APPENDIX A

Summary of Existing Buildings
Summary of Existing Buildings
This summary considers the relationships of the campus buildings to their environment and their function. It does not specifically address the physical condition of buildings or issues related to building codes, life safety codes or the Americans with Disabilities Act.

1 Gibson Hall

History
Constructed 1894
Architects: Harrod and Andry
Building Area: 72,632 gsf

Relation to Campus Environment
Gibson Hall provides the primary public image of the university. It is the first and oldest building on the campus and its neo-romanesque architectural style is symbolic of the tradition and history of Tulane.

Siting of the building provides closure for the front quad. Symmetrical organization enhances formality of the building and establishes center line of front quad.

Relation to Function
Spaces in Gibson were designed for and are appropriate for administrative and academic use. The building location on a major public street and at the end of a primary academic quad reinforce this mixed use.

Recommendation
Preserve building exterior and interior organization. Maintain mixed use of academic and administrative.

2 Tilton Memorial

History
Constructed 1902; Enlarged 1907
Architect: Andry and Bendernagel
Building Area: 28,603 gsf

Relation to Campus Environment
Tilton Memorial presents and important public image of the University on St. Charles Ave. It is the most highly articulated of the neo-romanesque buildings, with intricate stone carving and decoration. The building site completes the southwest corner of the front quad.

Relation to Function
Tilton Memorial currently accommodates academic and public functions, including Economics, the Murphy Institute and the Amistad Research Center. Tilton was originally built to house the university library and includes stack space beautifully designed with glass floors and skylights and areas appropriate for large reading rooms. It was used by the Law School from 1941 to 1971.

Interior
The building originally included an impressive two story, skylit lobby space which was stripped and subdivided in a renovation.

Recommendation
Preserve building exterior. Maintain a library or collection use at least in north wing to preserve stack area. Restoration to recapture the spatial quality and architectural detail of the interior spaces is recommended.

3 Dinwiddie Hall

History
Constructed 1923; Enlarged 1927
Architect: Moise Goldstein & Associates
Building Area: 49,644 gsf

Relation to Campus Environment
Dinwiddie presents an important public image of the University on St. Charles Ave. Its architectural style is complementary to and compatible with Gibson Hall and the other original buildings of the front quad. The building situating completes the southeast corner of the front quad and creates an edge for the courtyard between Dinwiddie and Gibson.

Relation to Function
Dinwiddie is currently used by Geology, Biology and the Middle American Research Institute. It was originally built as a science building, and has housed various academic departments over time, including sociology, German, law and journalism.

Recommendation
Preserve the building exterior. Maintain use as an academic facility.
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4 Richardson Memorial

**History**
- Constructed 1908
- Architect: Andry and Bendoragnel
- Major interior renovation 1986, School of Architecture faculty - John P. Klingman, Design Coordinator

**Building Area**: 50,126 gsf

**Relation to Campus Environment**
- Neo-romanesque architecture style similar to Gibson Hall. Richardson Memorial partially defines the east edge of the front campus.

**Relation to Function**
- Richardson Memorial houses the School of Architecture. It was originally built to accommodate the course work for the first two years of the School of Medicine curriculum. Spacious rooms in the north and south wings are appropriate for laboratory or studio use.

**Recommendation**
- Preserve exterior of building and interior organization and use by the School of Architecture.

5 Richardson Building

**History**
- Constructed 1894; Enlarged 1908
- Architect: Harrod and Andry

**Building Area**: 36,307 gsf

**Relation to Campus Environment**
- Angled sitting corresponds to placement of Hebert Building and helps shape the front quad by reducing the width of the quad near its center. Architectural style similar to Gibson, though executed in orange brick instead of stone.

**Relation to Function**
- Richardson currently accommodates the University Computer Center. It was originally constructed to house the chemistry department. Spaces in the building are appropriate for a mix of classrooms/labs and offices; however, the structure of the building does not easily accommodate the flexibility and changing technology associated with the Computer Center.

**Recommendation**
- Preserve the building exterior. Maintain use as an academic facility. When possible, relocate the Computer Center to a more modern and flexible building which can be more easily adapted to meet the requirement of changing technology.

6 Norman Mayer Building

**History**
- Constructed 1942; Enlarged 1949 (North wing and third floor)
- Architect: Diboll, Kessels

**Building Area**: 30,212 gsf

**Relation to Campus Environment**
- Neo-romanesque architecture style similar to Gibson Hall. Norman Mayer partially defines the west edge of the front campus.

**Relation to Function**
- Norman Mayer currently accommodates the English and political science departments; it was constructed as a facility for the College of Commerce and Business Administration. Spaces are appropriate for a mix of classrooms and offices.

**Recommendation**
- Preserve the building exterior. Maintain use as an academic facility.

7 F. Edward Hebert Hall

**History**
- Constructed 1894
- Architect: Harrod and Andry
- Enlarged 1979

**Building Area**: 25,132 gsf

**Relation to Campus Environment**
- Angled sitting of the building is mirrored by Richardson and helps shape the front quad by reducing the width of the quad near its center. Architectural style similar to Gibson, though executed in orange brick instead of stone.

**Relation to Function**
- Hebert is currently used by the history department, and by the Hebert Foundation. It was originally designed to house the physics department; the building was oriented toward the direction of magnetic north to facilitate use of instru-
ments by the department. Spaces are appropriate for a mix of classrooms and offices.

**Recommendation**
Preserve building exterior. Maintain use as an academic facility.

8 **Robert C. Cudd Hall**

**History**
Constructed 1902
Architect: Andry and Bendorf
Restored 1999: Trapolin Architects

**Building Area:** 16,251 gsf

**Relation to Campus Environment**
The Robert C. Cudd building partially defines the west edge of the front campus. Its architectural style and use of materials are similar to the Social Work Building and compatible with the other old buildings of the front campus.

**Relation to Function**
The building as originally designed housed the campus refectory and consisted of one large dining room surrounded by porches with kitchen and service space on the Law Road side of the building.

**Recommendation**
Preserve the building exterior. Maintain use as an academic and administrative facility.

9 **Social Work Building**

**History**
Constructed 1902
Architect: Andry and Bendorf

**Building Area:** 16,460 gsf

**Relation to Campus Environment**
The Social Work Building partially defines the west edge of the front campus. It has a thin footprint to counterbalance the wider development of the engineering buildings at the east edge of campus and to maintain green space in the middle of campus. The building is architecturally similar to Cudd Hall and compatible with the other old buildings on the front campus.

