

Maintaining, Renovating, Restoring, and Preserving Historical Properties

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TODAY WE WILL COVER

1. Various definitions of "historic"
2. Efficient use of space
3. Difference between renovation, restoration, preservation and maintenance
4. Current historic restorations on the Lawn

Have a question or comment?

**Feel free to ask or share
during the presentation**

Open discussion format

VARIOUS DEFINITIONS OF "HISTORIC"

UVA's "Historic" Structures

Evaluation Methodology

One goal of the Historic Preservation Master Plan was to develop a ranking of historic structures and landscapes which lists them with respect to their importance to the University's historic development and character.

To establish the list, an approach was developed which allowed all of the resources to be judged in a consistent manner.

This required understanding how the building or landscape fit within the history of the University, and included an interior and exterior survey of each building or landscape and an evaluation of the building's or site's integrity.

Definition of Historic Property from Secretary of the Interior Standards

A district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the national, State, or local level.

Definitions

- Fundamental
- Essential
- Important
- Contributing
- Not-contributing

Ranking

Based on the information gathered, each building and landscape was assessed and assigned a preservation priority – a ranking identifying the resources level of importance in terms of the University's historic character. The priorities are divided into six groups:

- Fundamental to University history and present character, which applies exclusively to the Jefferson building and Grounds.
- Essential to University history and present character.
- Important to University history and present character.
- Contributing to University history and present character.
- Not Contributing to University history and present character.
- Significant outside the University context.

BUILDINGS BY PRESERVATION PRIORITY

FUNDAMENTAL	ESSENTIAL	IMPORTANT	CONTRIBUTING	NOT CONTRIBUTING
Jefferson Precinct - East Lawn Dorm	Alderman Library	Allen House - Ok Observatory (House #1)	Astronomical Research Lab	1200 Westland Street
Jefferson Precinct - East Range Dorms	Bayly House	Birchwood - NE Storage (Six Houses)	Alumni Hall	1200 Westland Street Lab
Jefferson Precinct - Hall A	Birchwood Mainstem (Six Houses)	Birchwood - SW Storage	Barringer Museum	Albert Small Building
Jefferson Precinct - Hall B	Birchwood Glass Quarters	Birchwood - SE Storage	Birchwood Brick Barn	Astronomy Building (University and Natural Resources)
Jefferson Precinct - Hall C	Birchwood Water Tower	Birchwood - SW Storage	Birchwood - Stone Barn	Birchwood - Currier's House (Each House)
Jefferson Precinct - Hall D	Brooks Hall	Brown College - Monroe Hill (Dormitories)	Car's Hill - Leake Cottage	Birchwood - Middleton House
Jefferson Precinct - Hall E	Car's Hill - President's Garage (Garage House's)	Car's Hill - Guest House	Dawson's Row #1	Birchwood - Stone Shed
Jefferson Precinct - Hall F - Mason	Car's Hill - President's House	Car's Hill - Backlight Patient	Dawson's Row #2	Birchwood - Wood Garage
Jefferson Precinct - Hall G - Leveering Hall	Clark Hall	Clark Hall	Gilson Hall	Birchwood Elm
Jefferson Precinct - Pavilion I	Coker Hall	Dawson's Row #3	Haley Hall	Hoagly House
Jefferson Precinct - Pavilion II	Conner Building - Women's Center	International House - Lotus Building Center	J. Sauer Physics Laboratory	Jefferson Precinct - Pew Alley #1
Jefferson Precinct - Pavilion III	Dawson's Row #4 - Pottery	Lafite House - Sandring Center	Lady Anne Pavilion (Queen's Court)	Jefferson Precinct - West Lane Garage
Jefferson Precinct - Pavilion IV	Epworthian Hall	Madison Hall	Lambeth House	Jefferson Precinct - West Lane Wash Room
Jefferson Precinct - Pavilion V	Garrett Hall	Monroe Hall	Mary Montford Hall	Rankin Hall
Jefferson Precinct - Pavilion VI	Jefferson Precinct - McCallie Cottage	Montebello	Many Hall	King-Children's Rehabilitation Center
Jefferson Precinct - Pavilion VII	Jefferson Precinct - Oyster Run	Monro	McCormick Road Distribution	Shige Ochan House
Jefferson Precinct - Pavilion VIII	Jefferson Precinct - Mose	Small Observatory	Myrtle Hall	Shige Commemorative Court
Jefferson Precinct - Pavilion IX	Lambert, Calverdale	Smythole	Midtown	Leake Building
Jefferson Precinct - Pavilion X	McCormick Observatory	Thompson Hall	Miller Center	Monroe Hill Garage

