

**A Report to the D.C. Zoning Commission**  
**Pursuant to Order No. 06-42, Dated July 20, 2007, Condition 10,**  
**Regarding Buildings Aged 50 Years and Older at Trinity<sup>1</sup>**  
*Submitted July 18, 2008*

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By Order No. 06-42, dated July 20, 2007, the Zoning Commission approved the 2007 Campus Plan for Trinity College. In accordance with and in fulfillment of Condition #10 of that Order Trinity College submits to the Zoning Commission this report on the buildings on its campus that are 50 years of age or older.

The following brief history of Trinity provides context for the buildings.

In 1897, the Sisters of Notre Dame de Namur (SNDs) founded Trinity College (now also doing business as Trinity Washington University) to provide collegiate opportunities to women. At that time, most private and many public colleges and universities, particularly on the east coast, limited admission to men only. However, in the course of the 19<sup>th</sup> century, new colleges for women began to appear in New England (Radcliffe, Smith, Wellesley, Mt. Holyoke), New York (Vassar, Barnard) and Philadelphia (Bryn Mawr). Catholic women began to join the march toward women's educational equality, and Catholic women began applying, fruitlessly, to the then-new and all-male Catholic University in Washington. As time went on, and to the deepening dismay of Church leaders, when Catholic University denied admission to female applicants the women then went to the new women's colleges largely formed in the Protestant traditions. The desire of Church leaders to address what they saw as a possible scandal coincided with the desire of the Sisters of Notre Dame to expand their historic ministry in education for girls to higher education for women.

Trinity College became the progeny of these two somewhat different motivating forces, each satisfying the other's need to have an institution for higher education in the nation's capital that would fulfill the scope of mission the founders envisioned: a higher education for women as good as any available to men at that time, a Catholic college that would ensure that college-educated Catholic women received the best possible instruction in Catholic values.

Much has changed at Trinity over the years, yet, much remains the same. Trinity today serves a remarkably different student population than what the SNDs first envisioned, and yet, the SNDs are quick to point out that Trinity's current student body in every way reflects their values. Trinity's 1700 students in 2008 are predominantly African American and Latina women from the Washington region, and many students are from immigrant families. Trinity today is a small university with three academic schools --- the historic women's college is the College of Arts and Sciences; coeducational programs for working women and men occur through the School of Education and School of Professional Studies. Several thousand students, faculty, staff and visitors traverse the Marble Corridor each week, where once a small handful of young women and religious sisters gathered for their studies, ceremonies, meals and Mass. Yet, aside from the

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<sup>1</sup> All materials referenced in this report are available in full in the Trinity College Archives. However, while the archives include much correspondence and some photographs, actual drawings are scarce for most of the buildings.

obvious fact that all of these thousands of modern students, faculty and staff work and live in buildings that have changed little since they were first occupied, the most important feature of Trinity has not changed at bit: the relentless devotion to excellence in education as a means to achieve personal transformation and social change as a matter of Gospel justice.

### **Trinity College 2007 Campus Plan and Zoning Commission Order**

In February 2007, the D.C. Zoning Commission approved Trinity's 2007 Campus Plan for years 2007-2017. As part of that approval, the Zoning Commission Order required Trinity to prepare and submit a report on the buildings on the campus aged 50 years or older. Of the eight buildings now on Trinity's campus, five meet this age criterion, and three are younger (Kerby Hall, the Library, and the Trinity Center). The five buildings addressed in this report include:

- Main Hall (first part opened in 1900)
- Notre Dame Chapel (opened in 1924)
- Alumnae Hall (opened in 1929)
- Science Building (opened in 1942)
- Cuvilly Hall (opened in 1958)

Of those five buildings, the first three --- Main Hall, Notre Dame Chapel, Alumnae Hall --- are important to Trinity's history and the architectural character of the Trinity campus. They are buildings that define the nature of the Trinity campus. They are fundamental to the nature of campus life at Trinity. It is unlikely that the exterior of these buildings will be altered in any significant way. However, alterations may be required to maintain and protect the buildings and to address life safety, code compliance, and energy efficiency issues. The two newest buildings -- Science and Cuvilly --- do not have the historic or architectural significance in campus history or life as the three earlier buildings. Given Trinity's educational mandate and limited resources, it is likely that the Science Building will be incorporated into plans for the new academic center or demolished for a totally new academic center. Cuvilly will be demolished as new campus housing is built.

