For instance: a Conference Room should be given a number like –123-, not called "West Conference Room".

- Study the room numbering to assure a logical sequence. Consider options for identifying rooms by zones or departments. Access relates to clarity and logic.

- Design signage that encourages accessibility and flexibility, using "window" signs or clips, and inserts provided by the end user. Inserts may be used for changeable information, such as hours of operations, special events, decorations, and room occupant names. Flexible, changeable signage contributes to legibility and friendliness of the facility.

Other Considerations

- Consider a review of the University of Idaho logo and the ways it is applied to the signage in the building. Review issues of contrast, legibility, and appropriateness.

- The close proximity of the College of Business and Economics may create special problems of clarity between the two buildings, which may require special signage.

- Consider portable kiosks for mounting announcements, to clean up wall mounted bulletin boards. Portable kiosks can be located strategically for better visibility and control of campus announcements. Kiosks and portable poster holders may also be used for event signage and temporary directional signs during special times of the year.

## Recommendations for the West Courtyard

The current U-shaped form of the Administration Building was completed in four phases. The rectangular east section was built first (1907-08); the north, Auditorium wing, was added in 1910; and a partial south wing was added in 1918. The south wing, which completed the U-shaped form, was finished in 1936.

The courtyard formed by the three sections of the building was originally about 120' x 160'. Three story brick masonry walls, with gabled parapets and tall tripartite windows on all floors, and the stained glass windows at the Auditorium side characterize it. When the existing two-story Administration Annex Building was inserted into the courtyard in the 1960s, the courtyard footprint was effectively reduced to approximately 87' x 160'.

A new building for the College of Business and Economics is currently in the bid phase. The building is scheduled for construction within the next two years. The new building footprint encroaches approximately 15' further into the Administration Building Courtyard, and will be approximately 25' taller than the existing Annex. The new building will impact the courtyard spatially and will impart a feeling of greater enclosure. It will result also in decreased natural day light. The proximity and relationship of the new and historic buildings, requires careful consideration of the ground plan materials, use, and the circulation patterns.

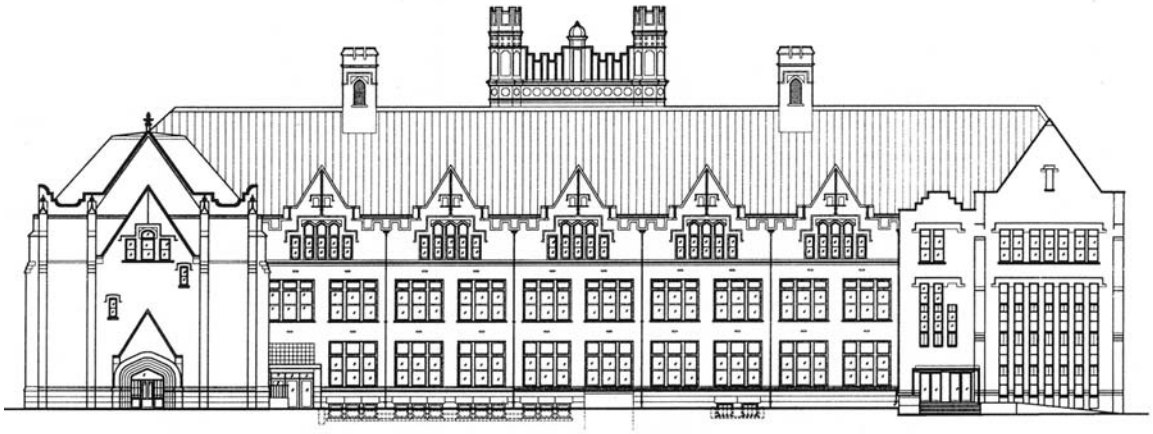
The facades of the two buildings, as they face each other, are essentially symmetrical. Since the interior plans of the buildings are also essentially symmetrical, the natural tendency is to create a symmetrical, central connection between them. However, a number of existing conditions suggest a different approach to the design of a connection:

- Two large, significant maple trees are located in the existing courtyard, but they are not symmetrical placed.
- An existing entrance to the Administration Building, used primarily by building users who arrive from the west side of campus, located tight in the northeast corner of the courtyard.
- An existing raised mechanical vault projects approximately 35' into the courtyard (This should be reconfigured to minimize its visual appearance).
- The interior building plans and functions do not lend themselves to a distinct, physical, symmetrical connection, or to primary entrances in central locations.

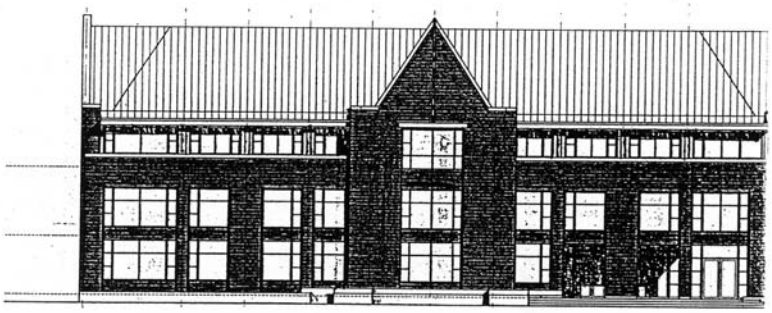
The current schematic site plan at the east façade of the new College of Business and Economics Building suggests a planter/entry ramp/café patio that reaches boldly toward the historic Administration Building. The symmetry of the design, while appearing graceful in plan, does not adequately address the spatial issues of physical and visual connections between the buildings, and leaves the spaces on either side of the central point undefined and vague. Neither façade presents a compelling reason to make a central physical link between the two.