FUNDAMENTAL	ESSENTIAL	IMPORTANT	CONTRIBUTING	NOT CONTRIBUTING
Jefferson Precinct - Eastland	Michoud Amphitheater	University Hall	Miller Centre - Faulkner House	Montebello Garage
Jefferson Precinct - West Lane Dorms	Medical School Building		Miller Centre - Hoyle House	Monro Garage
Jefferson Precinct - West Range Dorms	Memorial Gymnasium		Miller Centre - Orchard House	Payton House
	Minor Hall		New Cabell Hall	Professor Duprean
	Monroe Hill House		Newcomb Hall	Shedwood Apartments (Spanish Home - Casa Brava)
	Monroe Hill Office		Richard Bracher	Telephone Exchange
	Monroe Hill Ranges		Phobias	University Gardens Apartments
	Old Cabell Hall		Rugby Faculty Apartments	University Hospital - Nichols Wing
	Rankin Hall		Stacy Hall	University Hospital - Multistory Building
	Rankin Hall		University Hospital - Barringer Wing	University Hospital - North Wing
	Ross Hall		University Hospital - Clinical Dept. Building	University Hospital - Salking Research Lab
	University Chapel		University Hospital - Deak Wing	University Hospital - X-Ray Storage Building
	Varsity Hall		University Hospital - Stone Wing	University Hospital - Central Wing
			University Press - Remick House	Zohmer Hall
			Varsity House	Observatory House #2