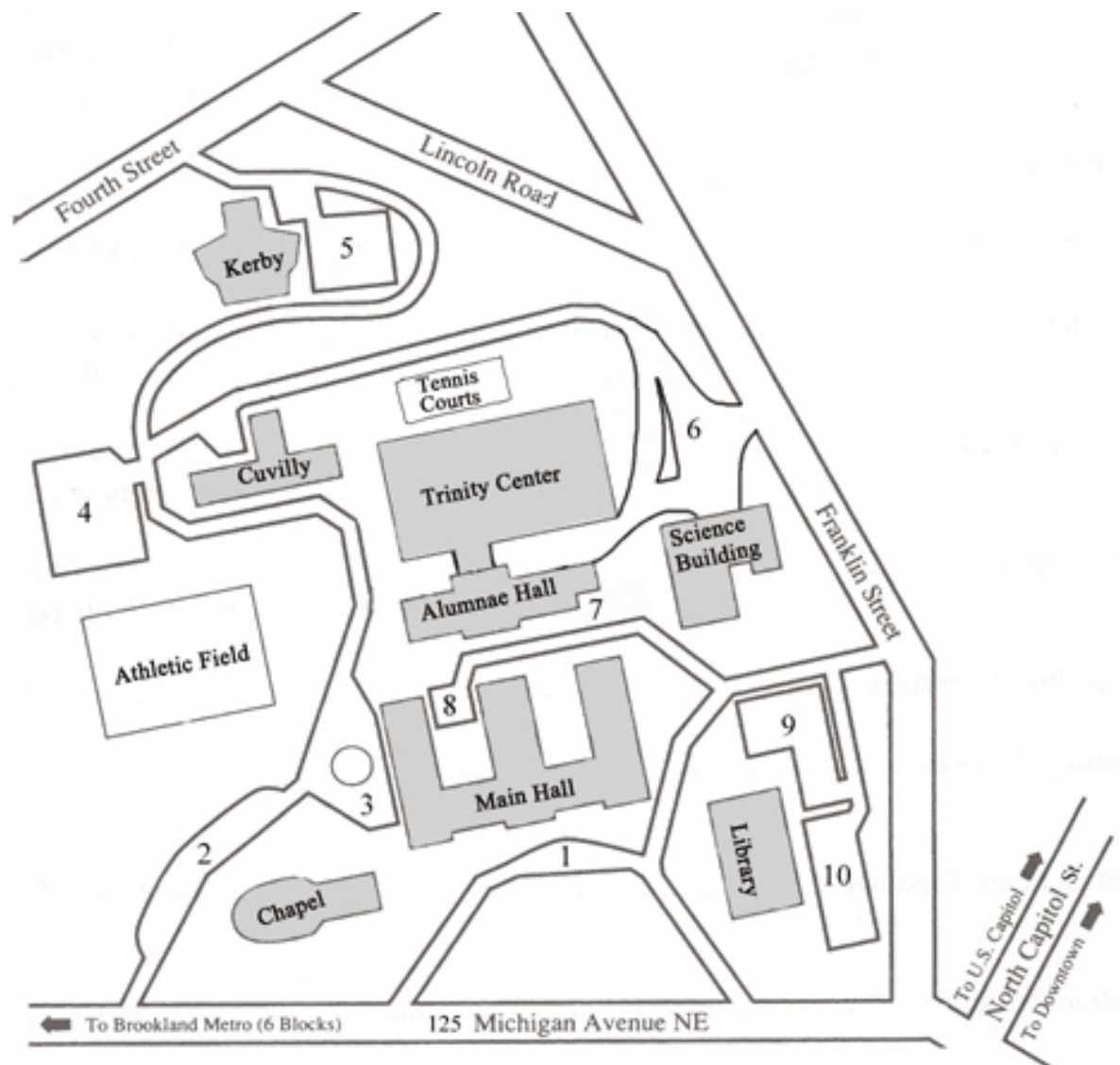
Since its founding, Trinity has been conservative with respect to construction on campus. The SNDs only built what was absolutely necessary in each generation, and long periods of time elapsed between major projects. This inherently conservative approach to construction also reflects Trinity's historic poverty, a condition often masked in the past by the desire of the SNDs to prove that strong women could make their own way in the world. While their earliest buildings reflect a truly remarkable gift for aligning architecture with noble ideals, they were not as successful in building the endowment necessary to support the ongoing operation and maintenance costs of these facilities.

Trinity today has just a \$10 million endowment, most restricted to student scholarships. Funds for capital improvements in Trinity's older buildings are non-existent except through the generosity of donors. Trinity's debt capacity is limited. As Trinity contemplates the future of its campus architecture, a major capital campaign will support construction of the new University Academic Center envisioned in the 2007 Campus Plan. Trinity will also continue to seek special

gifts and grants to support maintenance of and necessary alterations to Main Hall, Alumnae Hall, and Notre Dame Chapel. New campus housing is also anticipated on the 2007 Campus Plan, eventually making it possible to replace all current student housing.

As Trinity moves into the 21<sup>st</sup> century and forward with its Campus Plan it is mindful of its stewardship obligations to the oldest buildings its campus. Trinity will do its best to maintain these buildings while pursuing its educational mission.

## TRINITY CAMPUS MAP



## MAIN HALL



*Address:* 125 Michigan Avenue, NE  
Washington, DC 20017

*Cornerstone:* 1899

*Completion:* 1909

*Architect:* Edwin F. Durang & Sons  
Philadelphia, PA

*General Contractor:* W.J. McShane

*Size:* 225,000 square feet

*Exterior Materials:* Port Deposit Granite skin, Mt. Airy Granite trim, Red Terra Cotta Tile Roof

*Total Original Cost:* @ \$800,000 including land purchases and all contracts from 1898 to 1908



## Main Hall Description

“Eclectic” is a word that emerges repeatedly in descriptions of the architectural style of Trinity’s Main Hall. While the lead architect Edwin F. Durang preferred to describe Main as “a building classic in feeling” to “follow the prevailing type of architecture of the city”<sup>2</sup> in the late nineteenth century, the actual building that emerged in three major construction projects over a ten year period evoked elements borrowed from several different traditions – classical, Renaissance, American institutional -- to create a structure that typified the massive religious and institutional designs of late nineteenth century America.

The SNDs who founded Trinity studied earlier examples of women’s colleges closely, particularly Vassar and Wellesley, and Durang’s design for Main Hall reveals the influence of James Renwick’s design of Vassar College’s main building and Hammat Billings’ College Hall at Wellesley. These large buildings housed the original colleges in their entirety --- students, faculty, administrators all living and working along the vast corridors.<sup>3</sup>

For the SNDs, Durang was a logical choice to design Trinity as the first Catholic college for women founded specifically as an institution of higher education (several other Catholic women’s colleges began as girls’ academies and so claim the dates of those lower schools as their founding dates; Trinity was intentionally founded as a collegiate institution). Durang was a well known architect in Catholic circles in Philadelphia, having designed scores of churches, convents, schools and religious buildings, including several for the SND schools in Philadelphia. In one of his rare projects beyond Philadelphia, Durang also designed the SND Summit Country Day School building in Cincinnati in 1890 prior to his engagement for the Trinity project.