**Relation to Function**
The building was constructed as the first dormitory for the school. It has a tripartite organization with load bearing walls at its third points; it contained six two-bedroom suites per floor, one on either side of its three stair halls. The spaces have been greatly altered to accommodate classrooms and offices; the center stair hall has been removed.

**Recommendation**
Preserve the building exterior and maintain academic use.

10 **Stanley Thomas Hall**

**History**
Constructed 1911
Architect: Andry and Bendorf

Fourth floor added 1929
Architect: J. Herndon Thomson
Renovated 1998: Waldemar Nelson

**Building Area:** 34,320 gsf

**Relation to Campus Environment**
Stanley Thomas is architecturally similar to the other older buildings of the front campus. It is sited north of Richardson, and helps define the change in geometry of the quad caused by the angled orientation of Richardson and Hebert. The building partially defines an outdoor courtyard to its east towards Civil Engineering. The Engineering Shops, built along the north face of the building, are architecturally and formally incompatible with Stanley Thomas.

**Relation to Function**
The building was constructed to house the College of Technology and contains spaces appropriate for classrooms, labs and offices.

**Recommendation**
Preserve the building exterior and maintain use as an academic facility.

11 **Civil Engineering**

**History**
Constructed 1894
Architect: Harrod and Andry

**Building Area:** 11,094 gsf

**Relation to Campus Environment**
Civil Engineering is one of the four original buildings constructed on the
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Tulane campus and is architecturally similar to Gibson Hall. It is located on the east edge of the front campus along Engineering Road. Its placement with relation to Stanley Thomas and Richardson isolates the building from the quad. The building partially defines a courtyard to its west towards Stanley Thomas.

**Relation to Function**
The building originally housed the College of Technology and was designed to accommodate classrooms, labs and offices.

**Recommendation**
Building renovations should seek a return to original conditions and preserve the building exterior. Maintain use as an academic building.

**Mechanical Services Building**

**History**
Constructed 1894
Architect: Harrod and Andry
2nd floor added 1949
Architect: Goldstein, Parham, and Labouisse

**Building Area:** 27,367 gsf

**Relation to Campus Environment**
Mechanical Services partially defines the east edge of the front campus; it is located behind Stanley Thomas, the Engineering Shops and Mechanical Engineering, and so is not visible from the quad. The ground floor of the building was one of the first buildings constructed on campus; however it has been so altered and changed by additions that its historic significance is largely lost.

**Relation to Function**
The building was designed to accommodate classrooms and labs.

**Recommendation**
Maintain the building or demolish in connection with a complete redevelopment of the engineering complex between Stanley Thomas and Boggs. Maintain academic use of this zone.

**Mechanical Engineering**

**History**
Constructed 1894
Architect: Harrod and Andry
Additions and modifications 1949
Architect: Goldstein, Parham and Labouisse

**Building Area:** 18,501 gsf

**Relation to Campus Environment**
Mechanical Engineering partially defines the edge of the front quad near Freret Street and helps form a courtyard to its north also bounded by Chemical Engineering and Boggs. Though Mechanical Engineering was one of the original campus buildings, it has been so altered by the addition of a second floor and by a new facade facing the quad that its historical value is largely lost.

**Recommendation**
Maintain the building or demolish in connection with a complete redevelopment of the engineering complex between Stanley Thomas and Boggs. Maintain academic use of this zone.
15 **Lindy Boggs Center**

*History*

- Constructed 1987
- **Building Area:** 109,188 gsf

*Relation to Campus Environment*

Boggs defines the west edge of the front quad at its Freret Street end. Its design makes reference to architectural elements used on the older campus buildings, but simplifies the detail and omits the middle scale elements. Its massing and its height are out of scale with other buildings of the front campus.

*Relation to Function*

- Designed to accommodate current mix of offices, classrooms and labs.

*Recommendation*

Maintain building and its current use.

16 **Engineering Shops**

*History*

- Constructed 1958
- Architect: Freret and Wolf
- **Building Area:** 3,555 gsf

*Relation to Campus Environment*

The Engineering Shops are located between Stanley Thomas, Mechanical Engineering and Mechanical Services on the east side of the front campus. The building abuts the north side of Stanley Thomas and compromises the symmetry and proportion of that side of Stanley Thomas. It is significantly smaller in scale than neighboring buildings, and its placement confuses the organization and continuity of the engineering zone.

*Recommendation*

Consider demolition in connection with a complete redevelopment of the engineering complex between Stanley Thomas and Boggs. Maintain academic use of this zone.

17 **Allee Fortier**

*History*

- Constructed 1908
- Architect: DeBuys, Churchill and Labouisse
- Renovated 1998: Wilson Architects
- **Building Area:** 9,327 gsf

*Relation to Campus Environment*

Allee Fortier partially defines the west edge of the front campus. It has a thin footprint to counterbalance the wider development of the engineering buildings at the east edge of campus and to maintain green space in the middle of campus. The building is architecturally compatible with the other old buildings on the front campus.

*Relation to Function*

Fortier was constructed as a dormitory for medical students. It contained single bedrooms organized on either side of a central corridor. The building has been greatly modified to accommodate classrooms and offices currently used by the Center for Bio-Environmental Research.

*Recommendation*

Preserve the building exterior and maintain academic use.

18 **Meryl and Sam Israel, Jr. Environmental Science Building**

*History*

- Constructed 1999
- Architects: Wilson Architects and Payette Associates
- **Building Area:** 50,000 gsf

*Relation to Campus Environment*

The ESB was located to present a new termination for the North end of the front quad. Elements of the building's design are related to surrounding buildings providing a contemporary but harmonious application at this important location.

*Relation to Function*

The building was designed to provide teaching and research laboratories, classroom and office facilities, primarily for university sciences. It is located next to the main science building of campus (Stern Hall), and the Engineering complex. This location encourages additional renovations within Stern, as has occurred in Allee Fortier hall.
Recommendation
Maintain the building and use.

19 Percival Stern Hall

History
Constructed 1971
Architect: Curtis and Davis; and Thompson B. Burk & Associates
Building Area: 175,071 gsf

Relation to Campus Environment
Stern Hall constitutes a barrier separating the front campus from Freret Street. Pedestrian passage is heavy through a breezeway of impersonal and hard detail.

The building's modernist architectural style is inconsistent and incompatible with the other buildings of the front campus and its scale and massing are overwhelming to the older buildings in this area.