EFFICIENT USE OF SPACE



OLD CABELL HALL

Secretary of State
John F. Kerry



OLD CABELL HALL

Dalai Lama



OLD CABELL HALL

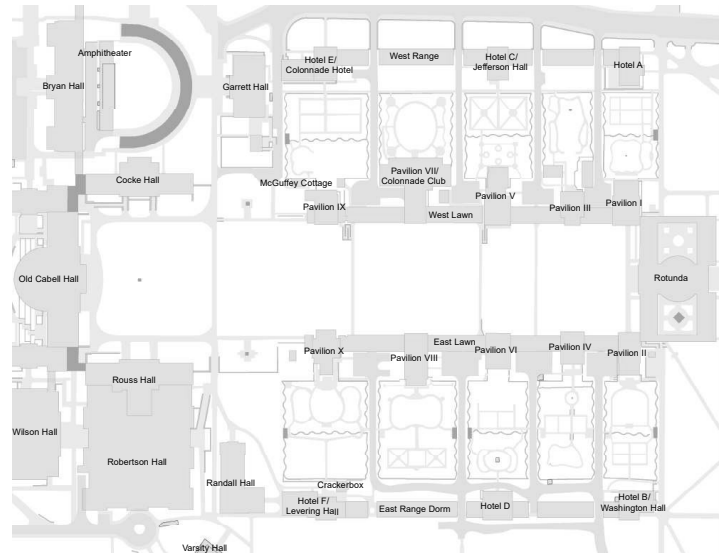
Facilities Management Town Hall Meeting



ROTUNDA

Dome Room

DIFFERENCE BETWEEN
Renovation
Restoration
Preservation
Maintenance



PAVILION X
old



PAVILION X
newly renovated



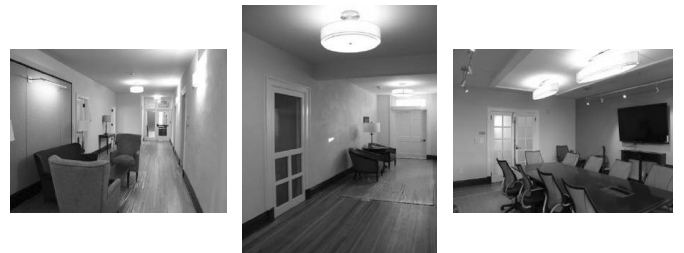
PAVILION X AND ROTUNDA



O'NEIL HALL
old



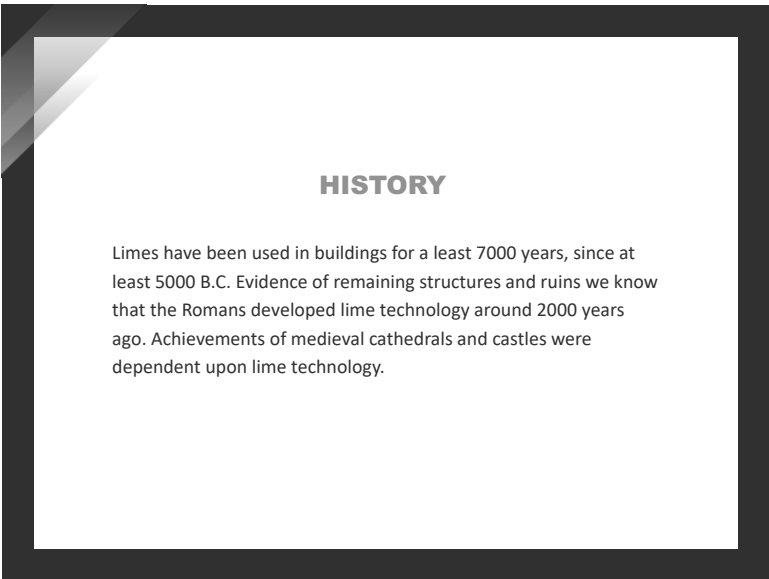
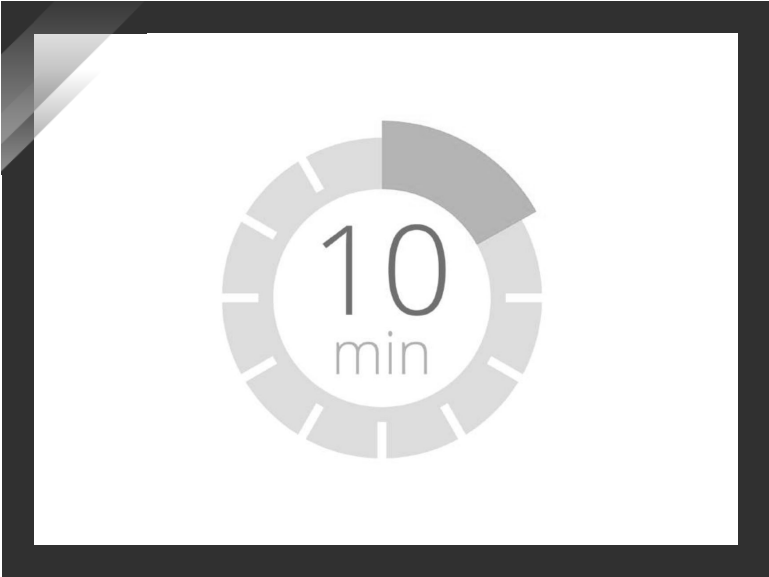
O'NEIL HALL
newly renovated



O'NEIL HALL
interiors



PAVILION III
columns



It is essential to understand building limes for the proper repair and health of our historic structures.



LIME

stone, oyster shell, chalk, coral, marble - whose main constituents are calcium carbonate (CaCO_3)

Limes vs. Cements (OPC)