The Trinity project posed several unique challenges for Durang. The SNDs were under considerable pressure to open the college as quickly as possible after receiving Vatican approval to proceed (which only came about after a period of some controversy over whether higher education for Catholic women might be part of the heresy then known as Americanism)<sup>4</sup>. However, in spite of much moral support from Cardinal James Gibbons, the leadership of Catholic University, and many prominent women on the Ladies Auxiliary Board, the SNDs did not have much money to proceed with the building project. Moreover, unlike the long period of planning preceding any major building project in the twenty-first century, the SNDs had no feasibility study, no market analysis, no real strategic plan other than their ardent belief that this new endeavor was truly God’s work. But stone cost money, and laborers needed their pay, so

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<sup>2</sup> E.F. Durang & Sons Pamphlet, *Trinity College*, in the Trinity College Archives.

<sup>3</sup> Helen Lefkowitz Horowitz, a historian of women’s colleges, notes that James Renwick used his basic design for Charity Hospital in New York, expanded greatly, as the template for Vassar College; the style of asylum architecture, Horowitz explains, with its plan for perfect control of inmates was considered a means to protect female college students from the potentially harmful effects of a higher education. See Helen Lefkowitz Horowitz, *Alma Mater: Design and Experiences in the Women’s Colleges from their Nineteenth Century Beginnings to the 1930s* (Amherst: University of Massachusetts Press, Section Edition, 1993, pp. 31-32).

<sup>4</sup> Sister Columba Mullaly, *Trinity College: The First Eighty Years 1897-1987* (Westminster, MD: Christian Classics, p. 560. Also

the construction project had to occur in phases, during which ideas evolved, donors emerged, building codes changed, modernity brought electric light.

Phase One --- then called South Hall --- began in late 1898 and opened while still under construction in November 1900. Nineteen brave students and six Sisters of Notre Dame comprised the first campus community, all housed together in the south wing, which also included the first classrooms, refectory, chapel, library and science laboratories. The interior of this part of the building was constructed largely of wood, with gas lamp lighting and only modest electrical capacity. A handwritten small notebook from that era indicates that the total cost of the first phase was \$300,181.74, including \$80,000 for the land purchase.

Phase Two --- the center part of the building then called O'Connor Hall --- began in 1903 and continued through 1905, and this phase occurred in two steps. Phase Two gave rise to what quickly became Trinity's iconic image, the great red dome atop the large center atrium, known as the Well. A benefactor from California, Mrs. Myles O'Connor, decided to donate her art collection to the new Trinity College, and she also donated the \$160,000 necessary to construct the art gallery and auditorium that now bear her name.

This part of the project included construction of the central corridor and atrium (the Well) and dome, and the O'Connor wing housing the Art Gallery and Auditorium. The second step of the project added an extended front to the building that included the lobby and parlors on the front, as well as student rooms above. This core section of Main Hall also provides the most obvious examples of the interior grand style --- the red oak finishes, massive plaster Corinthian columns along the central corridor and rising up through all four floors of the Well, the marble flooring extending the length of the corridor, the large crystal chandelier in the lobby.

Phase Three -- the north wing of the building --- began in 1908 and was completed in 1909. Building codes had changed in D.C. by this time, so the north wing infrastructure included steel trusses for the roof (unlike the massive wooden beams in the earlier parts of the building) and steel beams supporting the floors (instead of iron columns). Full electrical capacity also came with the north wing, along with a power plant (incorporated underground into the back end of the O'Connor wing) and central heating system. This phase cost \$339,979, bringing the total project cost to just about \$800,000 over a ten year period.

Main Hall originally housed the entire collegiate community: a convent for the SNDs occupied most of the north wing; student rooms were located on the third, fourth and fifth floors; classrooms lined the second floor corridor while the first floor's Marble Corridor opened into grand parlors. At the north end of the first floor, the parlor known as Social Hall was the original college dining room; the south end of the building housed the library and science laboratories.

Since the completion of the north wing in 1909, very little has changed structurally on the façade or inside Main Hall. Trinity's main emphasis for the last 100 years has been sustaining and upgrading the infrastructure of this massive building to accommodate mechanical and technological changes in academic life. During the last fifty years, some interior uses of the building have changed, notably, the expansion of convent space as new young nuns joined the order in the 1950's and 1960's; conversion of many student rooms to office space when new

dormitories were built; conversion of the library and science laboratory spaces to more classrooms and offices when Trinity at last built new buildings for those vital academic functions; installation of modern telephony and network capacity throughout, and constant attention to fire safety requirements. A small addition to the back side of the O'Connor wing added space for Music and Art in 1960, and this space now houses Trinity's new Nursing program.

While Main Hall remains the academic and administrative nerve center of Trinity, and the SND convent remains an integral part of the building, the growth of the university in the last two decades has placed extraordinary demands on Main. Innovations in academic curricula and programs require new configurations for classrooms and extensive new technologies for teaching; administrative services have grown significantly, requiring larger and more student-accessible office spaces than ever before. Contemporary faculty and staff also have large expectations for the quality and functionality of their offices and work spaces. Student residence spaces, as well as the convent residence, require continuous upgrades for modern living expectations (such as air conditioning and adequate electrical power).

