

will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

## Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

2. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

3. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved. Severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

5. Deteriorated features from the restoration period will be repaired rather than replaced. Where the se

6. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

## Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.

## Efforts on Sustainability

It is necessary to include recommendations that are not only guidelines for preservation, but also guidelines for sustainability. The UMW campus takes great pride in being a green campus; therefore, implementing such recommendations will not only improve the historic character of the campus, but the campus in its entirety. Through modern technologies, certain efforts can be made in order to maintain a sustainable, historic environment. Advantages of practicing and promoting sustainability are not only educational to the community providing them with a better understanding of the environment and its effects, but it is also extremely economical: saving money on power and water. But most importantly, it is crucial to remember that the most sustainable building is the one already standing. Our general recommendations to maintain a sustainable, historic campus are as follows:

- Pertaining to new construction, conserving the embodied energy of the campus and its buildings is important, if not crucial, to maintaining a sustainable built environment. Embodied energy is the sum of the energy used to build a structure, plus bring materials to the site, plus dispose of the waste material. Embodied energy is calculated in order to conclude a building's environmental impact in being built and potentially in being torn down and re-built. Past calculations in embodied energy have concluded that it is more energy efficient to conserve/preserve existing materials and structures compared to tearing down and rebuilding a new structure.
- New green construction is costly--it takes at least two to three decades for the benefits to out-weigh the costs of the amount of energy used to build new, sustainable construction. However, most new construction doesn't even last more than 20 years.
- The focus of existing buildings and their sustainability potential needs to be on 'avoided impacts.' Impacts that should be avoided are those such as raw material extraction, material processing, production, use and maintenance, and disposal.

- Recycling historic materials is a great way to be economically efficient as well as environmentally sound. Salvaged materials can be taken to a recycling plant as opposed to a trash disposal eliminating unnecessary waste. Also, if available, using recycled historic resources/materials instead of new, mass produced materials is a perfectly viable option. Deconstruction produces a lot of unnecessary waste and pollution; using salvaged, recycled materials will help to eliminate that waste.

## Universal Access Recommendations

One of the University of Mary Washington's goals is to comply and provide universal access to the entire student body while preserving historical integrity of the structures on campus. Universal access is providing accessibility within the built environment to all people on the Mary Washington campus with or without disabilities. Universal access accommodations should be: equitable in use, provide accessible entrances or routes to the structures, wheel chair accessible door space, and accessible space within the structure. Accommodating accessibility while preserving the historical integrity of the campus can be accomplished through understanding of the existing environment and through thought out and precise planning. In updating historic structures or sites to accommodate modern standards of accessibility the following should be considered and/or applied if the historic structures or sites are qualified or capable of such alterations. The alterations made to the structure should not impact the structures' foundation or the framing in any manner that is damaging to the structure or affect the structures' natural strength. Before conducting any alterations the following should be considered and/or applied before construction:

- Consider the location for accommodations in an existing historic structure; planners should look for the best accessible point without the most damage or removal of integrity. Therefore, find the best location within the structures for accommodations that will both provide access to all amenities while minimally altering or affecting the overall historic integrity or structure of the building.

- Consideration should also be taken when widening doorways and staircases. The impact of such rehabilitation could weaken and extremely damage the framing/foundation or the overall structural integrity of the building. These types of alterations can also damage the historic integrity of the building.
- For accessibility, in regards to the exterior facade of the building, topographic site opportunities and design should be considered. Planners should think about the lay of the land and also best point of access with the least impact on the structure. Any outside accommodations, i.e. ramps or lifts, should not take away from the integrity of the structures facade. Any additions to any of the existing Mary Washington structures should be able to blend in with The building and match with the architectural design and overall campus aesthetics.

Any alterations to a building should follow the Secretary of the Interior standards as well as the recommendations made for each specific tier and structure.

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# RECOMMENDATIONS

# RECOMMENDATIONS

## INTRODUCTION

Historic buildings and landscapes have many components that are in need of specific up keep, without which they could potentially lose their historical integrity. It is essential for this Preservation Plan to identify the important materials and features potentially in need of preservation, replacement, reconstruction or new construction. In doing so the Plan will include instructions as to how each of these important materials should be dealt with, as to ensure the utmost protection of the historical integrity of this campus. The following section includes recommendations as to how these materials should be handled and what ways should be disregarded. The following are the primary considerations that have been chosen: adaptive reuse/ new construction, interior spaces, windows, wood, roofs and drainage, brick, green space, context, entrances and porches, and doors. These recommendations are to provide the correct assessment of current features and help to carefully plan for the future. For these recommendations, other schools preservation plans were compiled and analyzed, providing examples of different substances and layouts. The other plans also provided insight into how best to clarify the recommendations for the readers' straightforward understanding. The schools that were used as examples were Bennett College, Bucknell University, Chatham University, Moravian College Reed College, St. Mary's College, University of Maine, University of Minnesota, University of Virginia, Washington and Lee, and William and Mary.

## ADAPTIVE REUSE AND NEW CONSTRUCTION

### Introduction

A priority when making a preservation plan is how to preserve historically significant resources while accommodating and even facilitating change. The goal of this section is to give an informed hypothesis to help the University plan for the future. The existing architecture of the school has been designed in a cohesive fashion, so any new "improvements" to buildings should be done with that in mind. The quality of those improvements should be appropriate in regards to different aspects including design, execution and quality of the historic buildings. The design and execution of the improvements should strive to maintain the quality of worth for the next generation's historic resources.

Inevitably, the University of Mary Washington will change as it continues to evolve and grow. Consequently, there should be a plan to protect this campus against unnecessary damages to any of its historic resources. The improvements and alterations to these historic resources should have minimal effect on the integrity of the building and landscape while also prolonging the life span of the resource and its use.

## New Construction

As seen in the recent history on the University of Mary Washington campus new construction has taken a large role in enabling the growth and expansion of the University. With the recent construction of Arrington and Alvey halls, Eagle Landing and the Anderson center, there needs to be clear guidelines for any future construction so that the preservation of historic buildings and landscapes are taken into account.



A rendering of Eagle Village

The following guidelines should be taken in to account when planning for new construction:

- The original design intent, features and elements should be considered in the planning, design and execution of the reuse of a building.
- Similar materials in corresponding colors, sizes, textures, scales, and should be used to create new designs to that are aligned with the historic context.
- The use of buildings should be attuned with their original function and/or plan.
- New plans introduced into historic structures should be understanding to the fabric of the buildings and their associated landscapes.
- Efforts should be made to ensure that the installation and/or replacement of systems will not adversely affect the integrity of buildings and landscape features.
- Alterations to buildings to accommodate temporary uses should be reversible.
- Permanent improvements to accommodate changes in use should be done so in a way that portrays equal or improved materials.

- During projects, past alterations that detract from the integrity of a historic resource should be reversed when circumstances and resources allow. Strides should be taken to restore the period of significance for the building.
- Architectural fragments; significant elements and pieces of building systems removed from structures should be recorded, archived and protected by the University for future research and study.
- When planning for greater energy efficiency, consider contributions to energy conservation made by existing historic resources. If changes must be made to historic features to increase energy efficiency, carefully consider their impact on the overall landscape's historic character.

## Additions to Existing Buildings

Within the UMW campus there might come a time when a historic building will need to change and adapt in order to accommodate the changing times. When additions are necessary there are guidelines that must be followed so that the minimal amount of the buildings historic character is changed. The guidelines are as follows:

- Demolition/ Removal should be kept to a minimum; if it is not avoidable a plan should be implemented to minimize the impacts on historic features, materials, floor plans, and spatial characteristics.
- In terms of additions the orientation of the buildings primary facade should not be changed, and a secondary face should not be changed into the primary.
- Additions should be placed on the side or back of a historic building.
- The UMW campus has a very uniform character that should be maintained, and any new additions should be similar in character and format.

## INTERIOR SPACES

### Introduction

Interior Features are often the most prominent in a building's historic appearance. Many of the activities surrounding the buildings use take place in the interior. Interiors offer a representation of the rich histories of a building and its architectural features. Un-

altered interiors reveal a specific aesthetic of certain eras or uses. Features that tell the history of the building should be preserved. Historic Integrity in interior spaces are also often the first to be compromised in the name of floor plan efficiency and modernization. Interior features like ceilings, floors, floor plans and staircases must receive special attention in preservation of a building's interior.