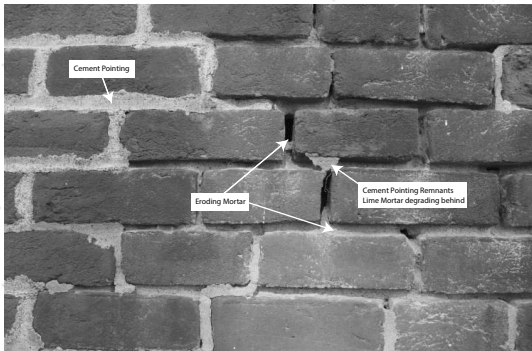
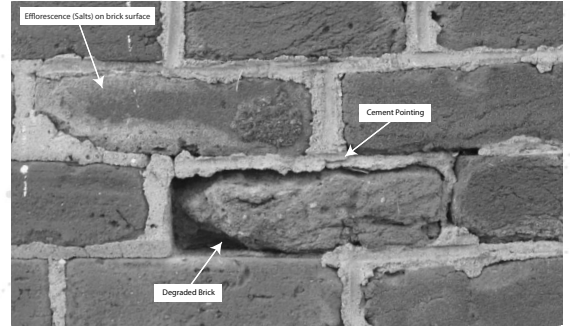
LIME

- Strength (like for like)
- Vapor permeability
- Autogenous healing
- Flexibility (accommodates movement structural as well as thermal and seasonal)
- Environmentally friendly (reabsorption of Carbon dioxide CO_2)

CEMENT

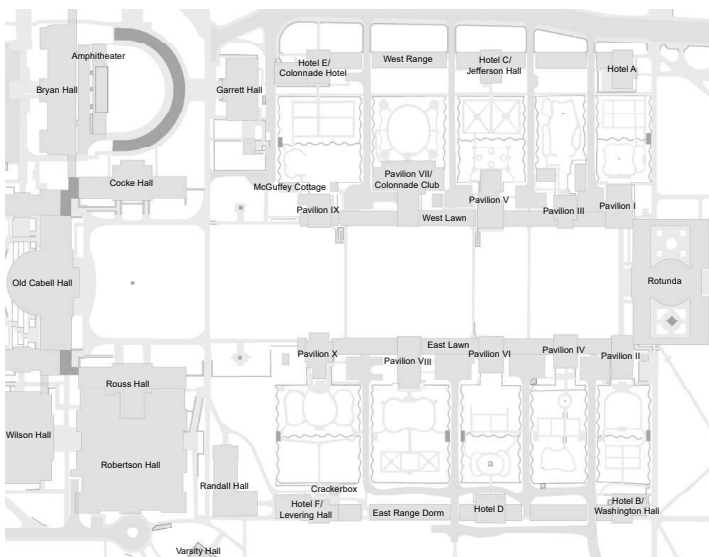
- Hardness
- Non-vapor permeable
- Soluble salts production
- Rigid
- Entrapment of moisture thus causing greenhouse affect producing Unhealthy Building Syndrome

Examples





Current Historic Restorations & Renovations on the Lawn



Fall of 2016 a project to restore the original Jefferson Tuscan columns was developed



UNIVERSITY OF VIRGINIA - PAVILION VIII

Before restoration - Tuscan columns



UNIVERSITY OF VIRGINIA

East Lawn student room colonnade between Pavilion VIII and X.
Removal of cementitious and paint coatings.



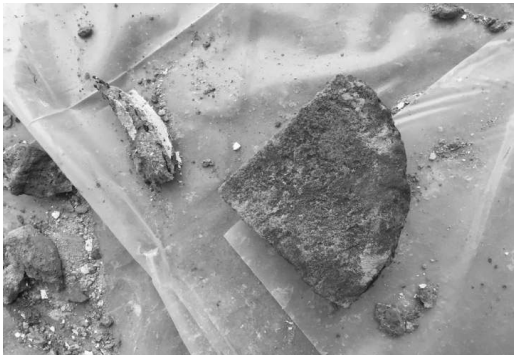
UNIVERSITY OF VIRGINIA

Colonnade columns - viewing north to south between Pavilions VIII and X
Column 1 having original render (plaster) with cement removal
Column 2 - first coat (scratch coat) applied



UNIVERSITY OF VIRGINIA

Column had split in half this was due to the deterioration of mortar. The column being non-vapor permeable due to cement patching and modern paint coatings.



UNIVERSITY OF VIRGINIA
Original wood – molded Tuscan column brick



UNIVERSITY OF VIRGINIA
Original brick column – cement plaster has been completely removed



UNIVERSITY OF VIRGINIA
Tuscan stone base before removal of patching and coatings



UNIVERSITY OF VIRGINIA
Tuscan sand stone base after removal of coating and modern paints.
Local sandstone was used to carve the original bases.