Hence, in order to accommodate Trinity's growth and to provide more space for contemporary academic research and instruction as well as administrative needs, Trinity plans to build a new University Academic Center sometime in the next decade to address many of these issues while also providing some relief for the many demands on Main Hall. The Campus Plan approved in 2007 anticipates development of the University Academic Center along the Franklin Street side of the campus (see Campus Map p. 3).

# NOTRE DAME CHAPEL



*Address:* 125 Michigan Avenue, NE  
Washington, DC 20017

*Cornerstone:* 1921

*Completion:* 1925

*Architect:* Maginnis & Walsh

*General Contractor:* Charles J. Cassidy Co.

*Size:* 20,925 square feet

*Exterior Materials:* Kentucky Limestone  
Terra Cotta Roof Tiles

*Total Original Cost:* \$395,114.71

### **Notre Dame Chapel Description:**

By 1920, Trinity's student body had grown to 375 students, and the Sisters of Notre Dame were eager to build again. They envisioned a chapel dedicated to Our Lady (Notre Dame), the patroness of their religious order. The SNDs were insistent that this new house of worship would reflect the highest spiritual ideals of their order and the Catholic Church, and, therefore, the materials and finishes had to be exceptional.

Choosing the architectural firm of Maginnis and Walsh of Boston made sense to the SNDs, since these Irish architects had established their place as the leading designers of Catholic churches and other grand buildings in that era. Among their other notable projects: the Chestnut Hill campus of Boston College, buildings at the University of Notre Dame, the Basilica of the National Shrine of the Immaculate Conception, and the high altar of St. Patrick's Cathedral in New York.

At Trinity, Notre Dame Chapel was the first of three buildings designed by Maginnis and Walsh; their contributions to the campus ultimately also included Alumnae Hall and the Science Building. The General Contractor Charles J. Cassidy Co. also worked alongside Maginnis and Walsh on the three Trinity projects as well as the National Shrine.

Like the National Shrine, Trinity's Notre Dame Chapel reflects the Neo-Byzantine style of church architecture with Eastern church stylistic origins, a sharp contrast to the prevailing Gothic spires of most church architecture at the turn of the century.

Maginnis and Walsh teamed with several other notable firms to create Notre Dame Chapel's remarkable interior, echoing similar chapels that this team created around the country<sup>5</sup>. Among the most significant materials and design elements are:

- Guastavino tiles arching across the high vault ceiling;
- Connick stained glass windows depicting scenes from the life of Our Lady;
- Botticino marble flooring and accents;
- A massive baldachin with four columns of Breccia Violetta marble;
- Yellow Sienna marble main altar, side altars of Botticino, statues of Carrara
- Aeolian Skinner organ

In 1925, after Notre Dame Chapel opened, the SNDs commissioned Bancel LaFarge to create a suitable mosaic to decorate the high domed ceiling above the baldachin and main altar. The

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<sup>5</sup> Mark Baden, "Designing the Dream of Nazareth Hall" in *The Pilot*, the magazine of Northwestern College (MN), Fall 2006, at <http://www.nwc.edu/display/4695>

LaFarge mosaic, depicting the coronation of Our Lady, is the signature feature of the Chapel interior. This great work of art was executed at the Ravenna mosaic factory in Munich and installed in 1930, with a total additional cost of about \$25,000.

Generations of Trinity students, faculty, staff, alumnae and friends have enjoyed Notre Dame Chapel as a place of great beauty. Many alumnae, when returning to campus, make visiting the chapel a top priority, and some alumnae have even returned to the chapel for weddings and other important events in their lives.

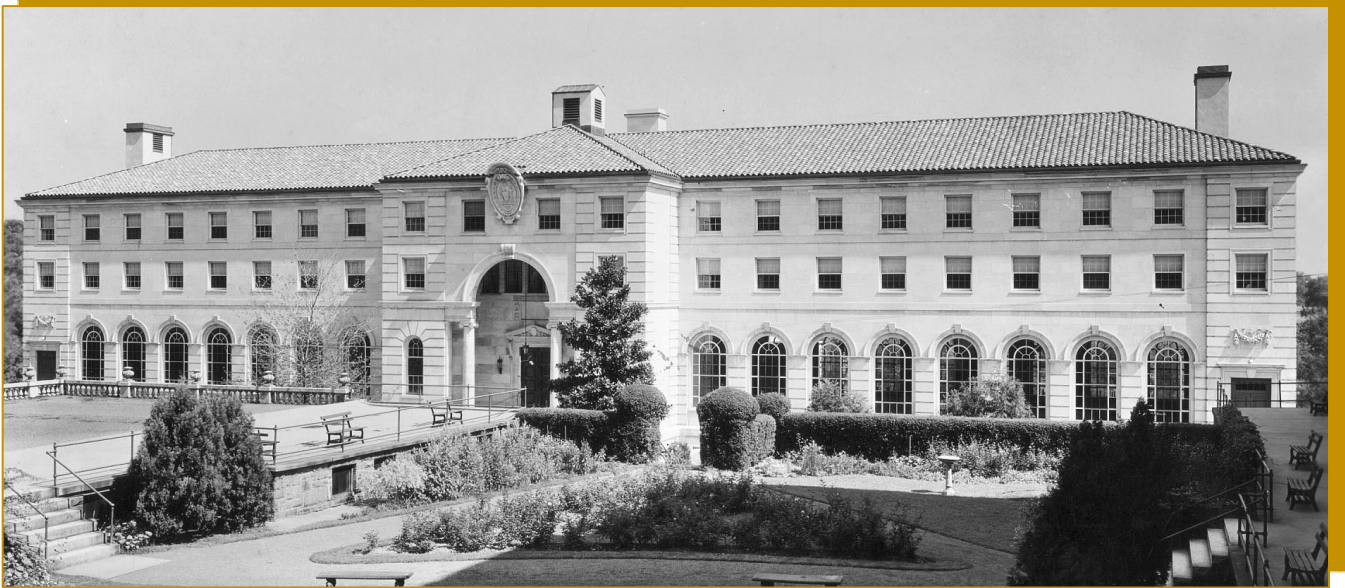
In 1995, Mary Field Goubeau, Class of 1926, began a series of contributions to Notre Dame Chapel to clean the vault ceilings and to provide for ongoing maintenance. Her lifetime gifts were valued at more than \$500,000, and upon her death in 2003 she left a trust that continues to provide modest support for chapel repairs.