## Ceilings

- Ceilings should be kept at their original heights whenever possible. When mechanical equipment etc... are required to be covered by a drop ceiling in a renovation, that drop should be kept to the minimum height.
- Where those mechanical features or pipes can be exposed then a drop ceiling should not be installed.
- Any mechanical alterations that would block features like windows, staircases or similar interior features should be avoided.
- Respect and maintain their historic character and integrity
- Use best practices in restoration and preservation

## Floors & Stairways

- Wood, terrazzo or other historic floors should be preserved and restored whenever possible.
- Floors should receive regular maintenance to avoid cracking, splintering, separating, water damage, scrapes, chipping, disaggregation or rotting. All of these problems are easily avoided if proper maintenance is practiced.
- Stairways are identifying features in a building. The structure, character and location of the stairs should be maintained
- Respect and maintain their historic character and integrity
- Use best practices in restoration and preservation

## Floor plans

- In any restoration do not compromise historic use and configuration of floors.
- Keep floor plans unless structurally harmful
- If use is changing and the floor plan must change to suit



Staircase in Willard Hall

- the new plan, make minimal changes
- Respect and maintain their historic character and integrity
- Use best practices in restoration and preservation

## General Interiors

- Keep historic features functioning: do not paint windows shut, restore & educate on how to use transoms etc
- Details like crown molding, baseboards, wall cladding and insulation, windows, doors, sills, and similar decorative and architectural features should always be preserved or restored.
- Respect and maintain their historic character and integrity
- Use best practices in restoration and preservation

# WINDOWS

## Introduction

Historic windows are an important feature of a building; they contribute to the building's design, proportion and rhythm. Because of their many contributions to a building they require careful maintenance. Historically, windows were the only source of light and ventilation and therefore were very important in buildings before electric cooling systems became routine. Windows were designed to provide the maximum amount of light into a building as well as crucial ventilation. For those reasons, historic windows were designed and placed very precisely to accommodate certain needs.

New windows or altered openings are not appropriate in historic contexts, particularly on the main façade and other visible elevations. Alterations in the number, size, location, or shape of original windows should not occur whenever avoidable.

Windows, as with any historic material, require careful maintenance and up-keep. The major issues that affect windows are directly related to overdue maintenance, failing glazing and paint finishes, broken sash chains, pockets of rot, and inoperable sashes. All of these problems are repairable if part of a constant maintenance program. One benefit to replacing historic windows is that individual parts are replaceable, as opposed to modern windows that require installation of an entire new window. While window restoration might appear ex-

pensive, in reality, careful planning and a skilled window restorer will enable the window to last longer than a replacement modern window.

## Window Inspection and Maintenance

As with other historic features, regular inspection and maintenance are the first line of defense for windows. Frequent maintenance will prevent expensive replacements in the future. For example, all windows rely on paint to protect them from the environment. Without the paint, any extreme moisture, heat, cold, etc, will have negative effects on the exterior frame and sash. For these reasons regular window inspections, combined with appropriate scraping, priming, painting, and sealant repair have a critical place in The University of Mary Washington's Preservation Plan.

When window inspections are conducted the following problems should be noted:

- Open joints
- Areas for moisture penetration
- Failed glazing putty
- Broken glass
- Failed finishes on exterior window surfaces
- Failed finishes on interior surfaces around windows
- Failed or missing hardware, including screws, bolts and hinges
- Wood rot, predominantly at bottom rails
- Corrosion, predominantly at anchors, screws, and movable parts
- Bowing, warping, misalignment of sash
- Condensation on interior window surfaces
- Faulty window operation
- Deteriorated or missing perimeter sealant



AC window unit improperly installed in Westmoreland Hall

## Window Replacement and Alteration

Total replacement of all windows in an historic building is not a preservation treatment and should be avoided. The only exception would be if the windows are missing or the majority of the window elements have deteriorated beyond restoration. Removal of prominent window features should also be avoided because it damages a building's architectural integrity. As em-

phasized earlier in this section, repaired historic windows will last far longer than modern replacement windows because they are made with superior quality materials and craftsmanship.

Peeling paint, broken glass, and stuck sashes are repairable issues and are not valid reasons for replacement. In this case, new windows should match the originals in material, finish, configuration, setback, profile, and all other visual qualities. Factors such as sash, muntin configuration, glazing patterns, frame dimensions, trim profile, and decorative features should be authentically replicated. When looking for replacement materials, one option is to employ window manufacturers who customize replicas of historic sash and frames. These alterations will not detract from the building's historic material as long as in kind materials are used.

For replacing windows the following guidelines should be followed:

- Replacement windows should always be based on the original in all respects.
- Epoxy consolidates may be used to strengthen and save deteriorated wood, especially at sills.
- Replacing deteriorated parts, not the entire window, is the preferred solution, using elements that are visually and physically compatible with original.
- Historic windows are easily disassembled for cleaning and repair. Unlike modern replacement windows, historic window units were constructed so that damaged portions could be repaired or replaced one part at a time.
- Individual window elements that should be retained include frames, sash, muntins, glazing, sills, hardware, heads, hoods, paneled or decorative jambs and moldings, interior and exterior shutters, and blinds.
- The damaged portion of a window component should be replaced with material matching the original material and fabrication techniques.
- Any repair should match historic window sash, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features.
- Replacement glazing should match the qualities of the historic; low-E and reflective glazing are not appropriate in historic contexts.
- New window elements should be based on surviving prototypes including hood molds, sash, sills and interior or exterior shutters.

- Windows should also function smoothly. Window mechanisms such as sash locks, cords, and weights should be maintained, repaired and, if necessary, replaced.
- Replacement windows should match the full size of the historic window opening.
- Large window openings should not be filled with a number of smaller windows.
- If new windows must be added to a windowless secondary elevation, the work should minimize the number of new openings and be compatible with the scale, location, and size of historic window frames elsewhere on the building.

## Weatherization

Historic repairable windows should never be replaced with new units simply as a weatherization measure. In most cases the loss of thermal efficiency occurs around a leaky window frame rather than through the sash itself. These issues can be addressed through simple weatherization techniques such as installing weather-stripping or storm windows. In using weatherization techniques a building can greatly increase its competence throughout the overall building. This procedure is also less costly than wholesale replacement of an entire window unit.

## Storm Windows

Storm windows help to achieve increased thermal efficiency without removing historic materials and features pertaining to the windows. These windows are appropriate to use in historic buildings as long as they are the correct size for the window opening and do not require the use of filler panels or other materials such as spacers. For historic building's wood stormers are the most ideal and are readily available at a low cost.

When installing storm windows the following should be considered:

- Stiles and meeting rails should align with those of the prime sash.
- The historic window frames should be recognized when installing exterior storm windows, and special care should be taken not to damage them.
- Exterior storm windows should either be painted or have a finish matching that of the prime sash.
- Bronzed and silver mill-finish treatments are not appropriate.

- Low-E and reflective glazing are also not suitable in historic contexts.
- Interior storm windows are also available.
- Install interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to avoid condensation damage to wood or steel sash. Where interior storms are used, appropriate ventilation should be provided at the historic prime sash to avoid moisture condensation that will irrevocably damage the historic unit.

## Weather-Stripping

Weather-Stripping is a method that can make a historic window just as energy sufficient as modern replacements. Weather-Stripping methods include installation of compressed metal or spring clips or compressed foam tape. It is to be established between the window frame and operable sash and along the meeting rails of the sash. It is not recommended to apply reflective or insulating film to window glass. Curtains and blinds may be added to the interior for privacy and increased thermal performance when needed. In addition to weather-stripping, there are also a variety of retrofit techniques that can provide thermal efficiency. These methods are less expensive than wholesale replacement and insure that the greatest amount of historic material is retained.

## Air Conditioning and Vents

Air conditioners are a main cause of window deterioration at the University of Mary Washington. Even though this solution may be a less intrusive option to the historic building, steps need to be taken to ensure that these units do not disturb the historic integrity of the windows any longer. Currently the improper use of these units is causing irreversible damage to historic windows, because they are being installed, maintained, and removed incorrectly. Maintenance personnel need to be informed of proper ways of installing and removing the units through training sessions as to ensure that the proper ways are being upheld.

The following guidelines will help to ensure the preservation of the windows:

- If the air conditioner requires temporary removal, steps should be taken to preserve and protect the historic window sash and frame.

- Unit drains should be installed so that they direct water away from the sills and walls.
- Through-the-wall vents, condensate drain lines, and cooling units are never appropriate on historic buildings.
- They destroy historic fabric and impact building integrity negatively.
- Painting over windows has been happening on University of Mary Washington campus, and is detrimental to the historic fabric and should be prohibited.

## WOOD

### Introduction

Wood is an attractive and essential feature to the historic integrity of campus buildings, therefore, its preservation and usage should be promoted. Similar to brick, the white painted wood detailing is a trademark of the architecture on campus and is the original material for most exterior building components: columns, cornices, balustrades, window frames, etc. Based on its high visibility, the deterioration of these wooden features quickly detract from the aesthetic integrity of the building. As with any exterior building material, wood is susceptible to deterioration based on its exposure to the elements, plants, and insects. However, with regular inspection and proper maintenance the wooden features can last for decades.

### Synthetic Materials

Many renovation projects call for the removal of wooden features and promote the utilization of synthetic materials in lieu of natural materials. Synthetic materials such as fiberglass are advertised as green, low cost, and maintenance free. However, synthetic materials fade and if damaged, tend to require large, costly replacement pieces. Although materials like fiberglass have some attractive qualities, retrofitting these materials into historic buildings irrevocably mar the buildings' historic integrity and feel. Therefore, the incorporation of synthetic materials should be discouraged. Wood has withstood the test of time and if properly maintained is still a viable and cost effective material.

Fiberglass columns being fitted for Monroe Hall





Base of a column with wood deterioration

## Wood Treatment and Preservation

The state of the wood features correlates to the amount of preventative maintenance they have undergone. There are several critical measures that prolong the lifespan of the wood elements.