Relation to Function
Stern was designed to accommodate offices, classrooms and labs similar to its current use. The science departments occupying the building are currently short of space. The building was structured to accommodate two additional floors.

Recommendation
Maintain the building or replace it altogether. Additions would only aggravate its current incompatibility.

25 Joseph M. Jones Hall

History
Constructed 1941
Architect: Moise Goldstein and Associates—Professor N.C. Curtis, School of Architecture, Designer
Renovated/Restored 1998: Curtis, Riddick and Heipel, Architects
N.C. "Buster" Curtis, Jr, Designer, and Henry H. Fry, Campus Architect
Building Area: 106,069 gsf

Relation to Campus Environment
Jones Hall marks the northeast corner of the intersection of Newcomb Place and Freret Street and has a high degree of public visibility from Freret. It has a generous setback from Freret Street similar to the setbacks of the Central Building and Navy R.O.T.C. It partly wraps a courtyard on its north side. The building is architecturally similar to the buildings of the Newcomb campus and compatible with other older buildings on the front and middle campuses.

Relation to Function
Jones Hall was originally designed to house the university library with six levels of stack space on its east side and large reading rooms on the west and south sides. It was renovated to accommodate the law school in 1971; the reading rooms were converted to classrooms or cut up for offices and most of their architectural detail was lost. The building was returned to library and academic use in 1998.

Recommendation
Maintain the exterior appearance and the character of the interior spaces. Maintain library and academic use.

26 Newcomb Dean's Residence

History
Constructed 1925
Architect: Paul Andry
Building Area: 3,500 gsf (est.)

Relation to Campus Environment
The Dean's Residence is located on Newcomb Place. It reads as a residual residential structure on a street now more densely developed for campus use. The building is out of scale with other campus buildings and its siting with large rear and side yards is out of character for the university. The setback of the building from the south edge of the U.C. Quad compromises the definition of this primary open space.

Recommendation
Consider potential for additional built development in this area through building or more formal and structured development of outdoor space. See analysis of potential building sites.
29 University Center

History

Constructed 1959
Architect: Curtis and Davis
Renovated: 1985
Architect: Henry Fry, Resident Architect

Building Area: 141,986 gsf

Relation to Campus Environment

The U.C. is located on the west side of McAlister Drive at the U.C. Quad and partly defines the south edge of the U.C. Quad. The buildings in this zone of the middle campus - U.C., Central and Jones - are relatively large and square in footprint and occupy a large percentage of the land in this zone. They do not define an interior quad; the residual space between the buildings is occupied by the pocket park.

Relation to Function

The U.C. contains student service spaces including the bookstore, food service, copy center, travel center, computer lab, student organization offices and offices for the Vice President for Student Affairs. The spaces on the first floor of the building are organized around a wide corridor which runs from the pocket park to the U.C. quad and acts as an interior public street connecting these two outdoor spaces.

Recommendation

Maintain the building and student service use. Develop existing terraces on the second level. Consider major addition/renovation.

30 Central Building

History

Constructed 1933
Architect: Armstrong and Koch

Building Area: 60,884 gsf

Relation to Campus Environment

The Central Building marks the northwest corner of the intersection of Freret Street and McAlister Drive and, along with the U.C., it defines the edges of the Pocket Park. It has a strong presence on Freret St. It is compatible in use of materials and scale with Jones Hall and has some architectural similarities with the Navy Building and the Law School; it does not share this image affinity with Stern Hall across the street. The building has a generous set back from Freret similar to Jones and Navy, but it is set tightly against the sidewalk along McAlister and so prevents straightening of the west edge of McAlister.

Relation to Function

The Central Building houses the university basketball arena. It was designed to also include athletic offices and two sets of locker rooms; these areas have been renovated to accommodate offices for the treasurer, accounting, payroll, budget, controller as well as athletics.

Recommendation

Maintain the building exterior; renovate the interior to accommodate academic or public use when and if basketball is relocated. Demolition and replacement may also be considered.

31 Navy R.O.T.C. Building

History

Constructed 1912
Architect: DeBuys, Churchill and Labouisse

Building Area: 15,153 gsf

Relation to Campus Environment

The Navy Building marks the northeast corner of the intersection of Freret Street and McAlister Drive. Its placement requires McAlister Drive to bend and narrow at its intersection with Freret and prevents a direct line of sight through campus from this primary campus entrance. The building’s scale is significantly smaller than other campus buildings in the area. Brick color is not typical for the Tulane campus.

Relation to Function

The building was constructed to house the university gymnasium. It has been altered by the addition of offices on the mezzanine and on part of the gym floor. The building is currently occupied by Navy R.O.T.C.
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**Recommendation**
This prominent site would be more appropriate for a public or academic use. Consider reassignment of the building or redevelopment of this site, including realignment of McAlister Drive.

32 **Weinmann Hall**
*History*
Constructed 1993
Architect: Hartman, Cox
*Building Area*: 151,000 gsf (est.)
*Relation to Campus Environment*
The Law School has a prominent public location on Freret Street; it is the easternmost building of the campus on Freret and marks the beginning of Tulane property for those travelling uptown on Freret. The building’s siting along Freret is set much closer to the street edge than the Navy and Central Buildings and Jones Hall. The building design creates two courtyards and a pedestrian connection from the northwest corner of the building to McAlister Drive.

38 **J. Blanc Monroe Dormitory**
*History*
Constructed 1963
Architects: Diboll, Kessels; Koch and Wilson
*Building Area*: 114,100 gsf
*Relation to Campus Environment*
Monroe is located along the east property boundary of the middle campus and defines one edge of the Monroe Quad. It is one of the tallest buildings on campus, but its height is balanced by the development of other tall buildings such as Goldring-Woldenberg and the Law School at this quad. The building’s modernist architectural style is seen in several other dormitories on the middle campus.

39 **Goldring-Woldenberg Hall**
*History*
Constructed 1985
Architect: Concordia Architects
*Building Area*: 83,673 gsf
*Relation to Campus Environment*
Goldring-Woldenberg is located on the east side of McAlister Drive near the intersection with Freret Street. It has a significant setback - approximately 100’ from McAlister, which is greater than the set back of any other building along this street edge. The effect of this siting strategy - combined with the building’s height and its use of monumental detail - is to isolate the building from other buildings along the street edge and to make it read more as an object building than as an integral element of this street facade. Though Cunningham Observatory and McAlister Auditorium are also set significantly away from the street edge, the strategy is less effective here because of the size of the building and because it does not front on a large open space.