Perhaps the highlight of Notre Dame Chapel's long life was the visit of Pope John Paul II in 1979. At that time, his first visit to the United States, Pope John Paul II met with ecumenical leaders in Notre Dame Chapel. A plaque on the chapel portico commemorates the occasion.

The Archdiocese of Washington also places a high value on Notre Dame Chapel, and at the request of the Archdiocese Trinity has extended its hospitality to two communities of Nigerian Catholic congregations who now worship every Sunday in Notre Dame Chapel.



# ALUMNAE HALL



*Address:* 125 Michigan Avenue, NE  
Washington, DC 20017

*Cornerstone:* 1927

*Completion:* 1929

*Architect:* Maginnis and Walsh

*General Contractor:* Charles Cassidy & Co.

*Size:* 65,700 square feet

*Exterior Materials:* Kentucky Limestone, Red Terra Cotta Tile Roof

*Total Original Cost:* \$636,747

### **Alumnae Hall Description:**

By the late 1920's Trinity's growth required the addition of new student rooms as well as a modern dining room. Alumnae Hall, Trinity's third building, represented some of the best thinking about contemporary spaces for female students in the early 20<sup>th</sup> Century.

A major departure from the shared student rooms opening onto Main Hall's long corridors with little privacy, Alumnae Hall reflected the idea that students might live more privately. The student rooms in this "new" building allowed students to live one per room, with each pair of rooms joined by a bathroom with a sink and tub or shower. This was the height of modern living for young women in 1929!

Maginnis and Walsh could not resist designing a cathedral-like grand dining hall on the first floor of the building, decorated handsomely with marble columns echoing the pillars of Notre Dame Chapel. A long correspondence in the Trinity archives reveals many debates between the architects and then-president Sister Raphael, SND, concerning the question of whether the kitchen should be on the same floor as the dining hall, or in the basement. The basement won the day, with food transported on a dumbwaiter to the main serving area.

While the kitchen received upgrades over the years, and a cafeteria-style servery eventually was installed when meal service went from all sit-down-served to cafeteria line service, Alumnae Hall itself is essentially the same building as the one that opened in 1929. Several key factors have had an impact on this structure, however, and going forward Trinity will need to consider how Alumnae Hall can be altered to accommodate more contemporary food service needs.

The main factor impacting Alumnae Hall was the construction of the Trinity Center for Women and Girls in Sports in 2001-2003, the first new building on Trinity's campus in four decades. The Trinity Center building adjoins the rear elevation of Alumnae Hall, and the buildings are attached along the back wall with several access points allowing foot traffic between the buildings, one at the kitchen level to permit food service access to the large gymnasium floor in the Trinity Center, and one access point on the ground level to permit access to the Fitness Center.

As part of the Trinity Center construction, the sub-basement of Alumnae Hall, which had been a somewhat decrepit cellar area for storage, was renovated into the new Fitness Center, a very popular spot for students and health center patrons. Access now occurs through the Trinity Center into the Fitness Center.

A new fire alarm system in Alumnae Hall was added in 2005 because of the need to integrate the alarm system with the Trinity Center.

Going forward, Trinity will eventually renovate the interior of Alumnae Hall to improve its functionality for food service and student life. Trinity does not anticipate changes that would alter the fundamental structure, or the façade.

# SCIENCE BUILDING



*Address:* 125 Michigan Avenue, NE  
Washington, DC 20017

*Cornerstone:* 1940

*Completion:* 1941

*Architect:* Maginnis and Walsh

*General Contractor:* Charles J. Cassidy

*Size:* 42,060 square feet

*Exterior Materials:* Kentucky Limestone

*Total Original Cost:* \$371,779

**Description:**

As Trinity was expanding in size in the 1920's, a clear need arose to provide more contemporary science facilities. From the start, Trinity's science labs were housed in cramped space in the south wing of Main Hall, and the area had become increasingly inadequate for collegiate level science instruction. However, although Trinity began to secure estimates for the cost of a new science building as early as 1931, the prevailing economic conditions (the Great Depression) made it impossible to proceed with the plans until late in the 1930's. At last, just prior to the U.S. entrance into World War II, Trinity was able to undertake the science building project.

The design of the building was heavily influenced by members of the Trinity faculty at that time, and the solid, square design is functional and spare. Each major scientific discipline had its own floor of this new building --- Physics, Biology, Chemistry. At the time the facility was dedicated in 1942, Trinity's Science Building represented the most advanced thinking for women's collegiate education in the sciences. A small architectural footnote: the site chosen for the Science Building was originally selected for the gymnasium that Trinity had intended to build as early as 1914. A small swimming pool building was built on the site in 1916, and that pool continued to function until the early 1990's. However, as the needs of Trinity changed and financial constraints made choices necessary, Trinity chose to build the Science Building on top of the swimming pool, postponing construction of the gym until a much later time.