- Regular inspection of the wood features should be incorporated and stressed in the cyclical maintenance plan. Early detection of problems ensures the repairs are simple and cheap.
- Deferred maintenance allows the wood time to continue to deteriorate that ultimately leads to costly, large-scale repairs.
- Timely repainting of wood features is one of the predominant ways to ensure the long-term use and prolong the lifespan of the wood. Not only does it protect the health of the wood but it also maintains its visual integrity. Chipped and peeling paint are easily identifiable and can quickly impede on the buildings' overall appearance.
- Never clean wood with a power-washer. All wood is porous and the pressurized spray of a power-washer will impregnate the wood with water deep below the surface. This over-saturates the wood and accelerates its deterioration.

## Replacement of Wood Features

Repair to the wood often involves replacement of rotted features. In most cases though, it does not require replacement of the entire wood member or feature. Most of the time, areas affected by rot are isolated which necessitates limited removal of rotted sections.

- Repair to wood should match the profile of the existing feature and when possible, the replacement wood should be taken from the same type of tree.
- Even rotten wood does not always require removal. Epoxies can restore the strength of the wood and prevent the removal of the piece. This remediation effort should be guided by a preservation specialist to ensure proper application. Improper remediation efforts can exacerbate the issue plaguing the wood.

# ROOFS AND DRAINAGE

## Introduction

Roof systems are very important to a building's preservation and preventative maintenance. Failure of the roof system of any given building can be fatal for its structure members, interior walls, exterior walls, and insulation. Roof components including the roof's structure, sheathing, gutters, flashing, and drains should be approached as one system since failure of one component can cause extensive deterioration or damage elsewhere in the building.

Although roofs are integral to a building's structural protection they also add an element of style to the building's exterior. The roof is visible and its design is reflected in its shape, height, configuration, structural elements, materials and decorative elements. Each of these elements in tandem and individually define the architectural style of a given building.

Stabilizing the roof and providing a weather-tight drainage system should be the first step in any historic building's preservation. Roof drainage systems include gutters, scuppers, downspouts, boots, underground drains, splash blocks, and channel drains. Because of its constant exposure to the elements, the roof will reach a point where partial or complete replacement is necessary. For a building not facing preservation, a periodic inspection and repair of each roof component should be done. Regarding a building facing preservation, the focus should be on retention and repair of as much historic fabric is possible. Those material that are not able to be retained should be matched in material, quality and source of that material, color, shape and appropriate design elements. All roof components should receive the same level of preservation. All decorative elements including materials, dormers, cupolas, balustrades, finials, crests and the like should also be considered.

Any repair or replacement on any part of the roof should use materials and techniques that are meant to last for the duration. Patches, historically inaccurate materials, and use of modern material infill are subject to early failure. Likewise, the use of inappropriate contemporary materials should be avoided in general in repair of historic roofs. This is especially inadvisable when the replacement material has a shorter lifespan and uses less sustainable materials than the historic ones.



Lee Hall, 2011

## General Recommendations

Using best preservation practices, including those specified by the Secretary of the Interior, to preserve, maintain, and repair historic roofs and accompanying elements, therefore preventing water infiltration and other related damage.

- Photo document complex roof details before beginning any work.
- Patch a leaking roof until it can be properly repaired.
- All HVAC systems should be added where they are needed, but as non-intrusively as possible.
- Splash blocks should direct drainage away from the building's structural system. Periodic tests should be given to determine drainage pools are not present at a building's foundation.
- When possible include rain barrels at the bases of downspouts to collect drainage and be used for landscaping.
- All Drainage systems and gutters should be painted or polished to blend with cornices & brickwork in historic buildings.

## Identify, retain, and preserve

- Identify, retain, and preserve roofs- and their functional and decorative features- that define the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and gable; decorative features such as cupolas, chimneys, and dormers; and roofing material such as slate, wood, metal, and clay tile, as well as its size, color and patterning.
- Any radical changing of, damaging, or destroying roofs which are important in defining the overall historic character of the building should be avoided.
- Removing a major portion of the roof or roofing material that is repairable, to replace it with new material in order to create a uniform, or "improved" appearance diminishes historic integrity and is not recommended.
- Avoid changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.
- Retain historic materials such as slate, clay tile, wood, and architectural metal.

- Avoid applying paint or other coatings to roofing material that was historically un-coated.

## Protect and Maintain

- Protect and maintain a roof by cleaning the gutters and downspouts and replacing deteriorated flashing.
- Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.
- Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.
- Protect a leaking roof with plywood and building paper until it can be properly repaired.
- Clean and maintain gutters and downspouts properly so that water and debris do not collect. Failure to do so will cause damage or accelerated corroding to roof fasteners, sheathing, and the underlying structure.

## Repair

- Repairing a roof by reinforcing the historic materials that comprise roof features.
- Repairs will include the limited replacement in kind-or with compatible substitute material-of those extensively deteriorated or missing parts of features. Especially when there are surviving prototypes such as cupola louvers, dentils, dormer roofing, slates, tiles, or wood shingles on a main roof.
- Do not replace an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.
- Failing to reuse intact slate or tile when only the roofing substrate needs replacement does not maintain the historic integrity of a building and should be avoided.
- It is not recommended to use a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Damage to the cornice of Virginia Hall near gutter spout





Downspout, Virginia Hall

## Replace

- As the preferred choice, retaining and repairing (rather than replacing) roof elements including rafters, dormers, and rooftop balustrades. For example, repairing a roof by reinforcing the historic materials that comprise roof features.
- Repairs will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as louvers, dentils, dormers, slates, tiles, or wood shingles.
- Replace in-kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature.
- Examples can include a large section of roofing or a dormer or chimney.
- If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Do not remove a feature of the roof that is non-repairable, such as a chimney or dormer, and not replace it or replace it with a new feature that does not convey the same visual appearance.

## Design for Missing Historic Features

- Design and construct a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.
- Avoid creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.
- Avoid introducing a new roof feature that is incompatible in size, scale, material and color.

## Alterations/Additions for the New Use

- Install mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
- Design additions to roofs such as residential, office, storage spaces, elevator housing, decks and terraces, dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
- It is not recommended to install mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.
- Avoid radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

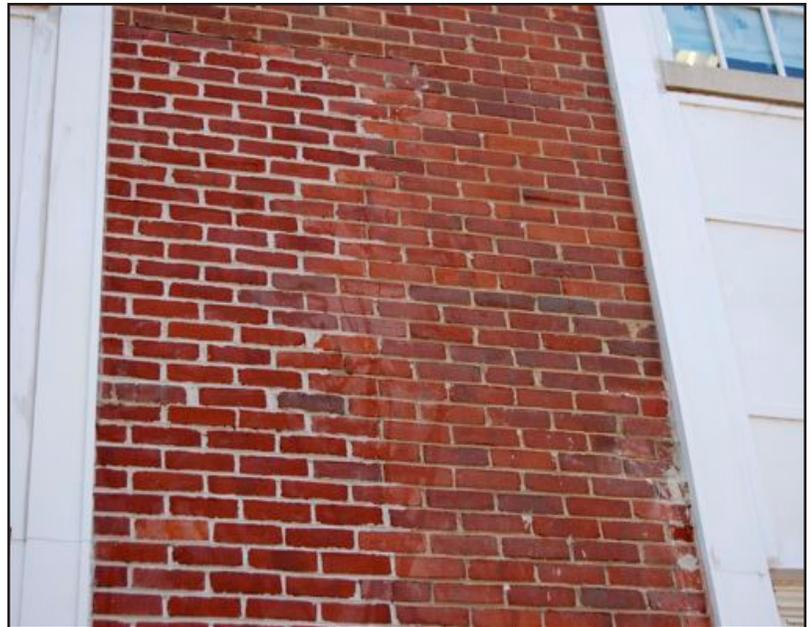
Brick repointing with noticeable/inappropriate mortar change

## MASONRY

### Introduction

Dark, red brick is the predominant building material at the University of Mary Washington and is incorporated into walkways, walls, and buildings throughout campus. The brick siding which nearly all the buildings don, define the campus's architectural cohesive appearance and unique atmosphere. Therefore, based on their aesthetic value, special considerations must be taken when dealing with the preservation, repair, and replacement of the campus's masonry components.

Most of the masonry construction on campus is in relatively good condition. Unlike historic bricks, which are more porous and soft, the modern manufactured bricks utilized on campus, are durable and strong. However, all exterior surfaces respond to the harsh effects of the elements and still require proper care.



## Brick Maintenance and Preservation

Frequent evaluation and responsible maintenance is central to the preservation of existing masonry components. Although the exterior bricks are typically not load bearing, their preservation is still imperative to the visual and structural integrity of the buildings. Therefore, the identification of problems and expedient repair of masonry materials is a necessity. These measures, when incorporated into a cyclical maintenance plan, curb masonry deterioration and mitigate the cost of repairs.

### Moisture Issues

There are several proactive ways to curb the buildup of moisture and the subsequent deterioration.