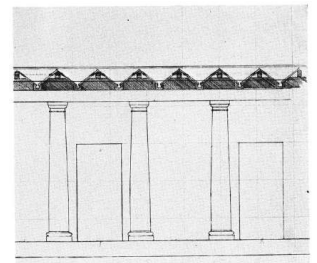
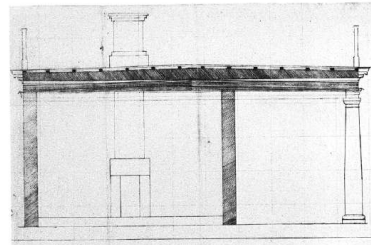
**UNIVERSITY OF VIRGINIA
TUSCAN COLUMN REPAIR**

Mason/plasterers Zack Mays, Tim Proffitt, Lance Rothgeb and Robby Kolb repaired the 200-year-old Tuscan columns that line the Lawn within the Academical Village.



HISTORY

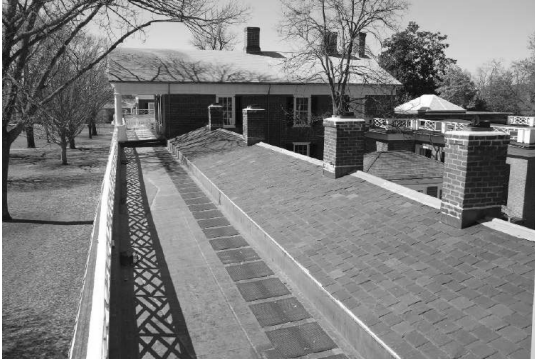
An important aspect of Thomas Jefferson's design for the Academical Village is the inclusion of the colonnade connecting the ten pavilions on either side of the Lawn, which provides weather protection to the walkways beneath. Originally, the colonnades were covered with what Jefferson called a "terras roof", an intricate system of tapered joists and serrated framing topped with a deck and railing that provided a walkway between the second floor entrances to the pavilions while also achieving the desired aesthetic effect of a flat roof above the dormitories.



UNIVERSITY OF VIRGINIA

Thomas Jefferson's flat roof design (left)

A key component was a "serrated" roof (right)



UNIVERSITY OF VIRGINIA
Before renovation



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UNIVERSITY OF VIRGINIA



UNIVERSITY OF VIRGINIA

Plywood deck is installed over the beams, then a deck made of ipe wood is installed over the sleeper joints.

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During and after renovation



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Railing renovation



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Most of the existing railings on the Lawn date to the 1970s, and have deteriorated to the point of replacement.

In addition, they were built to an historically inaccurate design.



UNIVERSITY OF VIRGINIA

The railings are fabricated in UVA's own cabinet shop.



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Before (top) and after (bottom)



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New roof and railings



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Team members included staff from Project Services (carpenters, masons, ...) and Facilities Planning & Construction (Historic Preservation)

Balcony Collapse





AIA Continuing Education Provider

Explanation of AIA credits

Credit(s) earned on completion of this course will be reported to American Institute of Architects (AIA) Continuing Education Session (CES) for AIA members.

Certificates of Completion for both AIA members and non-AIA members are available upon request.

Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.

This course is registered with AIA CES for continuing professional education. As such, it does not include content that may be deemed or construed to be an approval or endorsement by the AIA of any material of construction or any method or manner of handling, using, distributing, or dealing in any material or product.

**AIA
Continuing
Education
Provider**

Course description

Many higher education campuses have facilities designated as historic property. Using these facilities efficiently, while preserving their historic character can be challenging. This elective course will include such topics as non-invasive maintenance practices, artisan training, preservation techniques and the value of research.

Faculty Member: Mark Stanis

AIA
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Learning objectives

- 1) Learn how navigate the codes and standards for historic buildings
- 2) Learn how to use the historic building while preserving its historic value
- 3) Learn non-invasive maintenance practices, artisan training, preservation techniques
- 4) Learn of the value of research

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This concludes
The American Institute of Architects
Continuing Education Systems Course

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Questions and/or comments?

Thank you

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