No major renovation has occurred in the Science Building since it opened in 1942. Given the nature of the facility, this lack of renovation is a serious problem. As part of the approved 2007 Campus Plan, Trinity indicated its intention to build a new University Academic Center along the Franklin Street side of the campus. Trinity has made no decision about whether this new Academic Center will incorporate the existing Science Building or replace the building entirely, but new laboratories and new forms of science adjacencies are necessary for contemporary science instruction.

# CUVILLY HALL



*Address:* 125 Michigan Avenue, NE  
Washington, DC 20017

*Cornerstone:* 1957

*Completion:* 1958

*Architect:* Gaudreau & Gaudreau

*General Contractor:* John Testor & Sons

*Size:* 71,168 square feet

*Exterior Materials:* Limestone

*Total Original Cost:* @ \$1,500,000

**Description:**

Growth in the student population in the postwar years stressed Main Hall considerably, and at the same time more and more young SNDs were also housed in the convent as they studied alongside Trinity students to complete degrees. Trinity was having a great growth spurt, and Sister President Mary Patrick, SND, knew that more dormitory space was essential. In 1956 Trinity retained the Baltimore architectural firm Gaudreau & Gaudreau (now Gaudreau, Inc.) to design the new dormitory. Lucien E.D. Gaudreau started his professional life as an architect with Maginnis & Walsh, so the Trinity connection with the Maginnis firm ran through generations. Moreover, Gaudreau women also became Sisters of Notre Dame, so there was a familial as well as professional connection with Trinity and the SNDs.

Cuvilly Hall (named for the village in France where St. Julie Billiart, founder of the SNDs, was born) arose on a site that was originally the old Red Rose Inn on Lincoln Road before Trinity bought the property. In the 1930's Trinity successfully petitioned to re-route Lincoln Road to its current location around the campus, and the campus was enclosed with an iron fence. A clapboard house then existed at the site, also named Cuvilly Hall, and that building served various collegiate purposes. However, termites took their toll, and by the time Trinity was ready to build the new dormitory, the old wooden structure was more than ready for demolition.

When Cuvilly Hall was opened in 1958 its first floor lounge was brightly lit with floor-to-ceiling windows, and one side of the lounge included a small cafeteria for casual meals. Student rooms on the upper floors were small but adequate for the customs of that era. In the late 1960's air conditioning was added to Cuvilly, and various remodeling efforts made the cafeteria space separate from the lounge area. Unfortunately, that which was modern in 1958 has not worked in the long run, as decades have passed and requirements for dormitory living have evolved. Cuvilly Hall has become an increasingly worn out building. Its design and construction are not easily or economically adapted for modern residence life. Accordingly, Trinity will consider demolition of Cuvilly Hall at some future date when plans are confirmed for new campus housing.



## **CAMPUS LANDSCAPING: OLMSTEAD BROTHERS RELATIONSHIP**

Beginning in 1925, with the conclusion of the construction of Notre Dame Chapel, and with an introduction via Maginnis & Walsh, Trinity retained the Olmstead Brothers company to design the campus landscape. The relationship apparently continued through the late 1930's.

The Olmsteads' most significant work at Trinity was the design for the school's front yard along Michigan Avenue. For this public part of the campus the Olmstead Brothers designed the circular driveway in front of Main Hall, the area between Main Hall and Notre Dame Chapel, and the landscaping around the Chapel. In a letter to "Sister Superior" dated September 30, 1925, the Olmstead firm outlines the fundamental concepts for their landscape design of the front of the campus: "The main driveway leading to the front door of the college building has been drawn to give a broad sweep leading to the center door from both north and south...Off this driveway would lead a broad walk to the chapel." The letter goes on to note the desirability of keeping the trees along the Michigan Avenue side of the chapel to shut out traffic noise.

This same letter also outlined the concept for a covered walkway between Notre Dame Chapel and Main Hall. Additionally, the Olmstead 1925 letter presents an idea for a courtyard with a fountain and gardens between the south wing and center wing of Main Hall; this area became known as "the Court" and in the 1970's was renamed Seymour Court after a gift from Marcella Seymour '25 provided for refreshed landscaping

Trinity places great value on its "public face" on the front side of the campus facing Michigan Avenue. The essential Olmstead plan --- the circular driveway in front of Main Hall, the broad lawn, the tree-lined sidewalk along the Avenue, and the exceptional range of trees and shrubs that have followed, at least in spirit, the Olmstead plan --- will remain and be maintained in the years ahead. While Trinity does contemplate new buildings along the Franklin Street side of the campus, no major changes are contemplated that would affect the Olmstead plans for the front yard of the school.

## **BUILDING PROJECTS AND ALTERATIONS CONTEMPLATED UNDER THE APPROVED 2007 CAMPUS PLAN**

Trinity's buildings pose considerable challenges for maintenance and renovation for contemporary systems, academic practices and lifestyles. In three internal strategic plans between 1992 and 2006, Trinity identified the need to find the financial resources to address these on going issues. Following the strategic plans, the Campus Plans of 1996 and 2007 also acknowledge the need to attend to the functionality of these buildings, as well as the historic nature of the three oldest buildings.