- Control the vegetation near campus buildings. Shrubs and trees provide shade and can prevent the evaporation of water, which contributes to the buildup of moisture. Therefore, tree limbs and bushes should be trimmed back to in situations where they prevent water evaporation. An ivy patina on the facade of buildings, although a coveted look, poses serious preservation concerns. Ivy roots weaken the masonry joints and the leaves trap moisture on the surface of the brick. It should be carefully removed as soon as possible.
- Clean and remove mildew and moss. Use a soft cleaning solution to aggravate these natural growths and remove them from the surface of the brick or mortar. They not only detract from the visual appearance but they also promote the deterioration of the material. The presence of moss and mildew also indicate a potential buildup of moisture or rising damp; therefore, the area surrounding it should be examined.
- Maintain the functionality of the gutters and drainage systems. All gutters and drains, which direct the flow of storm water away from buildings, should be cleaned and repaired regularly. Clogged gutters or broken down spouts encourage the buildup of moisture around the buildings.

- Identify cracks in the masonry. Small cracks occur often and often do not pose serious issues to the structure. However, larger cracks may be a precursor that indicates the possibility of serious structural failures. A structural engineer should be consulted to determine the most cost-effective and necessary remediation.

## Mortar Repair

The deterioration of the mortar joints is an inevitable and they require cyclical maintenance. Appropriate maintenance and repair of the masonry joints are vital to the visual and physical integrity of the buildings.

- Fill in the cracked or missing mortar joints. The cracks or voids in the mortar allow for the buildup of water, which increases the detrimental effects of the free thaw cycle.
- Replace all mortar joints only where necessary. A small crack does not require the removal of large sections of the mortar.
- Match the mortar with the existing mortar. Ensure that the coursing, texture, and color match the existing mortar present on the wall. Inappropriate mortar matching detracts from the visual integrity of the building.

## Brick Replacement

The total replacement of brick should be a last resort. If the damage to the brick is substantial and poses a threat to the structural integrity of the building, it is appropriate to replace with new brick.

- Match the brick with the surrounding bricks. Ensure the size, color, texture, and physical characteristics of the new brick matches the existing brick.
- Consult with a masonry specialist to determine the best brick to replace the old bricks with.

Students on campus walk



# GREEN SPACE

## Introduction

This chapter provides recommendations specifically for the management of historic green spaces found within the Mary Washington campus. All guidelines and recommendations detailed in the chapter are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. Ideally, the guidelines and recommendations landscapes in this chapter will be used in accordance with the guidelines and recommendations for buildings, thus ensuring a cohesive and comprehensive plan to preserve cultural resources of the Mary Washington campus. Furthermore, a management plan for historic resources should be flexible, able to adapt to the changing needs of a university, such as expansion. The Secretary of the Interior's Standards for the Treatment of Cultural Landscapes are the guidelines under which the following recommendations were developed.

A vital part of the Mary Washington campus is its landscape design. The landscape architecture of the Robinson-Gillette campus cannot be overlooked and must be considered as important as buildings such as Seacobeck or Trinkle Hall. Mary Washington is so beautiful because of the relationship between its monumental buildings and spacious lawns and viewsheds. The fact that the original campus design is essentially intact is an attribute that the university should cherish and strive to maintain.

Primary concerns of the Mary Washington campus regarding green space are: the preservation of and respect for the spatial patterns and relationships to buildings that make the campus so distinctive; preservation of the Jeffersonian aesthetic; preservation of viewsheds such as that of Seacobeck Hall and open spaces such as Ball Circle; and enhancement of these features through compatible small-scale elements.

The University should develop a Cultural Landscape Report of campus green spaces in order to fully document and appreciate the natural elements and green spaces of Mary Washington. This document would include the history, evolution, and existing conditions of a landscape, which would help to augment the campus' list of attributes. A Cultural Landscape Report could also further explore the relationship between original master architect Robinson and landscape architect Gillette.

## Current Resources

The following individual landscape character areas have been identified within the overall Mary Washington landscape:

- Amphitheatre
- Ball Circle
- Battleground Athletic Complex
- Brompton
- Campus Drive
- Campus Walk
- The Fountain
- Jefferson Square
- The Lunette
- Seaco Viewshed
- Simpson Lawn
- Westmoreland Lawn

## Recommendations for Management of Green Spaces

### *General Recommendations*

- Historically significant green spaces should be preserved, recognized, and promoted for appreciation and respect.
- A Cultural Landscape Report should be conducted for greater understanding of the green spaces.
- Preserve historic topography and geology of green spaces to the greatest extent.
- Any alterations must be compatible with overall integrity of the campus and must be uniform with existing elements within green space.
- All areas on campus must be ADA (Americans with Disabilities) accessible.

### *Natural Systems and Features*

- Clean-up and preserve the river included in the Seacobeck Viewshed.
- Conduct a trash clean-up project with student volunteers wherever needed.

## *Spatial Organization*

- Preserve the existing and historic spatial layout of the campus.
- When looking to expand the University, ensure new facilities are in accordance with the spatial organization of the campus as a whole.

## *Land Use*

- Continue current traditions and activities of Ball Circle and Jefferson Square.
- Ensure measures are being taken to protect the earth and prevent lasting damage.
- Re-establish use of the amphitheatre through regular maintenance and clean-up.

## *Circulation*

- Retain and maintain the circulation features that are considered historic (50 yrs or older), especially Campus Walk.
- Maintain restricted vehicular access to the core of campus.
- Reinforce the linear character of Double Drive by maintaining the plantings of trees along each side of the drive. Maintain the gate found at the entrance of Double Drive.
- Preserve the curvilinear nature and vegetation of Campus Drive.
- Maintain the current condition of the historic gate found at the base of Campus Drive.
- Do not add any new parking to campus. New parking garages should be located off-campus.
- Eliminate or reconfigure parking spaces as much as possible. Conduct a study of car culture on campus to assess needs and develop plan.
- If new pedestrian paths must be built, consider views in the design for the best possible circulation. Keep the same in mind if existing paths must be modified.



Adirondack chair in Ball Circle

## *Vegetation*

- Continue current vegetation management practices.
- Keep shrubs manicured.
- Keep invasive plants out and remove any that have manifested themselves in recent years.
- If new vegetation and landscape features are installed, efforts should be made sure that they complement existing vegetation. Use new trees and green features to complement and frame existing views.
- Retain and preserve large existing shade trees.
- Consider developing a long-term tree replacement plan and strive to replace dead and missing trees with native species.
- Monitor the growth of tree limbs to ensure that roofs are not in danger.
- Retain and maintain vegetation considered historic (50 years or older), by consulting an arborist specializing in historic trees.

## *Views and Vistas*

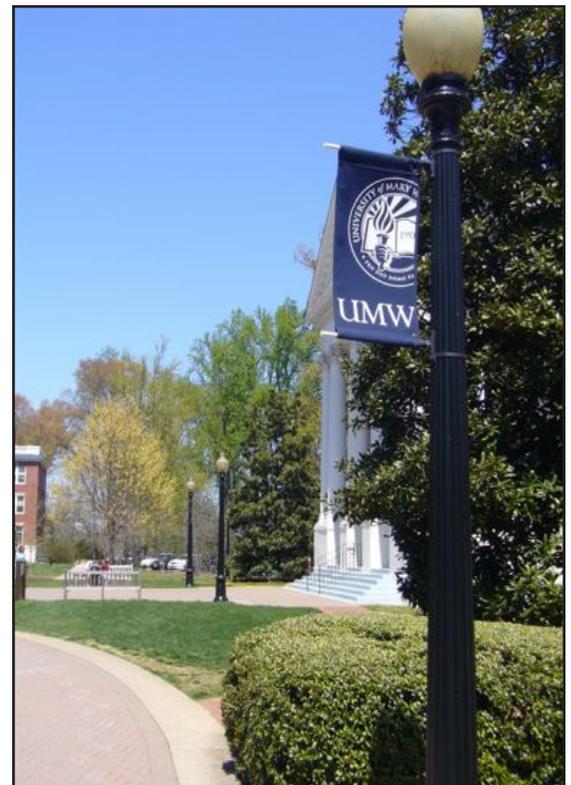
- All viewsheds must be maintained to the greatest extent possible.
- Remove any vegetation or features that detracts from viewsheds.
- Views and vistas available within the historic green spaces of campus are documented in historic photographs from the early twentieth century. These should be used to maintain or recreate historic views and vistas.
- Consider installing vegetation to block views of structures or elements, such as parking lots, which mar historic viewsheds.

## *Small-Scale Features*

- Make sure that small-scale features such as lights and benches are compatible with historic character and also to scale with buildings and the surrounding environment.
- All permanent seating should be wood or natural material. No plastic should be used. (Adirondack chairs, benches, concrete ledges, etc.)
- All permanent seating should have an historic feel.
- Any necessary small-scale features, including safety or

Top: View of campus from George Washington Hall

Bottom: Typical light feature on campus



utilitarian functions such as trash receptacles, should be disguised as much as possible. Use simple fencing to screen dumpsters and large electrical systems.