40 **Cunningham Observatory**
*History*
Constructed 1941
Architect: Favrot and Reed
*Building Area*: 2,876 gsf

Recommendation
The building was designed to accommodate its current users.

Recommendation
Maintain building and current use.
Relation to Campus Environment
The observatory is sited on the east side of McAlistor Drive. Its set back from McAlistor is similar to that of McAlistor Auditorium. The building is significantly smaller than other campus facilities and it has a distinctive form derived from its function; these characteristics make it read as a small object rather than as an element of the street edge.

Relation to Function
The building was designed to house the observatory telescope and also includes one classroom.

Recommendation
Preserve the building and maintain current use. The building could potentially be moved to another location on campus.

Telecommunications

History
Constructed 1985
Architect: Larry Hammill Case

Building Area: 4,166 gsf

Relation to Campus Environment
The building was located between Monroe and Sharp dormitories because the ground area was available and the result was considered to have minimum impact on the campus environment. It represents the physical center of campus communications; most of the underground campus wiring goes through this facility.

Relation to Function
The building was designed to accommodate its current users.

Recommendation
Maintain the building and existing use. Consider relocation of the function to accommodate expansion and to allow physical (vehicular) access to service the buildings of Monroe Quad.

42 Sharp Hall

History
Constructed 1959
Architects: Koch and Wilson; Diboll, Kessels

Relation to Campus Environment
Sharp is located on the east property line in the middle campus. The building is L-shaped in plan with one wing defining the north end of Monroe Quad and the other wing placed along the property line. The building create an outdoor space at the intersection of the wings. The height of the building and its architectural style are similar to Monroe Hall and appropriate for the middle campus.

Relation to Function
Building size and density are high, though the design of the building - its division into two wings - helps to reduce the experience of the building to a more appropriate scale. Corridor lengths in each wing are too long and anonymous and the appearance of the interior public spaces and corridors is monotonous and depressing.

Recommendation
Consider opportunities for renovation, conversion to another form of housing (suites, apartments), or conversion to another use.

43 McAlistor Auditorium

History
Constructed 1940
Architect: Favrot and Reed

Building Area: 25,360 gsf

Relation to Campus Environment
McAlistor Auditorium is located on the east side of McAlistor Drive at the intersection of McAlistor Drive with the U.C. Quad. It marks the east end of the open space formed by the U.C. and Newcomb Quads and provides a terminus to the view from Newcomb Hall across these quads. The generous set back from McAlistor reinforces this connection across the quads by isolating the building from the street edge. The building’s materials and details are compatible with older campus buildings.

Relation to Function
The building is used for a variety of assembly purposes. It has until recently been used to accommodate graduation exercises; however graduations have been relocated off campus to a larger
facility. It also includes spaces used by the Music Department.

**Recommendation**
Preserve building exterior. Modify interior as necessary to maximize potential uses.

### 44 Irby House

**History**
Constructed 1954
Architects: Freret and Wolf; Andry and Feitel; Ricciuti and Stoffle.
Preliminary designs by Buford L. Pickens, John W. Lawrence, George A. Saunders, and John Rock of the School of Architecture faculty.

**Building Area:** 57,976 gsf

**Relation to Campus Environment**
Irby is located on McAlister Drive to the north side of McAlister Auditorium. The building partially defines the south edge of Bruff Quad; it is mirrored by Phelps House which is located on the north side of the quad. The building’s modernist design is suitable for this zone of campus which contains buildings of various architectural styles.

**Relation to Function**
Building design uses principles of regional architecture, specifically exterior circulation and galleries; execution of design is of good quality. Galleries are wide enough for use as both circulation and balcony. Building is organized around groups of four adjacent double rooms sharing a bathroom. Lack of well developed and properly located communal space hinders development of a residential community. A portion of the ground floor of Irby is used to accommodate offices for Housing and Residential Life.

**Recommendation**
Maintain building. Consider conversion to four room suites containing three bedrooms and a living room. Relocate non residential functions from first floor to another location. Improve community spaces.

### 45 Paterson House

**History**
Constructed 1951
Architect: Koch and Wilson
Renovated 1996
Architect: Koch and Wilson

**Building Area:** 29,683 gsf

**Relation to Campus Environment**
Paterson partly defines the east edge of the middle campus; it also helps form the east edge of Bruff Quad. The building forms a semi-private courtyard on its east side. The building has little public visibility. The building is similar in size and scale to other buildings around Bruff Quad, but significantly smaller than Sharp Hall to its south.

**Relation to Function**
The building is successful and popular as a dorm. It employs both interior corridor and exterior balcony circulation, alternating by floor. It contains a large and well used common space located just inside the main entry and adjacent to a semi-private outdoor space.

**Recommendation**
Maintain building and use for housing.

### 46 Zemurray Hall

**History**
Constructed 1949
Architect: Herbert Benson

**Building Area:** 21,444 gsf

**Relation to Campus Environment**
Zemurray is located on Willow Street at the east property line of the middle campus. It partly defines the east side of Bruff Quad. The building has a public presence on Willow Street; however, this street edge is underdeveloped and inconsistent and the university boundaries are unclearly marked. The building is similar in size and scale to other buildings around Bruff Quad.

**Relation to Function**
The building contains a large common space but it is not well used because it is physically isolated from the dorm rooms. The building corridors are narrow and the room size is inappropriate for double
occupancy.

Recommendation
Renovate the existing building by converting bedrooms to single occupancy, or replace it with a new residential facility.
Relocate copy center from the building and renovate public spaces for residents of Zemurray and Phelps.

47 Phelps House

History
Constructed 1954
Architects: Freret and Wolf; Andry and Feitel; Ricciuti and Stoffle.
Preliminary designs by Buford L. Pickens, John W. Lawrence, George A. Saunders, and John Rock of the School of Architecture faculty.

Building Area: 57,976 gsf

Relation to Campus Environment
Phelps is located on Willow Street at McAlister Drive. It has prominent visibility along the public street but more minor impact on McAlister. The building partially defines the north edge of Bruff Quad; it is mirrored by Irby House which is located on the south side of the quad. The building's modernist design is suitable for this zone of campus which contains buildings of various architectural styles.

Recommendation
The building design uses principles of regional architecture, specifically exterior circulation and galleries; execution of the design is of good quality. Galleries are wide enough for use as both circulation and balcony. Building is organized around groups of four adjacent double rooms sharing a bathroom. Lack of well developed and properly located communal space hinders development of a residential community.