The approach to the existing northeast entry of the Administration Building, currently compromised with a non-historic entry canopy and mechanical contraption, should be addressed comprehensively with the new site plan, using the opportunity to enhance the users' transition experience as they pass through the interstitial space between the buildings. The current plan for a small café in the corner of the new Business College building, immediately opposite this entry point, provides an opportunity to develop a unique, multi-level public gathering space.

In contrast to the new College of Business and Economics building, the west façade of the Administration Building, while symmetrical, was not composed with a distinct central bay. There is little to suggest, from this facade, that there needs to be a new access point in the middle of the building. The central location is also compromised by an original (therefore historic?) mechanical vault, which should be removed and relocated in any new scheme for the courtyard. The buildings, at their closest points, are approximately 70' apart. This narrow space, coupled with the tall façade heights of the buildings, does not provide enough physical separation to effectively create a recognizable and functional central connection.



*West Courtyard Elevation, Administration Building*



*East Courtyard Elevation, College of Business and Economics*

The main entry to the Administration Building, centrally located in the primary east façade, opens into a grand, multi-story atrium with open staircases and natural light. The space is articulated with gothic shaped stone arches, decorative hanging light fixtures, and stained oak and metal railings. In this current configuration, the visual impact of the atrium, and its distinct connections to the building's central organizing corridors, might be compromised by the insertion of a circulation route directly through the space to a secondary exterior entrance. Any changes to the historic corridor/classroom/office layout should be considered in light of both the interior and exterior preservation zoning guidelines.

The courtyard and paving treatment between the two buildings is Phase 2 of the new building project. This phasing is auspicious, as it will provide the time to thoughtfully consider the desirable uses of the courtyard, ground plane treatment, the historic components of the courtyard, including the trees and building facades, and the pedestrian connections to the rest of the campus.

There does not seem to be a compelling reason to provide a campus circulation route, directly, through the historic Administration Building, out into a narrow interstitial space between the buildings. Recommendations for future design of the courtyard space include:

- Reduce the depth of the projection and the rigid symmetry of the proposed planter/ramp design at the east side of the new College of Business and Economics.
- Include desirable functions in the courtyard, tested on a short-term trial basis, such as small outdoor café space at the north side; quiet, outdoor study space on the south side with outdoor seating, or sculpture garden.
- Evaluate exterior and interior building changes in correlation to the Preservation Zoning Guidelines provided in this Master Plan.
- Retain historic trees, and enhance ground plane with historically appropriate paving materials and plantings.
- Remove/relocate existing mechanical vault and equipment.
- Visually open access to the northeast building entrance by removing its existing canopy and roof-mounted mechanical equipment, and widen the pedestrian path to the entrance.

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## Drawings and Specifications

The following documents were used to determine the design history of the Administration Building.

| Date | Architect | Description/Source | Drawings |
|---|---|---|---|
| 1907 | J. E. Tourtellotte and Co. Architects (Probably designed by Charles Hummel) | Original Work from U of I Arch & Eng. | Total # = 19<br>Site Plan Plans - Basement, 1,2, 3<br>Elevations - South, West, East; Details<br>Sections - Auditorium; Details |
| varies:<br>5/4/07<br>5/11/07<br>7/6/07 | J. E. Tourtellotte and Co. Architects (signed by J.E. Tourtellotte may have been designed by Charles Hummel) | Original Work from Hummel Arch., Boise | Total # = 31 including an un-numbered sheet Site Plan (1 sheet). This set is missing sheets 6, 13, 16, 18, 29, 30, 31<br>There are two sheets each for 14, 17, 20 and 23 (ea. with different designs.) |
| ca. July of 1910 | Preusse & Zittel | North Wing Specifications from U of I Arch & Eng. | General Conditions, Excavation, Concrete Cut Stone, Steps, Marble & Tile, Reinforcing Concrete & Fireproofing, Structural Steel, Lathing & Plastering, Blackboards, Iron Stair- ways, Carpenter Work, Lumber, Grounds (Trim), Floor Strips, Windows, Doors, Glass, Hardware, Floors, Interior Finish, Auditorium Ceiling, Furring, Registers, Roof, Valleys, Painting, Exterior Wood Work, Iron Steel & Sheet Metal Work, Interior Wood Work, Downspout & Sewer, Electric Wiring, Drop in Potential, Method of Wiring, Wires, Main Switch Board Cabinet. 45 pages. |
| <1918 | Preusse & Zittel (Superintendent of the Work, accd to Specifications) | Extension of North Wing from U of I Arch & Eng. | Total # = 8<br>Plans - Basement, 1, 2, 3 Elevations - North, South, East, West Sections - Transverse and Longitudinal |
| 1936 | Hugh Richardson | Library (South Wing) Addition from U of I Arch & Eng. | Total # = 14<br>Structural and Mech. Plans - Basement, 1, 2, 3<br>Elevations - North, South, West;<br>Sections - Looking West; Details |
| 1957 | Wayland & Cline Architects | Remodeling Work in South Wing from U of I Arch & Eng | Total # = 29 Full Size, 4 11x17<br>Plot Plan Numerous Detail Plans, Elevations, Sections Exhaustive Schedules |
| 1996 | G. D. Longwell Architects | Life Safety Improvements from U of I Arch & Eng. | Total # = 13<br>Plans - Basement, 1, 2, 3; Details Elevations - Stairs; Details Sections - Stairway; Details Schedules |