- All safety lights, of the Blue Light System, should be made as visible as possible with no attempts to hide them.
- Lights should be appropriate for their important uses: aesthetics and safety. There should be enough lighting for students to feel safe at all hours. For aesthetics, lighting fixtures should be compatible with the current style of campus with a classic design. Furthermore, lights should be sustainable in regard to technology and longevity.

### *New Design and Construction*

- Put moratorium on any construction in or impinging on historic green spaces.

Westmoreland Hall main entrance



## Context

Located on Marye’s Heights in the city of Fredericksburg, the Mary Washington landscape is part of an area which played an important role in the Battle of Fredericksburg and the Civil War. The college is found at the edge of downtown Fredericksburg, an area replete with historic sites and battlefields. Brompton, the president’s residence, was once a field hospital during the Civil War. An hour north of the University is Washington, D.C. while Richmond, Va. lies to the south. To the east is the Chesapeake Bay and Atlantic Ocean while the Blue Ridge Mountains are a short drive westerly.

Much of the current design of Mary Washington’s campus is the result of Robinson’s original plan. The design has a very pleasurable, park-like feel that must be maintained. The scale of buildings and green spaces to the surrounding neighborhood needs to be logical and aesthetically pleasing. In the case of Mary Washington and its adjacent neighborhoods, the scale of the campus’ spaces works in relation to the College Heights neighborhood, which is located directly opposite the campus.

Over the years, buildings have of course been added to the original design, and each one is cohesive in terms of design, scale, and overall style. Some of the buildings proposed in the 2010 Master Plan would be grossly out of scale with

both the campus and its adjacent communities. All recommendations outlined in this Preservation Plan will help in maintaining the context and scale of the Mary Washington campus.

## ENTRANCES AND PORCHES

### Introduction

Entrances and porches introduce the historic character of a building to anyone who enters. They are one's primary experience of any given building and often serve as an overall defining feature. In many cases entrances and porches were used as energy saving devices. Features of entrances include doors, steps, balustrades, pilasters, columns, entablatures and porches. All of these features produce a unique entrance system that can define a building's style. Any repair, replacement, restoration, rehabilitation or preservation should aim to match the aesthetic, use, style, materials, and historic fabric of the entrance. Entrances and porches should be made barrier-free and universally accessible. While creating universal access, ramps and other means of entry should be installed with consideration to a building's historic fabric when capable. Barrier-free access should conform to the Americans with Disabilities Act Accessibility Guidelines (ADAAG) standards and should provide entry for persons who are visually-impaired, physically-impaired, and those who require the use of walkers, canes, crutches or wheelchairs.



Top: Ceiling neglect in Westmoreland Hall porch  
Bottom: Westmoreland Hall side entrance

### Identify, Retain, and Preserve

- Identify, retain, and preserve entrances-and their functional and decorative features-that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.
- Avoid removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Stripping entrances and porches of historic material such as wood, iron, cast iron, terracotta, tile and brick is not recommended because it diminishes historic character.

- Do not remove an entrance or porch because the building has been re-oriented to accommodate a new structure or land feature.
- Avoid cutting new entrances on a primary elevation.

## Protect and Maintain

- Protect and maintain the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Evaluate the overall condition of materials to determine whether more than protection and maintenance are required, that is, repairs to entrance and porch features will be necessary.
- Provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches can be avoided.
- Undertake adequate measures to assure the protection of historic entrances and porches.

## Repair

- Repair entrances and porches by reinforcing the historic materials.
- Repair will also generally include the limited replacement in kind-of with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.
- Use a substitute material for the replacement parts that do not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

## Replace

- Replace in kind and entire entrance or porch that is too deteriorated to repair--if the form and detailing are still evident--using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The main entrance to George Washington Hall



- It is not recommended to remove an entrance or porch that is non repairable and not replacing it, or replacing it with a new entrance or porch that does not convey the same visual appearance.

## Design for Missing Historic Features

- Design and construct a new entrance or porch when the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation, or be a new design that is compatible with the historic character building.
- Do not create a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.
- Introduce a new entrance or porch that is incompatible in size, scale, material and color.

## Alterations and Additions for the New Use

- Design enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.
- Design and install additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.
- Avoid enclosing porches in a manner that results in a diminution or loss of historic character by using solid materials such as wood, stucco, or masonry.
- Avoid installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

Broken windows at Virginia Hall



# DOORS

## Introduction

Historic doors at Mary Washington are an important part of the historical integrity and character of each building. Doors should have the protection and maintenance they need to keep their historic integrity. Historic wood doors are subject to wear and tear over time, but in general they can remain structurally sound for many decades. They typically are built of harder and heavier wood than what is commonly used today. Because of this, they have a longer life span and have proven more durable over time. Paying for repairs to an existing historic door is more lucrative than installing a new replacement door with a shorter life span.

Deterioration poses a problem over time due to the environmental effects of constant use and exposure to the elements; therefore, regular inspections and maintenance are critical for these historic doors' upkeep. For example, when weathered surfaces, worn finishes, minor cracks, and damaged hardware are present, repairs should take place immediately. If repaired immediately, further damage will not occur. Also, early detection can save money and in most cases preserve the entire door. Historic doors not only have longer life spans, but can also be made environmentally friendly by replacing the weather-stripping. Environmentally friendly doors will save large amounts of money by preserving the historic door which will in turn improve thermal efficiency.

## Door Inspection and Maintenance

Historic doors should be inspected and maintained on a regular basis as to avoid any large problems. At Mary Washington the doors receive heavy use and therefore frequent inspections should be done allowing for early detection of problems. Regular maintenance for historic doors should include:

- Cleaning of the door
- Cleaning and lubrication of the hinges and closers
- Rust removal and the application of appropriate protective coatings
- Replacement of missing screws or anchors
- Refinishing or repainting
- Replacement of cracked or broken glazing

At the time of the maintenance, door inspections should be conducted noting any of the following conditions.

- Sticking doors
- Damaged hardware
- Missing screws or anchors
- Worn finishes, exposed wood, and steel substrate
- Cracked or rotted wood
- Broken glazing, including transoms and side lights

## Door Replacement or Reconstruction

During the nineteenth and early twentieth century architects put great detail into the main entrances of buildings, portraying elaborate moldings and details that are not created in the current times. For those reason close attention should be paid to preserve those special historic features. When a door has become worn beyond repair, certain steps should be taken when a replacement door must be chosen, and those decisions should comply with the Secretary of Interiors Standards.

- Primary doors should match the original in materials, design, size, and all visual qualities.
- Modern doors cannot be used in historic door openings because they are not made in those sizes.
- A replacement door must be custom-made to fit the historic opening.
- It is highly recommended that no new doorways be created on the primary facade. If it is essential to add a doorway they should be placed on a secondary facade and should not disrupt the historical integrity of the building.
- In order to reconstruct historic entranceways, historical pictures and physical documentation should be taken into account to make sure the reconstruction is done correctly.
- If there is not any historical evidence to be analyzed a new design must be made that is homogeneous with the architectural character of the building and its current surroundings.



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CAMPUS  
BUILDINGS  
DESCRIPTION  
AND HISTORY

# CAMPUS BUILDINGS DESCRIPTION AND HISTORY

## TIER I: INTEGRITY AND ESSENTIAL TO UNIVERSITY OF MARY WASHINGTON HISTORY



Brompton

**Current Place Name:** Brompton  
**Original/Historic Place Name(s):** Marye House  
**Date(s) of Construction:** 1740s, acquired by college in 1946  
**Architect(s):** N/A  
**Style(s):** Jeffersonian  
**Materials:** Brick, Granite, and Italian marble fireplaces  
**Current Function(s):** University of Mary Washington, President's home since 1948  
**Original/Historic Function:** Private Residence  
**Alterations/Additions/Restorations:** N/A  
**Narrative:** Brompton was acquired by the College in 1946 from the heirs of Mau-

rice B. Rowe at a cost of \$71,000. As well as the magnificent main estate, the property also came with two small frame houses, a barn, a dairy and garage. "...the property consists of 89 acres... bordering Hanover St. between Sunken Road and the stream near the A.T. and T. Co. booster plant on Plank Road, 44 acres from the stream to the new highway and 45 acres west of the road." In the early days of Fredericksburg, the property once belonged to Fielding Lewis, who was George Washington's brother-in-law. After changing hands multiple times, in 1821 John Lawrence Marye bought the land, which is also how Marye's Heights came to be. Brompton is named after a town in England which had been home to the Rev. James Marye, John's grandfather. The date of construction is uncertain, since it was built in three stages, with three individual roofs constructed over the main portion as additions were added. Marye added extensively to the structure. Two first-floor rooms and those

directly above were added circa 1820, the main entrance hall and wings were added in 1840, and the portico was added sometime later. Brompton was the center of attack during the Battle of Marye's Heights in 1862. Although the Confederates were successful in warding off the enemy attacks, in the following year, during the Second Battle of Fredericksburg, the Heights were not so lucky. On May 3rd, 1863 General John Sedgwick launched a three-prong attack on the high ground of Fredericksburg. When the second prong that attacked along William Street/ Plank Road towards Marye's Heights was pushed back by the Confederates, the soldiers captured Brompton. The building still bears the battle scars of war, with the columns, brick walls, and siding still riddled with bullet and shell marks. Matthew Brady is also responsible for making the building famous, as shown in his photographs during the war, which feature the house as a hospital during the battles of the Wilderness and Spotsylvania Court House in 1864. "No available space was left unoccupied," remembered a Union surgeon. "The poor fellows just arrived had not had their clothes off since they were wounded and were sleeping in blood and filth, and were swarming with vermin. They lay as close as they could be packed." Maurice B. Rowe purchased the property in 1887 and it stayed in the family until the College purchased it. After much restoration and renovation, the building became home to the chancellor and has held many social events. There is the reception for new faculty members, and new students, as well as a massive reception for graduating seniors held on the grounds.