Recommendation
Maintain building. Consider conversion to four room suites containing three bedrooms and a living room. Relocate non-residential functions from first floor to another location. Improve community spaces.

48 Bruff Commons

History
Constructed 1963
Architects: John Lachin; Favrot and Grimbail Associates

Building Area: 33,629 gsf

Relation to Campus Environment
Bruff is located on the east side of McAlister Drive. It is sited fairly close to the street line and is oriented with its facade parallel to the street; other buildings on this side of McAlister are typically set farther back from the curb and canted away from the street line. The building defines the west edge of Bruff Quad. It is in the center of a ring of dormitories extending from Newcomb Place to the east property line and Willow Street to Drill Road.

Relation to Function
Bruff was designed to house dining facilities and student services, including laundry, post office and vending areas. The spaces have been altered to accommodate minor variations in use; however, the spatial organization has been largely unaffected.

Recommendation
Maintain the building and type of use. This building could be considered as suitable for major modification if functional requirements warrant expansion or alteration to student services, although the site should be maintained for this use. Improvements should be made to the space between the building and McAlister Drive; modifications made to the service area at the north side of the building to better screen it from view; and landscape improvements of strong and intimate scale and detail added to the south side.

52 Pierce Butler House

History
Constructed 1963
Architect: Burk and Lamantia

Building Area: 67,576 gsf
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Relation to Campus Environment
Butler is located at the northwest corner of the intersection of McAlister Drive and Willow Street and partially defines the north edge of Butler Quad. The building has major entrances from its east and west sides, with services located on Willow Street. Butler is taller than other buildings in the area and it is stylistically unlike other campus buildings, its difference is somewhat negated by its location in an area of campus which contains a wide variety of building styles and masses.

Relation to Function
The building is not considered to be successful for undergraduate housing. Overall density of occupancy is acceptable; however, building height and vertical connection via elevators discourages development of a sense of community. Elevator lobbies are small and grim. In addition, the communal spaces above ground level are located in the center of the building plan and have no opportunities for natural lighting. The placement of the elevator/service/bathroom functions in the middle of the building effectively isolates rooms on the east side from those on the west.

Recommendation
Maintain housing at this site. Consider potential for renovation or interior conversion to accommodate a different type of housing unit or specific segment of the population. Consider also potential for replacement of the building.

55 Katherine & William Mayer Residences

History
Constructed 1997
Architects: Perkins & Well
Building Area: 80,000 gsf (prox.)
Relation to Campus Environment
Mayer is located at the northwest corner of McAlister Drive and Drill Road. It defines the south side of Butler Quad. The building is compatible in scale and massing and similar in siting to Warren House.

Relation to Function
The building design uses principles of regional architecture, specifically exterior circulation and galleries. The solution is well suited to the middle campus and the U.C. Quad.

56 Warren House

History
Constructed 1928
Architect: Diboll and Owen
Enlarged 1952
Architect: Richard Koch
Building Area: 53,486 gsf
Relation to Campus Environment
Warren is located at the corner of Drill Field Road and Newcomb Place; the original building fronted on Newcomb Place and the addition forms a wing along Drill Road. The building partially defines the boundaries of Butler Quad and creates a small courtyard in the joint between the original building and the newer wing. The building style and use of materials are complementary to the Newcomb buildings across Newcomb Place.

Relation to Function
Warren is considered to be a popular and successful undergraduate dorm, in all likelihood because of the quality of the architectural design and level of maintenance/renovation. The plan arrangement of the building and variation in room size, fenestration, etc. allow for individuality between rooms. Location of common space adjacent to primary building entry and connection of common space to exterior courtyard are successful.

Recommendation
Maintain building and use as a dormitory.

57 Doris Hall Lounge

History
Constructed 1958
Building Area: 2,205 gsf
Relation to Campus Environment
Doris Lounge was designed as part of a complex with New Doris and with a renovation to Old Doris. The buildings create a courtyard between them; the courtyard is divided by covered walkways, exterior stairs and ramps which connect the buildings and reduce and constrain the usable area of the outdoor space. The building’s modest scale and modernist style make it unobtrusive in the campus environment.

Relation to Function
Doris Lounge provides study and gathering space for residential students in adjacent dormitories and includes a small kitchen for their use. One room of the building has been recently converted to a laundry. The facility is greatly underutilized.

Recommendation
Renovate the area around Doris Hall, Doris Lounge and New Doris or replace Doris Lounge and New Doris and build new housing integrated with Old Doris. In the case of renovation, simplify and/or remove covered walks and ramps to increase usable area and attraction of the courtyard between these buildings. Consider Doris Lounge as a possible location for other student functions, such as a small dining area, to increase use of the building.

New Doris Hall
History
Constructed 1958
Building Area: 28,588 gsf

Relation to Campus Environment
New Doris is located along Willow Street near Newcomb Place. It forms part of the boundary of the middle campus and is highly visible to the public. The building was constructed along with the Doris Lounge and renovation of Doris Hall and, with these buildings, forms a courtyard shared by these dormitory residents; the usable space of the courtyard is compromised by the system of stairs, ramps and covered walkways connecting the buildings. New Doris also helps to define an outdoor area between Butler Hall and Doris Lounge which connects to the Butler Quad.

Relation to Function
The building design uses principles of regional architecture, specifically exterior circulation and galleries; execution of the design is not of high quality. Galleries are too narrow for use other than circulation. Building is organized around four adjacent double rooms sharing a bathroom. Communal space is in a separate building, Doris Lounge. Building capacity is low.

Recommendation
Renovate along with Doris Lounge and Old Doris or replace New Doris and Lounge and build new housing integrated with Old Doris. In the case of renovation, simplify and/or remove covered walks and ramps to increase usable area of the courtyard between these buildings.

Doris Hall
History
Constructed 1925
Architect: Francis J. MacDonnell
Building Area: 10,582 gsf

Relation to Campus Environment
Doris is located at the north end of Newcomb Place at its intersection with Willow Street. The building was designed with a prominent entry from Newcomb Place, but this entry has been closed and entry to the building has been relocated to the east side via a courtyard formed between Doris, New Doris Hall and Doris Lounge. This courtyard contains a confusing jumble of covered walks, stairs and ramps which reduce and confine the usable exterior space. The renovation of the building and the relocation of its entry have compromised the spatial organization and architectural character of the building and the creation of a linked complex of the three buildings in this area has
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jeopardized the building's autonomy.