For ongoing assessment of building conditions, routine preventive and corrective maintenance, and general facilities services, including housekeeping and grounds, Trinity has retained the services of an outside vendor. Since 2003, this partnership has made it possible for Trinity to invest wisely in necessary infrastructure upgrades in all buildings. The following lists include the most important work to be accomplished for each building addressed in this report:

### **1. Main Hall**

Because Main Hall has had no significant renovation since its construction, the building is in great need of serious infrastructure improvement. Given the function of Main Hall as Trinity's primary academic and administrative center, as well as functioning in part as a residence hall, the improvements are essential to the viability of Trinity's entire enterprise.

High on the list of improvements that must occur within the next decade are:

- Upgrades for life and fire safety, ADA access
- Installation of a new elevator
- Replace windows on the back side of Main Hall
- Energy management improvements
- Upgrade of the HVAC system for energy management and climate control
- Upgrade of all plumbing, including bathroom modernization
- Upgrade of all technologies
- Complete roof and drainage repair or replacement as necessary
- Pointing of the granite as necessary
- Classroom renovation for modern academic instruction

No changes are contemplated that would detract from the architectural integrity of the exterior or essential nature of this building.

### **2. Notre Dame Chapel**

As early as 1942, Trinity identified design flaws in Notre Dame Chapel that created water penetration problems for the building. The original drainage system included iron drain pipes down through the limestone, and the deterioration in these pipes caused leakage into the stone.

Over the years, various contractors have addressed the water penetration problems in different ways, but the leaks have continued. At present, in consultation with the Goubeau Trust that provides modest support for Notre Dame Chapel, Trinity is working with an engineering consultant as well as an architect who specializes in this kind of structure to determine the best possible permanent solution for the water penetration issues.

Trinity anticipates Notre Dame Chapel being a permanent building on campus, and that no major changes will be made to the exterior of the building. The main challenge at present is securing sufficient funding to undertake the overhaul of the drainage system, repair the deterioration in stonework due to water, and to install a climate control system to stabilize the interior temperature and reduce humidity.

### **3. Alumnae Hall**

When Trinity built the Trinity Center for Women and Girls in Sports, attached to the back of Alumnae Hall, Trinity's original intention was to proceed as well with an interior renovation of Alumnae Hall to make it part of a new concept for a campus center. The kitchen would have been replaced with a modern food service facility, and while the two large dining halls would remain, the building would get a new HVAC system and former student rooms on the second and third floors would be converted to conference spaces and offices.

Unfortunately, the cost of the proposed renovation proved prohibitive, and new facilities needs came along to move the Alumnae Hall renovation down several notches on the priority list.

Trinity continues to view the renovation of Alumnae Hall as an important objective. Such a renovation would not include significant alterations to either to the architectural integrity of the exterior of the building or the essential design of the main portions of the interior. .

### **4. Science Building**

Without a doubt, a science building designed in the late 1930's, opened in 1941 and with no renovation since that time needs significant renovation. What is most amazing about this facility is the manner in which generations of faculty have made the laboratories work well --- with the addition of modern instrumentation and technology --- in spite of the age of the building and the massive nature of the original lab benches and facilities.

As of this writing Trinity is not certain whether the current Science Building will remain a laboratory building, or whether contemporary science facility construction would warrant an entirely new laboratory building. Trinity can envision a scenario in which the current building is fully renovated for classrooms, with a laboratory building adjacent. Alternatively, depending upon architectural scenarios and costs, the current building might undergo renovation for science.

Trinity anticipates beginning the actual planning for the new University Academic Center sometime in 2009-2010. As part of that planning, Trinity will identify more specific plans for the Science Building.

## **5. Cuvilly Hall**

Like most 1950's-era residential facilities on college campuses, Cuvilly Hall has outlived its useful life, and must receive either substantial renovation, or a decent burial. Resident students dislike Cuvilly intensely for its long institutional-style hallways and small, dark group bathroom facilities. The rooms are relatively small and uncomfortable for modern student residents who seem to bring more and more personal belongings each year.

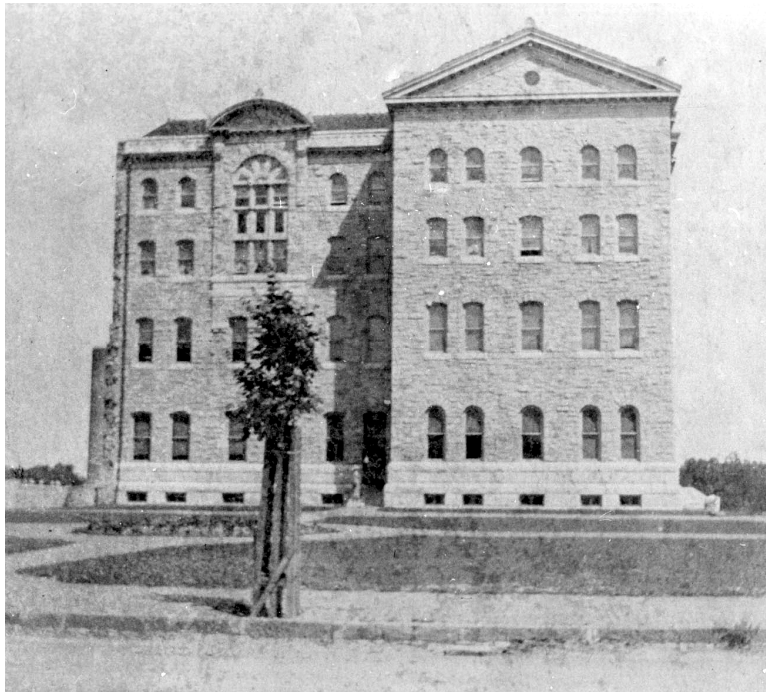
Cuvilly's infrastructure has posed many problems over the years, and infrastructure investments have far outstripped the actual value of the building itself.