**Current Place Name:** Virginia Hall

**Original/Historic Place Name(s):** Dormitory No. 2

**Date(s) of Construction:** 1913-15

**Architect(s):** Charles Robinson

**Style(s):** N/A

**Materials:** Brick

**Current Function(s):** Student Residence Hall

**Original/Historic Function:** Student Residence Hall, Library 1916-41, Post Office, 1916- [need date]: Offices of the president, dean and business manager, YMCA room, infirmary, and literary society halls

**Alterations/Additions/Restorations:** 1926: 2nd Unit added, giving it a T-Shape 1934-35: 3rd Unit Added on Ball Circle side, giving it an I-Shape.

**Narrative:** Named after the Commonwealth of Virginia, the hall was built in 1913 as the second dormitory of the campus consisting of what are now Willard and Monroe Halls. The current hall

Virginia Hall



houses around 200 students and is an all-female dormitory. Before the construction of Trinkle Hall, Virginia Hall served as the campus library but proved to be hindered by spatial requirements. The third unit was added in 1935 under the design of J. Binford Walford and it marked the completion of the “H” form it has now. Virginia Hall received positive press in the *Daily Star* of Fredericksburg in September 3rd of 1915 when the paper stated that many improvements had been made and that the walls had been painted. In April of 1935, there was a dedication ceremony that included the south wing of Virginia Hall and the *Free Lance Star* reported that it had “an addition to the college library and dormitory accommodations for fifty two students.”

Top: Seacobeck Hall (1931)  
Bottom: Seacobeck Hall, presently



**Current Place Name:** Seacobeck Hall

**Original/Historic Place Name(s):** Seacobeck Hall

**Date(s) of Construction:** 1930-31

**Architect(s):** J. Binford Walford

**Style(s):** N/A

**Materials:** Brick

**Current Function(s):** Dining Hall, Office of Student Activities and Community Service (OSACS), clubs, Design Services, Document/Copy Center

**Original/Historic Function:** Dining Hall, classrooms and laboratories for the Home-Economics Department, adjoining tea room

**Alterations/Additions/Restorations:** 1949-51 Two Additional Wings added to Northeast and Southeast sides of the building. 1969-72 Tapestry Room converted to another dining unit and loading dock behind structure was concealed with ornamental brick and landscaping.

**Narrative:** Named after a Native American tribe that once had a village on the site of the current structure, Seacobeck Hall was completed in 1931 under the order of President Combs. The cost of building was not to exceed \$125,000 as mandated by the Virginia State Legislature. An arched viaduct made of red brick was built at the same time to bridge the ravine that separated Seacobeck from the area of campus that Virginia and Willard Halls were located. Another important aspect of Seacobeck Hall’s location is the position it has in relation to Wil-

lard, Monroe, and Virginia Halls. The four buildings form a cross that covers the entire heart of the campus. Seacobeck was originally constructed with two wings that faced towards the campus and in 1949-51 two more wings were added that faced more towards College Ave. Seacobeck replaced Willard Hall as the main campus dining facility and it greatly relieved the stress that Willard Hall faced in its overcrowded first floor dining facility. Currently Seacobeck Hall is the main campus dining hall and is the center of a heated debate about whether to tear down the building or to keep it.

**Current Place Name:** Westmoreland Hall  
**Original/Historic Place Name(s):** Westmoreland Hall  
**Date(s) of Construction:** 1938-40  
**Architect(s):** J. Binford Walford  
**Style(s):** N/A  
**Materials:** Brick

**Current Function(s):** Student Residence Hall  
**Original/Historic Function:** Student Residence Hall, storage and construction of stage scenery and costumes for use in George Washington Hall

**Alterations/Additions/Restorations:**

**Narrative:** Commissioned in 1938 under the order of Dr. Combs, Westmoreland Hall was constructed to help relieve the housing problem that was taking place on the campus in the mid-1930s and was funded as much as 45% using Public Works Administration money according to the Free Lance Star. Westmoreland Hall also boasted an array of living spaces including suite bathrooms, drawing rooms, kitchenettes, and maid's rooms. Westmoreland was also the site where stage equipment was built and stored for use on the stage in George Washington Hall. The dormitory originally housed 116 students and currently houses around 140. "Westmoreland Hall is named for nearby Westmoreland County, birthplace of George Washington, Robert E. Lee, and James Monroe."

Top: Westmoreland Hall  
Bottom: Westmoreland Hall Lobby





George Washington Hall

**Current Place Name:** George Washington Hall

**Original/Historic Place Name(s):** George Washington Hall

**Date(s) of Construction:** November 23, 1938 - January 11, 1940

**Architect(s):** J. Binford Walford (of Richmond), Construction: The Southeastern Construction Company of Charlotte, North Carolina

**Style(s):** Neoclassical

**Materials:** Brick, Indiana marble (supporting pillars), steel frame or concrete

**Current Function(s):** Auditorium, Offices

**Original/Historic Function:** Auditorium, Offices

**Alterations/Additions/Restorations:** Renovations in 1950 and 1984--didn't affect exterior.

**Narrative:** George Washington Hall, commonly known as "GW," was named after the first president of the United States and the son of Mary Ball Washington. This building cost \$288,535 and was built using a PWA loan and grant. It officially opened on January 11, 1940. The first floor held offices for administrative staff. The foyer led into the auditorium (Dodd Auditorium) which sat 1,624 people. Five dressing rooms were located beneath the stage. Formal dances were held in the basement which was called the Hall of Mirrors. The Hall of Mirrors no longer exists today. The second floor had offices of the dean and the registrar, a mimeograph room, a booth for the movie projectors, and storage rooms. The third floor contained five large classrooms, several offices, and a broadcasting studio. Many dances during the spring, summer, and fall were located on the roof garden of George Washington Hall. In the fall of 1940 Emil Schnelllock began painting murals in the front entrance hall. This project took about five years to complete. The cornerstone-laying ceremony took place on April 20, 1939. The cornerstone contains copies of the college catalogue, data on the construction of the building, copies of the *Free Lance-Star*, a copy of the program of the cornerstone laying ceremonies, several current United States coins and stamp, and a copy of the Constitution of the United States. Today, George Washington Hall still houses many offices, including: the president's office, executive vice president, and chief financial officer. Many of the offices in George Washington Hall were moved to Lee Hall in 2009 when Lee Hall's renovation was complete. Many events still take place in Dodd Auditorium.

**Current Place Name:** Trinkle Hall  
**Original/Historic Place Name(s):**  
E. Lee Trinkle Library  
**Date(s) of Construction:** 1940-41  
**Architect(s):** J. Binford Walford  
**Style(s):** Grecian Portico  
**Materials:** Brick

**Current Function(s):** Academic Building: Houses the Departments of Computer Science, Classics, Philosophy and Religion, Education, and Mathematics as well as the undergraduate Student Writing Center.

**Original/Historic Function:** 1940-1987 University Library

**Alterations/Additions/Restorations:** 1960 - Trinkle was enlarged to

about twice of its normal size by the knocking out of the back wall. The expansion increase its book capacity from 150,000-250,000.

**Narrative:** Trinkle Hall was named after E. Lee Trinkle, a former governor of Virginia and a close friend of Dr. Combs. The building was originally purposed as the college's library because more space was needed than was available in the central unit of Virginia Hall. The Library, in total, was approximately \$225,000 (\$150,000 of state funding and \$75,000 from the college). Along with the library, Trinkle Hall also contained two separate class rooms and librarians' quarters. In the Free Lance Star, it was described as being located "on the east side of the road passing through campus between George Washington Hall and the open air theatre." In 1960, the expansion of the library was finished and Trinkle Hall nearly doubled in size toward the outdoor theatre. Trinkle Hall served as the campus library until the Simpson Library was built in 1988 to house the ever growing collection of books. Trinkle is currently the home of the Computer Science, Mathematics, Religion, Philosophy, and Classics departments.



Trinkle Hall

## TIER 2: ESSENTIAL & INTEGRITY COMPROMISED OR IMPORTANT & INTEGRITY TO THE UNIVERSITY OF MARY WASHINGTON'S HISTORY



Top: Willard Hall  
Bottom: The Dining Room in Willard Hall (1915)

**Current Place Name:** Willard Hall  
**Original/Historic Place Name(s):** Dormitory No. 1, The Dormitory  
**Date(s) of Construction:** 1908-11  
**Architect(s):** Charles Robinson  
**Style(s):** "H" form with Ionic columns, Greek Revival (Survey)  
**Materials:** Brick, Metal Roof  
**Current Function(s):** Student Residence Hall

**Original/Historic Function:** Student residence hall, post office, dining hall, laundry, infirmary, faculty housing, reading room, storage rooms, and linen closets

**Alterations/Additions/Restorations:** 1931: Dining hall converted to student housing with the opening of Seacobeck Hall 1926: Infirmary removed to and building is purposed solely as a dormitory. 1979: "Gang" style bathrooms are removed and are replaced with one bathroom for every four bedrooms. 1981: Renovation to include handicap access. 1987: Removal of west porch and front balustrade due to deteriorating conditions.