Relation to Function
The building was designed as a dormitory for Newcomb College, and originally included a house mother's suite, living room, dining room, kitchen on the first floor and bedrooms on the second floor. The basement was used for laundry, storage and boiler rooms. The first floor has been altered to create additional bedrooms and the communal spaces have been eliminated. The building is in poor condition and currently unsuitable for occupation.

Recommendation
Renovate the building if possible. Maintain housing or housing related function at this location. Consider potential for renovation in conjunction with replacement of New Doris and Doris Lounge, using Old Doris as a physical/functional frontispiece for a new complex.

Howard Tilton Library

History
Constructed 1968
Architect: Nolan, Norman and Nolan

Building Area: 215,348 gsf

Relation to Campus Environment
Howard Tilton is located at the north-west corner of the intersection of Freret Street and Newcomb Place. The building is prominent from both streets and has high public visibility from Freret Street. The building's modern architectural style is dissimilar to its immediate neighbors, but appropriate for the eclectic range of styles used in the middle campus. Its scale, especially in terms of its footprint is larger than most other campus buildings. Its siting with respect to Freret Street is compromised by its size; the building is set much closer to Freret than other campus buildings and it therefore hinders development of a unified street edge to mark this public exposure of the campus. The building is also set closer to Newcomb Place than other buildings.

Relation to Function
The building was designed to accommodate construction of four additional floors to allow for expansion and growth of the library collection.

Recommendation
Maintain building and library use. Consider potential for library expansion, through the addition of two floors and/or through development of property on the west side of the building. Addition of four floors to the existing building would aggravate the discrepancy of scale between this building and other campus and neighborhood buildings.

Dixon Hall

History
Constructed 1929
Architect: Emile Weil, Inc.

Building Area: 51,888 gsf

Relation to Campus Environment
Dixon Hall is located at the southwest corner of the intersection of Newcomb Place and Newcomb Circle and at the end of the southern wing of buildings defining the Newcomb Quad. It is architecturally similar to the original buildings of the Newcomb campus and through its massing, materials, scale, detail and siting helps define and unify the Newcomb campus.

Relation to Function
The building was designed to house the music department and contains performance, practice and office spaces.

Recommendation
Preserve the building exterior and its current use. Renovate building interior.

Dixon Performing Arts Center

History
Constructed 1984
Architect: Leake Associates

Building Area: 25,457 gsf

Relation to Campus Environment
The Dixon Annex is one of only three buildings constructed on the Newcomb campus since the 1920's. The materials, details, massing and scale of the build-
ing are successfully manipulated to make the building compatible with the Newcomb campus though the building still maintains its architectural individuality. The building’s siting corresponds to the placement of Newcomb Gym on the opposite side of Newcomb Circle and so enhances the organizational principles of the original Rogers master plan for the Newcomb campus. Dixon Annex creates an outdoor courtyard on its east side next to Dixon Hall, which reinforces the campus pattern of small private outdoor spaces adjacent to large quads.

Relation to Function
Dixon Annex was designed to supplement the spaces used by the music department in Dixon Hall and to accommodate a small performance space for theater.

Recommendation
Maintain the building and existing use.

70. Ellenora P. McWilliams Hall

History
Constructed 1995
Architect: Waggoner & Ball
Building Area: 27,000 g.s.f. (est.)

Relation to Campus Environment
This building was the first complete project to be planned and designed with the guidance of the Office of Campus Planning and the Steering Committee.

The building siting was studied to respect and reinforce the principles of the Rogers master plan for Newcomb; the building materials, details, proportions, etc. have been designed to be compatible with other Newcomb buildings.

73. Rogers Memorial Chapel

History
Constructed 1976
Architect: Desmond, Miremont
Building Area: 5,017 gsf

Relation to Campus Environment
Rogers Chapel is located on the Newcomb campus between Newcomb Hall and Broadway Street. The building’s siting and its distinctive form make the building incongruous to the organization and image of the Newcomb campus. Its architectural style and lack of intermediate scale detail also make the building stand apart as different from its neighbors.

Relation to Function
The building provides space for non-denominational religious services and small public assembly functions.

Recommendation
Consider potential for development on Zimpel Quad to integrate the building better into the organization and patterns of the Newcomb campus.

74. Newcomb Hall

History
Constructed 1918
Architect: James Gamble Rogers
Building Area: 91,921 gsf

Relation to Campus Environment
Newcomb Hall is the functional and architectural center piece of the Newcomb College; it is located between the two open quads which define the organization of the Newcomb campus. The building is one of the original three built for Newcomb and designed by James Gamble Rogers who created the master plan for the college. Its architectural style and use of materials and details set the standard for the image of Newcomb.

Relation to Function
The building was designed as the administrative and academic center for Newcomb College and has continued to be used for similar purposes although many of the original spaces have been subdivided to accommodate larger numbers of offices. It currently contains spaces used by the departments of psychology, philosophy, communications, sociology, math, Spanish, French, Italian, history, German, classical languages, and Spanish and Portuguese.

Recommendation
Preserve the building exterior. Maintain academic use and use as the administrative headquarters for Newcomb College.
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75  **Josephine Louise House**

   **History**
   Constructed 1918
   Architect: James Gamble Rogers

   **Building Area:** 61,205 gsf

   **Relation to Campus Environment**
   J.L. is one of the original three buildings of the Newcomb campus and was
designed by James Gamble Rogers who created the master plan for the college.
It defines the north side of the Broadway Street quad and has a prominent public
visibility along Broadway. The building is architecturally similar to the other
original Rogers buildings - Newcomb Hall and Newcomb Art - as well as to
Dixon Hall, Newcomb Gym and
Newcomb Pool which were built shortly
after the first three. These buildings
define an architectural style which was
intended to be visually identifiable as
referring to Newcomb.

   **Relation to Function**
   J.L. was the original dormitory for
Newcomb College. It is currently
considered to be one of the most suc-
cessful and popular dorms, in all likeli-
hood because of the architectural
character of the original design and
quality of maintenance and renovation.
In addition, the dorm has well designed
and often used community spaces. The
building is physically isolated from the
rest of the undergraduate dorms and
from student service facilities.

   **Recommendation**
   Preserve the building. Consider potential
for development of a specialized residen-
tial program in this building (for example,
a residential college or academic dorm
combined with the relocation of the
Newcomb Center for Research on
Women). Consider also conversion to
academic / administrative use. Relocate
university maintenance functions out of
the building.