Trinity currently plans on building new housing on campus, perhaps in partnership with a company that can provide the financial basis for such housing, thus freeing Trinity's resources to focus on Main Hall and the new academic center.

Trinity currently plans to demolish Cuvilly once new housing is available.

## HISTORIC PHOTOS

### MAIN HALL



*First part of Main Hall, South Hall, opened 1900.*



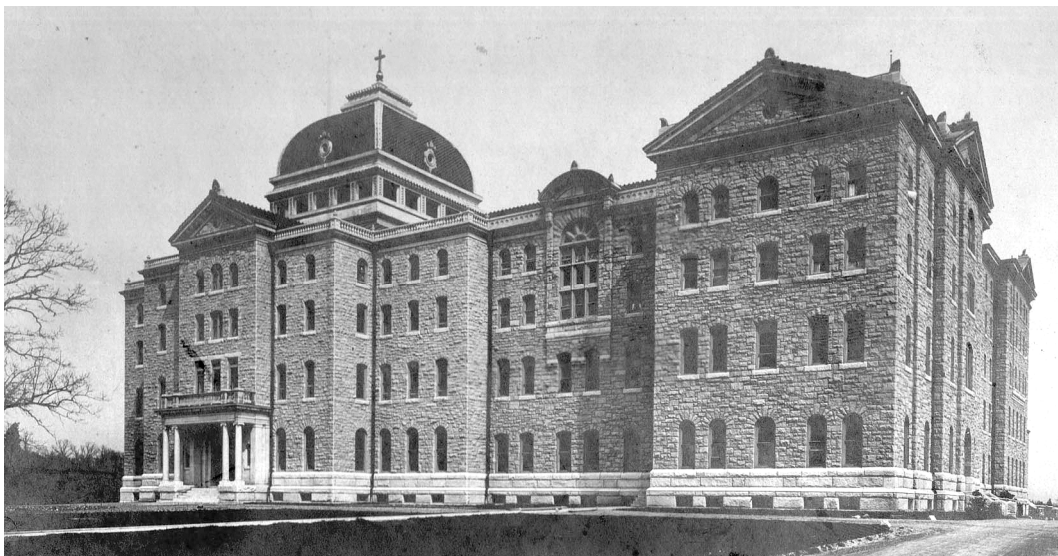
*Main Hall with Dome, c. 1905, view from Michigan Avenue.*



*Construction of the center wing  
of Main Hall (O'Connor wing) as  
seen from the back courtyard  
(top) and the construction of the  
dome atop the grand well (below)  
1904-1905*

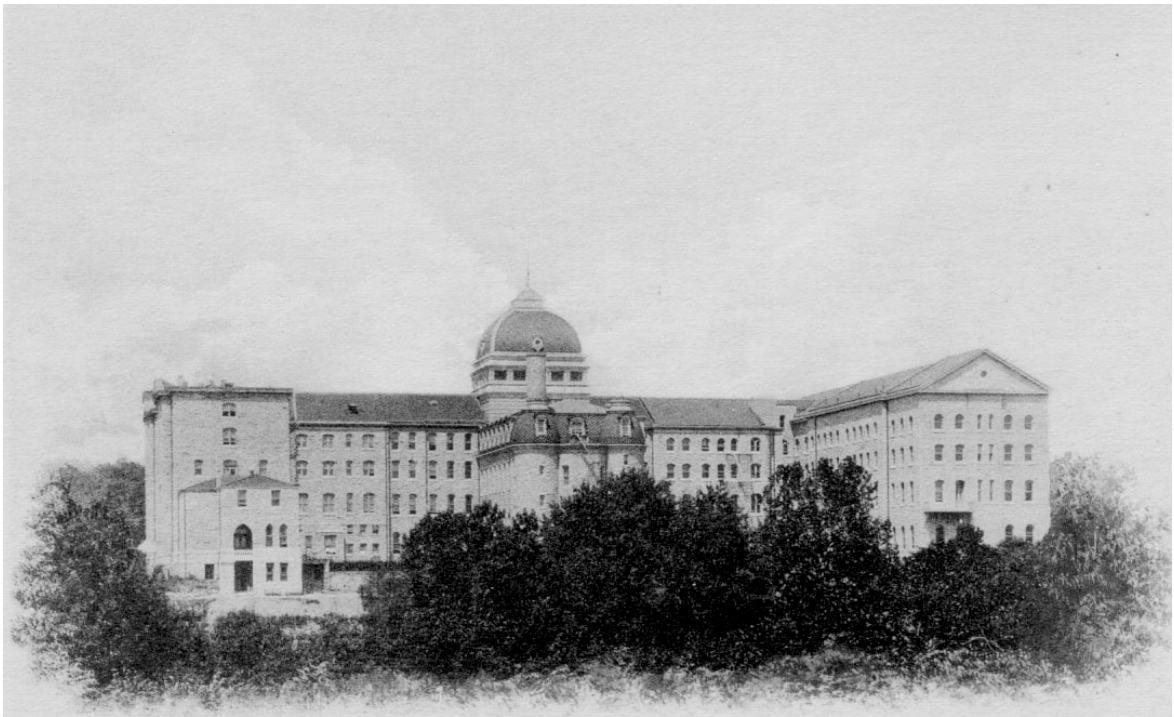






*Main Hall front, c. 1905, north wing not yet started.*





*Main Hall complete c. 1909 showing back (top) and front (below)*





## ALUMNAE HALL



*These photos show construction beginning for Alumnae Hall 1927-1928.*





*Final stages of Alumnae Hall construction (above, 1928)  
and building completed (below, 1929)*