**Narrative:** Willard Hall was first commissioned in 1911 as The Dormitory for the original campus of The State Normal and Industrial School for Women at Fredericksburg. It came equipped with a 300 person kitchen, parlors, rooms equipped with hot and cold running water, electrical appliances and full plumbing. The

Dormitory, in its early days, was immediately filled to capacity and talk immediately began about the construction of another dormitory.<sup>25</sup> It was later renamed Willard Hall after Frances Willard.

Willard was the location of the campus dining hall until the construction of Seacobeck Hall. Willard Hall also served as the campus infirmary until the construction of the second wing of Virginia Hall in 1926. When it was first built it housed 140 students along with some faculty.<sup>2</sup> Throughout the years, Willard Hall endured many minor renovations and a couple of major ones. In 1926, the infirmary was moved into Virginia Hall and the dining hall was converted to housing in 1931 following the opening of Seacobeck Hall. In 1979, interior renovations were completed that changed the bathrooms from “gang” style into a more organized one bathroom per four bedrooms setup. In 1981, the front entrance was renovated to allow for handicapped access. In 1987 the west porch and front balustrade were both removed due to deteriorating conditions on both.<sup>27</sup> It currently houses around 190 students and remains one of the oldest buildings on campus.

**Current Place Name:** Monroe Hall

**Original/Historic Place Name(s):**

Temporarily named Edward Hutson Russell Hall upon completion, and referred to as the Administrative Building in the catalogue of 1919-1920

**Date(s) of Construction:** 1911

**Architect(s):** Charles M. Robinson

**Style(s):** Greek revival

**Materials:** Wood, Stone, Concrete, Brick

**Current Function(s):** classrooms (being renovated)

**Original/Historic Function:** multi-use administrative, office, classroom, and extracurricular space

**Alterations/Additions/Restorations:**

Extensive renovation in 1979-80 resulted in a new modern interior with the building’s exterior preserved. Major renovations ongoing 2011.

**Narrative:** Originally referred to as the Administration Building, and temporarily named Russell Hall.<sup>30</sup> Later officially named James Monroe Hall after the fifth president of the US, who was born in Virginia and had a law office downtown while serving the Fredericksburg City Council. The first academic building on campus that served

Top: Monroe Hall pre-construction  
Bottom: Monroe during construction



several purposes in housing administrative offices, a swimming pool, gymnasium, and dressing room, classrooms, as well as the home of “almost every academic discipline at one time or another.” One of the three original campus buildings, which in many ways “represents the spirit and character of the College,” along with Willard Hall and Virginia Hall and formed a cross when combined with another early structure Seacobeck. The Corinthian columns and walls adorned with Emily Schnellock murals were present for every class of students to graduate at Mary Washington, as the buildings history is “as long as the school itself.” The building overlooks the city of Fredericksburg and sits on a possibly important archeological site due to the habitation of the area by Seacobeck Indians in the 17th century and its use as a Civil War Battleground in the 1860s.

Marye House



**Current Place Name:** Marye House  
**Original/Historic Place Name(s):** Ridge Crest or “Presidents House”, changed to Marye Hall in 1953  
**Date(s) of Construction:** scheduled to be erected in 1911, but postponed and not completed until 1914  
**Architect(s):** N/A  
**Style(s):** Colonial Revival  
**Materials:** Weatherboard, wood, brick  
**Current Function(s):** Administrative Building  
**Original/Historic Function:** upon acquiring was designated for use as the home of the President, and then as the home of the Director of Residence Life, and a Residence Hall

**Alterations/Additions/Restorations:** Remodeled in 1929

**Narrative:** Originally referred to as Ridge Crest, but was renamed to honor former landowners. Marye Heights honors an important site in the Civil War’s Battle of Fredericksburg.<sup>34</sup> An important reminder of past college life, connected to beginnings of the University as it stands on land purchased in 1909 from the Rowe family specifically for the Va. State Normal and Industrial School for Women. Influential as was the first such residence of the President. In 1944 was converted to a dormitory, and moved to its present location behind E. Lee Trinkle Hall in the 1950s to make room for Mason and Randolph Halls, and at the time became the Spanish house. It served this purpose for 30 years until becoming the women’s study hall when Trench Hill was converted for Alumni use, and serves as administrative offices today.

**Current Place Name:** Lee Hall

**Original/Historic Place Name(s):** Student-Alumni Building, Named Ann Carter Lee Hall in 1953

**Date(s) of Construction:** 1928 (pool 1927, Building 1951)

**Architect(s):** Iron & Reynolds Builders

**Style(s):** Greek Revival Style- Neoclassic

**Materials:** Brick, Limestone

**Current Function(s):** Admissions, Bookstore, Financial Aid, Registration

**Original/Historic Function:** a “building of, for, and by the Alumnae Association”

**Alterations/Additions/Restorations:** Fundraisers began in 1922. Completed in three phases over a twenty-five year period. The First part of the building included a swimming pool and was dedicated February 18, 1928. Remolded in 1946, and in 1953, and again in Centennial Year Celebration. The swimming pool was covered over in the late 1970s to convert the space into a student pub (however the old pool still existed as a reservoir for the air conditioning).

**Narrative:** Named for Mrs. Lee who was the wife of Henry “Light Horse Harry” Lee and mother of Robert E. Lee. The building included over the years a swimming pool, terrace garden, ballroom, lounges for all night study groups, and the “C-Shop” which offered an alternative to the dining hall. By 1983 the Hall had become a “truly comprehensive student activities building.” It included the College Police, a bank, the Bookstore, Deana and Associate Dean of Students Office, Counseling and Health Centers, Campus Radio, Honor Council Association, and The Bullet and Battlefield Offices. The building is a prime example of demonstrating “the affects and growth of change.” During the most recent renovations, a temporary white wooden fence separated the construction from Campus Walk, and became a controversial space for students to express their views using paint and spray paint. Since these last renovations, the building has doubled in size.

**Current Place Name:** Framar House

**Original/Historic Place Name(s):** Framar

**Date(s) of Construction:** 1930

**Architect(s):** N/A

**Style(s):** Colonial Revival, 2 ½ stories

**Materials:** Brick (Flemish bond), Roof: Slate, Porch: wood and concrete “A wooden porch on a concrete slab with square wooden columns



Lee Hall



Framar House

and a Palladian cross gabled portico.”

**Current Function(s):** International Living Center residence hall

**Original/Historic Function:** Private Residence

**Alterations/Additions/Restorations:**

**Narrative:** Framar was purchased by the University in 1946 for \$125,000. Framar was purchased from Dr. and Mrs. Frank Reichel - the name of the residence is a combination of their names, Frank and Marion. The purchase included a five-room guesthouse and garage, a swimming pool and picnic area, and a rose and boxwood garden as part of the seven-and-a-half-acre tract. After the purchase it made campus a contiguous unit which extended east-west from Sunken Road to College Avenue and north-south from U.S. Route 1 bypass to William Street. Framar was a brick building with dormer window with a view that looked over the city. It was first used as the president’s official residence until 1947 when Brompton’s renovation was completed. It was then converted into a residence hall and used as the Spanish house, the leadership house, and now it houses students in the International Living Center.<sup>44</sup>“A recreation complex was added circa 1930’s with swimming pool, changing house, picnic area.”“Originally owned by Dr. and Mrs. Frank H. Reichel. Sold to the college in 1946...”General Ledger: Purchased Price \$125,000 included 5 room guest house and garage which was demolished in Sept. 1966.

**Current Place Name:** Ball Hall

**Original/Historic Place Name(s):** Mary Ball Hall, the Tri-Unit

**Date(s) of Construction:** 1934-1935

**Architect(s):** J. Binford Walford. J.F. Barbour & Sons, (builders), Contractor: Doyle Russell

**Style(s):** Neoclassical

**Materials:** Brick, Granite, Concrete and Steel

**Current Function(s):** Residence Hall

**Original/Historic Function:** Residence Hall

**Alterations/Additions/Restorations:** N/A

**Narrative:** Ball Hall was named in honor of Mary Ball Washington, the mother of George Washington.<sup>47</sup> Ball Hall is the center and largest building in the Tri-Unit complex. Ball Hall houses 100 female residents. Ball Hall is a 21 bay symmetrical building with a central, full height porch, flat roof with parapet, concrete Corinthian columns, full entablature, wooden roof line balustrade, keystones over windows and a belt course. Ball Hall features a large foyer, a circular staircase leading upwards with an amber-colored glass skylight. It is flanked by two parlors for student

Ball Hall



use, that are all decorated with pictures of past girls and students in Ball and at Mary Washington, crystal chandeliers and wall brackets. The basement today houses laundry facilities but in the past also served as voice and piano studios for music students. Ball Hall is connected to Custis and Madison Halls on each side by an arched corridor.