77  **Newcomb Nursery School**

   **History**
   Constructed 1958
   Architect: John Dinwiddie

   **Building Area:** 6,326 gsf

   **Relation to Campus Environment**
   The Newcomb Nursery is located at the
corner of Audubon and Plum Streets
behind J.L. and on the edge of the
Newcomb campus. It has little environ-
mental effect on the campus; however, if
this block is considered for campus
expansion, then the relationship of the
Nursery to the campus will be redefined.

   **Relation to Function**
   The building was designed for its current
function.

   **Recommendation**
   Maintain the building and its existing
use. If this block is considered for
campus expansion, then the appropriate-
ness of the building and the location of
the nursery at this site should be re-
evaluated.

82  **Woldenberg Art Center (West Wing)**

   Renovated to become the Woldenberg
Art Center in 1997

   Architect: Hartman Cox
   This wing of the Woldenberg Art Center
was originally constructed as two
buildings, the Newcomb Gym and the
Newcomb Pool:

   **Newcomb Gym**

   **History**
   Constructed 1923
   Architect: Frank G. Churchill

   **Building Area:** 34,157 gsf

   **Relation to Campus Environment**
   The Newcomb Gym was designed
shortly after the construction of the
original Newcomb College buildings
and is similar to them in massing, use of
materials and detail.

   **Relation to Function**
   The building has been converted to
accommodate offices and a lecture
facility for art history instruction for the
Art Department.

   **Newcomb Pool**

   **History**
   Constructed 1924
   Architect: Frank G. Churchill

   **Building Area:** 3,518 gsf

   **Relation to Campus Environment**
Originally constructed as the Newcomb Pool, this building was designed shortly after the construction of the original Newcomb college buildings and is similar to those buildings in use of materials and detail, though smaller in scale. It was built as an addition to Newcomb Gym, converting that building to an L-shaped plan and creating an open space at the north west corner of Newcomb Quad.

**Relation to Function**
The building was converted for use as a sculpture studio to accommodate the Art Department.

**Recommendation**
Maintain the buildings use.

**83 Woldenberg Art Center (East Wing)**
Renovated into the Woldenberg Art Center in 1996
Architect: Hartman Cox
Constructed 1923 as the Newcomb Art School
Architect: Frank G. Churchill
Renovated to add the Glass Studio 1986

**Building Area:** 34,157 gsf

**Relation to Campus Environment**
The Newcomb Art Building is one of the original three buildings of the Newcomb campus and was designed by James Gamble Rogers who created the master plan for the college. It defines the north east corner of Newcomb Quad and has a prominent public visibility along Newcomb Place. The building is architecturally similar to the other original Rogers buildings - Newcomb Hall and J.L. - as well as to Dixon Hall, Newcomb Gym and Newcomb Pool which were built shortly after the first three. These buildings define an architectural style which was intended to be visually identifiable as referring to Newcomb.

**Recommendation**
Maintain the building and use.

**84 Caroline Richardson Building**

**History**
Constructed 1958
Architect: Robert Cummins

**Building Area:** 20,060 gsf

**Relation to Campus Environment**
Caroline Richardson reinforces the western street edge of Newcomb Place; it is located at the end of Plum Street and partly defines an outdoor area at the end of Plum St. which is used by the Art Department. The building modernist style is appropriate for the middle campus which contains buildings of a wide range of architectural styles; but, despite the use of brick as a facade material, the style prevents a visual association of this building with the other buildings of the Newcomb campus.

**Relation to Function**
The building was designed to provide a food service location for the Newcomb campus. It currently accommodates a library on the ground floor and the Newcomb Center for Research on Women on the second floor.

**Recommendation**
Maintain the building.

**85 Physical Plant Building**

**History**
Constructed 1929
Architect: Emile Weil
Enlarged 1963

**Building Area:** 22,372 gsf

**Relation to Campus Environment**
The Physical Plant Building is located behind Caroline Richardson Hall in the block bounded by Newcomb Place, Plum Street, Audubon Street and Willow Street. It is not visible from any major public areas of campus and has limited impact on campus environment.

**Relation to Function**
The building was originally the laundry and boiler house for Newcomb College.
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It has been expanded and enlarged through the addition of a second floor and currently accommodates trade shops on its ground level and administrative offices on the second floor.

**Recommendation**
Maintain the building and existing use.

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86 **Power Plant Building**

**History**
Constructed 1958
Architect: Paul Charbonnet

**Building Area:** 27,752 gsf

**Relation to Campus Environment**
The building is located on Plum Street in the block bounded by Newcomb Place, Willow and Audubon Streets. It is at the edge of the developed campus area and has low public visibility.

**Recommendation**
Maintain this and other plant service facilities in this area where they are not highly visible, do not occupy land or buildings that are more appropriate for more general use functions and accommodate service vehicles at an edge (rather than center) of campus.

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88 **Physical Plant Garage**

**History**
Constructed 1968

**Relation to Campus Environment**
The building is located in the center of the block roughly formed by Newcomb Place, Audubon Street, Plum Street and Willow. It is not publicly visible.

**Recommendation**
Maintain this and other plant service facilities in this area where they are not highly visible and do not occupy land or buildings that are more appropriate for more general use functions.

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90 **Physical Plant Department**

**Logistics Building**

**Building Area:** 3,891 gsf

**Relation to Campus Environment**
The building is located in the center of the block roughly formed by Newcomb Place, Audubon Street, Plum Street and Willow. It is not publicly visible.

**Recommendation**
Maintain this and other plant service facilities in this area where they are not highly visible and do not occupy land or buildings that are more appropriate for more general use functions.

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92 **Health Services**

**History**
Constructed 1959
Architect: Burke, LeBreton and Lamantia

**Building Area:** 12,942 gsf

**Relation to Campus Environment**
Health Services is located on the corner of Willow Street and Newcomb Place on a site with high public visibility. The building reads as an object building not well integrated into its context with no formal or material relationships to other buildings nearby. The style of the building is appropriate for the eclectic range of building images in the middle campus; however, the location of an object building on the campus edge impedes the development of a coherent edge and public image for the university.

**Recommendation**
To be determined. Health Services could potentially be relocated to another campus location and this site and/or building could become available for another use.
96 Willow Street Dormitory

**History**
Constructed 1999
Architects: Scogin, Elam & Bray

**Building Area:** 140,964 gsf

**Relation to Campus Environment**
The building's location at the Northwest corner of the intersection at Willow Street and McAllister Drive supports the pattern of existing dorms, and is appropriate to the residential neighborhood to its West. General characteristics of the building (setbacks, colors, and architectural details) differ from general campus conditions, and attract specific attention.