Custis Hall

**Current Place Name:** Custis Hall  
**Original/Historic Place Name(s):** Mary Custis Hall, the Tri-Unit  
**Date(s) of Construction:** 1934-1935  
**Architect(s):** J. Binford Walford. J.F. Barbour & Sons, (builders), Contractor: Doyle Russell  
**Style(s):** Colonial Revival  
**Materials:** Brick, Granite, Concrete and Steel  
**Current Function(s):** Residence Hall  
**Original/Historic Function:** Residence Hall  
**Alterations/Additions/Restorations:** N/A



**Narrative:** Custis Hall was named in honor of Mary Anne Randolph Custis Lee, the wife of Robert E. Lee. Her grandfather was Colonel William Fitzhugh, who lived at Chatham which is located just across the Rappahannock River. Custis Hall houses 45 residents and is a co-ed dorm. It is connected to Ball Hall and Madison Hall. Custis Hall is a 3 bay symmetrical building with a central porch, wooden Tuscan columns, full entablature, keystones over the windows and a belt course. The rooms are identical to those in Ball Hall, with connecting bathrooms and kitchenettes on each floor for students.

Madison Hall

**Current Place Name:** Madison Hall  
**Original/Historic Place Name(s):** Dolley Madison Hall, the Tri-Unit  
**Date(s) of Construction:** 1934-1935  
**Architect(s):** J. Binford Walford. J.F. Barbour & Sons, (builders), Contractor: Doyle and Russell  
**Style(s):** Colonial Revival  
**Materials:** Brick, Granite, Concrete and Steel  
**Current Function(s):** Residence Hall



**Original/Historic Function:** Residence Hall

**Alterations/Additions/Restorations:** N/A

**Narrative:** Madison Hall is named in honor of Dolly Payne Madison, wife of President James Madison. Madison Hall is a 3 bay symmetrical building with a central porch, wooden Tuscan columns, full entablature, keystones over the windows and a belt course. Madison Hall houses 45 residents on three floors and is a co-ed dorm. It is connected to Ball Hall and Custis Hall. The rooms are identical to those in Ball Hall, with connecting bathrooms and kitchenettes on each floor for students.

**Current Place Name:** DuPont Hall (Fine Arts Center)

**Original/Historic Place Name(s):** Jesse Ball DuPont Hall

**Date(s) of Construction:** 1952

**Architect(s):** Walford and Wright

**Style(s):** Neo-Classical/Georgian

**Materials:** Brick

**Current Function(s):** Academic, Klein Theatre

DuPont Hall



**Original/Historic Function:** Academic, Klein Theatre

**Alterations/Additions/Restorations:** 1993 Renovation: Exterior, changed little; Interior, rooms were enlarged and updated.

**Narrative:** DuPont Hall is one of the three buildings of the Fine Arts Center. DuPont Hall is named after Jessie Ball DuPont who is a direct descendant of Mary Ball Washington. DuPont Hall contains the Department of Theatre and Dance, Klein Theatre, the DuPont Galleries, and the UMW Web Communications office. The Fine Arts Center has the same architectural style as the other buildings on campus because it is a brick

building with white columns.

**Current Place Name:** Melchers Hall

**Original/Historic Place Name(s):** Gari Melchers Hall

**Date(s) of Construction:** 1952

**Architect(s):** Walford and Wright

**Style(s):** Neoclassical/ Georgian

**Materials:** Brick, Wood, Concrete Block

**Current Function(s):** Fine arts complex

**Original/Historic Function:** Fine arts complex

**Alterations/Additions/Restorations:** N/A

**Narrative:** Named after Gari Melchers, the artist who lived at Belmont in Falmouth and whose works “embody elements of style from the Old World and New.” The center offers a home for painting, sculpture and ceramics, and as well as the Art/Art History Department. The building was built during a massive building boom for the College between 1950-1951, and continues to serve the growing needs of the College. The Complex designed by Walford and Wright included Melchers, Pollard, and DuPont. The first floor consists of classrooms and offices, while the third floor contains two studios and offices. A semi-detached corrugated metal shack lies behind Melchers, used by the ceramics class. Architecturally these buildings play a large role in the visually appealing aspect to the campus.



Melchers Hall

**Current Place Name:** Pollard Hall

**Original/Historic Place Name(s):** Pollard Hall

**Date(s) of Construction:** 1952

**Architect(s):** Architectural firm of John Binford Walford and O. Pendleton Wright

**Style(s):** N/A

**Materials:** Brick

**Current Function(s):** Fine Arts Complex

**Original/Historic Function:** Fine Arts Complex

**Alterations/Additions/Restorations:** N/A

**Narrative:** The music division of the Fine Arts Center. Named after former Governor of Virginia John Garland Pollard, who ironically vetoed legislation in 1932 that would have made the Fredericksburg State Teachers College a liberal arts institution, Pollard was a college professor, patron of the arts, and champion of education. Pollard Hall houses the Music Department, with offices on the first floor ending in the middle in an instrumental practice room. The second floor is similarly laid out with a center room for choral work, and the third floor contains the music library and electronic music studio. The North Side of the Building on this third floor also has a



Pollard Hall

rectangular shaped collection of rooms. Pollard is connected to DuPont Hall by a continuation of the first level of the porch and passage below, and is almost symmetrical to its twin Melchers Hall.<sup>66</sup> Architecturally these buildings play a large role in the visually appealing aspect to the campus. The land they are on also has a significant archeological aspect because of their ties to the Powhatan Indians who utilized the land, and with the Confederate Army, who used the area as part of their defense line in the Battle of Fredericksburg 1862.<sup>67</sup>

### TIER 3: SOME SIGNIFICANCE TO UMW'S HISTORY BUT WITH SEVERELY COMPROMISED INTEGRITY



Tyler House

**Current Place Name:** Tyler House  
**Original/Historic Place Name(s):** Tyler House  
**Date(s) of Construction:** circa 1910 (Building Renovation List) circa 1922 (Survey)  
**Architect(s):** N/A  
**Style(s):** Colonial Revival (Survey)  
**Materials:** Wood, weatherboard, tin  
**Current Function(s):** Office of Bachelor of Liberal Studies Program and site of the National Latin Exam  
**Original/Historic Function:** Student Residence as the "German House"  
**Alterations/Additions/Restorations:**

**Narrative:** Acquired by the College in 1920. The Tyler House is currently being proposed to be torn down as a part of the campus master plan.

**Current Place Name:** Brent House  
**Original/Historic Place Name(s):** Mrs. D.J. Boulware house  
**Date(s) of Construction:** 1925, acquired by school in 1944  
**Architect(s):** N/A  
**Style(s):** N/A  
**Materials:** Brick (Flemish bond), slate gambrel roof, three front shed dormers  
**Current Function(s):** Police Station for UMW Fredericksburg Campus  
**Original/Historic Function:** Private home of Mr. and Mrs. D.J. Boulware. President's home until 1947, (1947-1951) Residence Hall and (1951-1990s) French Language House

**Alterations/Additions/Restorations:** An addition was made in 1944.

**Narrative:** In 1944, the College purchased Brent Hall from Mrs. D.J. Boulware for \$50,000. The house had a commanding view of downtown Fredericksburg, as well as being situated directly across from George Washington Hall. From 1944 through 1947 it served as the president's home, "...President Combs and wife moved into former house of Mrs. D.J. Boulware..." It was then converted into a residence hall until 1951 when it was changed into the French language house. Today it serves as the campus police station. The house was renamed Brent Hall in honor of Margaret Brent, one of the first landowners in Fredericksburg. Brent Street in College Heights is also named after her.



Brent Hall

**Current Place Name:** Fairfax House

**Original/Historic Place Name(s):** Fairfax House

**Date(s) of Construction:** Circa 1927

**Architect(s):** N/A

**Style(s):** Dutch Colonial Revival, Gambrel roof, 1 ½ stories

**Materials:** wood frame, weatherboard, porch: wood and concrete  
"Paired wooden Tuscan columns on a concrete slab with a pedimented gable roof." roof: shingle composition (asphalt, asbestos, etc.)

**Current Function(s):** Office of Human Resources

**Original/Historic Function:** President Chandler's residence

**Alterations/Additions/Restorations:** N/A

**Narrative:** This frame structure was acquired by the University in 1930. This is the house where President Chandler lived. Fairfax House is named after Anne Fairfax who was Chandler's wife who sold the property to the University. Over the years, this house has served as various space for students, administrators, clinics, and special programs. By the 1990s, Fairfax had become the Spanish house for students studying Spanish and who agreed to speak it exclusively while in the residence. It currently houses the Office of Human Resources. "Originally owned by President A.B. Chandler, Jr. and his wife. Sold to the college in 1930 by his widow. When first purchased, it was used as the college infirmary, with space for fifteen students. In 1956 it became the official residence of the new dean of students, Margaret Hargrove. Dean Hargrove resided there until her retirement in 1970 when it was remodeled to serve as



Fairfax House