**Relation to Function**
Three of the four buildings have central courtyards; the fourth is linear in shape to parallel the rear property line of the adjacent neighbors.

98 Aron Student Residences

**History**
Constructed 1985
Architect: Lyons and Hudson

**Building Area:** 135,474 gsf

**Relation to Campus Environment**
Aron is located on the north side of Willow Street between McAllister and Ben Weiner Drives. The dormitory is designed as a complex of buildings arranged around an interior courtyard. The building in effect creates its own private quad; it is functionally isolated from other buildings and spaces in this zone of campus, and yields a moderately low density.

**Relation to Function**
Aron is a popular apartment style dormitory for upperclassmen. Suites contain single bedrooms, bathrooms, living rooms and kitchens.

**Recommendation**
Maintain building and housing use.

103 Collins Diboll Memorial Complex

**History**
Constructed 1993
Architect: Kessels, Diboll, Kessels

**Relation to Campus Environment**
The Diboll Complex is located in the back campus on Ben Weiner Drive; its siting on this street matches the set back of Reily and helps to define this street edge and create the sense of a dense, urban street front. The building forms the east edge of a recreational playing field to be developed between McAlister Drive, Reily and Aron.

**Relation to Function**
The building contains office space partially occupied by the Department of Public Safety and Department of Human Resources and Conference Services on the first floor, and five levels of parking garage above.

**Recommendation**
Maintain building

106 Reily Recreation Center

**History**
Constructed 1987
Architects: Hellmuth, Obata and Kassabaum and S. Stewart Farnet Associates

**Building Area:** 123,000 gsf (est.)

**Relation to Campus Environment**
The building is located in the back campus. It is sited perpendicularly to the axis of the back campus and extends from Ben Weiner Drive almost to the west property line. The building effectively divides the southern portion of the back campus - Aron, the parking garage, playing field and parking lot - from the northern section which is almost exclusively used for recreation and athletics. This strategy contains and defines the athletic zone, but also inhibits the potential for development of non-athletic functions north of Reily. The building interrupts circulation patterns through campus, and provide an unrevealing conclusion of McAlister Drive.

**Relation to Function**
The building was designed to accommodate its current use of recreational sports activities; use of the building could support expansion of some facilities.

**Recommendation**
Maintain the building and existing use.
107 Monk Simons Building

**History**
 Constructed 1978
 Architect: Sizeler and Muller

**Building Area:** 18,024 gsf

**Relation to Campus Environment**
 Monk Simons is located in the center of the back campus, away from public streets and public view. The building is poorly sited; it disrupts the axis of pedestrian traffic from Reily to Wilson, and it would interfere with development on the Favrot and Monk Simons parking lots. The building’s design - specifically its windowless walls and use of metal siding - is incompatible with the campus image.

**Relation to Function**
The building contains spaces used by ROTC and computer services. The facility is inappropriate for office use due to its lack of natural light and its propensity for flooding.

**Recommendation**
Consider demolition of the building to allow for additional development in this area and improvement of the circulation path and exterior spaces between Reily and Wilson.

110 Goldring Tennis Center

**History**
 Constructed 1991
 Architect: Wayne Troyer, AIA

111 Wilson Athletic Center

**History**
 Constructed 1988 - 1989
 Architects: I. William Sizeler, Hellmuth, Obata and Kassabaum

**Building Area:** 72,302 gsf

**Relation to Campus Environment**
 Wilson is located on Ben Weiner Drive in the back campus. The building is designed around an interior atrium and has a strong internal focus; it makes little reference or contribution to the campus environment. The building set back from Ben Weiner does not match the siting of other buildings on this street. Its external covered walkways do not reference or support important or continuous lines of movement through campus, but act more as compositional elements to support the geometry of the individual building design. The use of concrete block for exterior skin copies the previous use of this material at Aron and Reily in an ineffective and superficial effort to create a unified image for the back campus.

**Relation to Function**
Wilson was designed for Athletics and houses offices and other support spaces such as locker rooms and training facilities.

**Recommendation**
Maintain building. Consider potential for redevelopment of the entire section of the back campus from Reily to Claiborne Ave.

112 Turchin Stadium

**History**
 Constructed 1990
 Architect: I. William Sizeler

**Building Area:** 1,970 gsf

**Relation to Campus Environment**
The Turchin stadium was constructed around an existing baseball field. The field location near the north end of the back campus ends the axis of pedestrian movement set up from the Reily breezeway to Wilson and effectively isolates and disconnects Rosen House from the campus fabric. The placement of the stadium facade along Ben Weiner does not correspond to the siting of other buildings on this street and undermines the sense of unity of this street edge.

The use of concrete block for exterior skin copies the previous use of this material at Aron and Reily in an
ineffective and superficial effort to create a unified image for the back campus.

**Recommendation**
Maintain stadium. Consider potential for redevelopment of the entire section of the back campus from Reily to Claiborne Ave.

113 **Tony Sofio Baseball Pavilion**

**History**
Constructed 1999
Engineer: Ivan C. Mandich, PE
Architectural Advisors: John Klingman & Henry Fry

**Relation to Campus Environment**
Adjacent to the left field foul pole of the baseball field, 30' from the neighbors' property line. The building divides the athletic areas of football and baseball.

**Relation to Function**
This building was designed as a batting practice facility.

116 **Charles Rosen House**

**History**
Constructed 1959
Architects: Goldstein, Parham and Labouisse; Dreyfous, Seiferth, Gibert

**Building Area**: 136,566 gsf

**Relation to Campus Environment**
The Rosen site has a prominent public visibility on Claiborne Avenue; the building forms the public image of the university on this major street. The building is architecturally unrelated to other campus structures. The building site also includes a triangular exterior spaces on the south side adjacent to Turchin Stadium; this space contains the laundry and boiler house buildings for Rosen as well as an outdoor playground for children. The outdoor space is poorly organized and maintained and conflicting uses, such as children's play areas and building loading zones, are not sufficiently isolated from each other. Rosen is isolated from the residential and academic zones of campus by its placement on the north side of the athletic zone.

**Relation to Function**
Rosen provides housing for graduate students. Units range from one to three bedrooms to accommodate single students, married couples and families with children.

**Recommendation**
Consider potential for redevelopment of this site to house a more public facility which would present a better image of the university to the city and a use which would not be compromised by distance from the primary activity zones of campus. Redesign the outdoor space to the south side of Rosen.