

A Tale of Two Buildings: Assessing Lehigh University's Historic Legacy

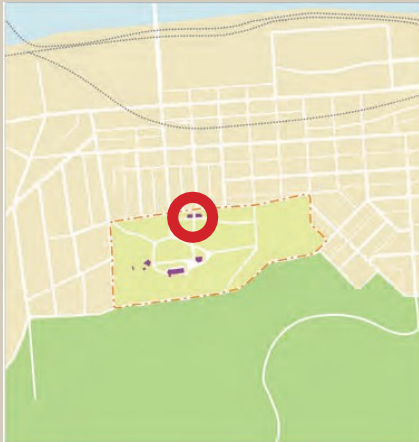


Beginning in 2015, Lehigh conducted a feasibility study to determine options for the future of two of our oldest buildings; Chandler-Ullmann Hall, built in 1884, and Christmas-Saucon Hall, originally two separate buildings built in 1864 and 1872, respectively. The purpose of the studies, in addition to assessing the condition of the two structures, was to determine their potential to be successfully transformed into 21st century academic buildings

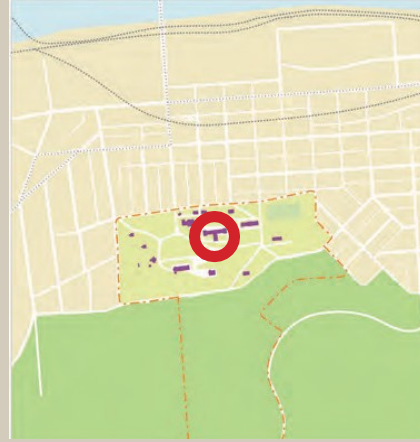
This Presentation will provide an overview of Lehigh's steps to determining the fate for each structure, and touch on the factors that come into play as institutions grapple with questions of preservation, reuse, and demolition:

- Building History and Significance
- Conditions Assessment
- Recommendations
- Making the Call

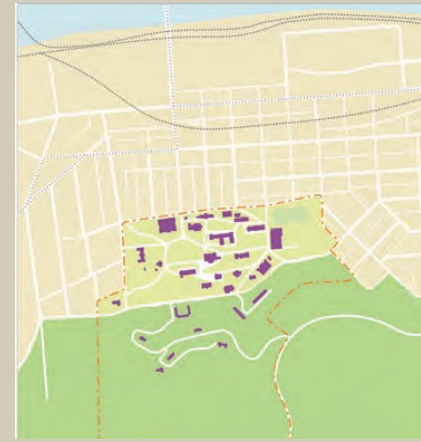




1865-1879



1880-1900



1901-1946



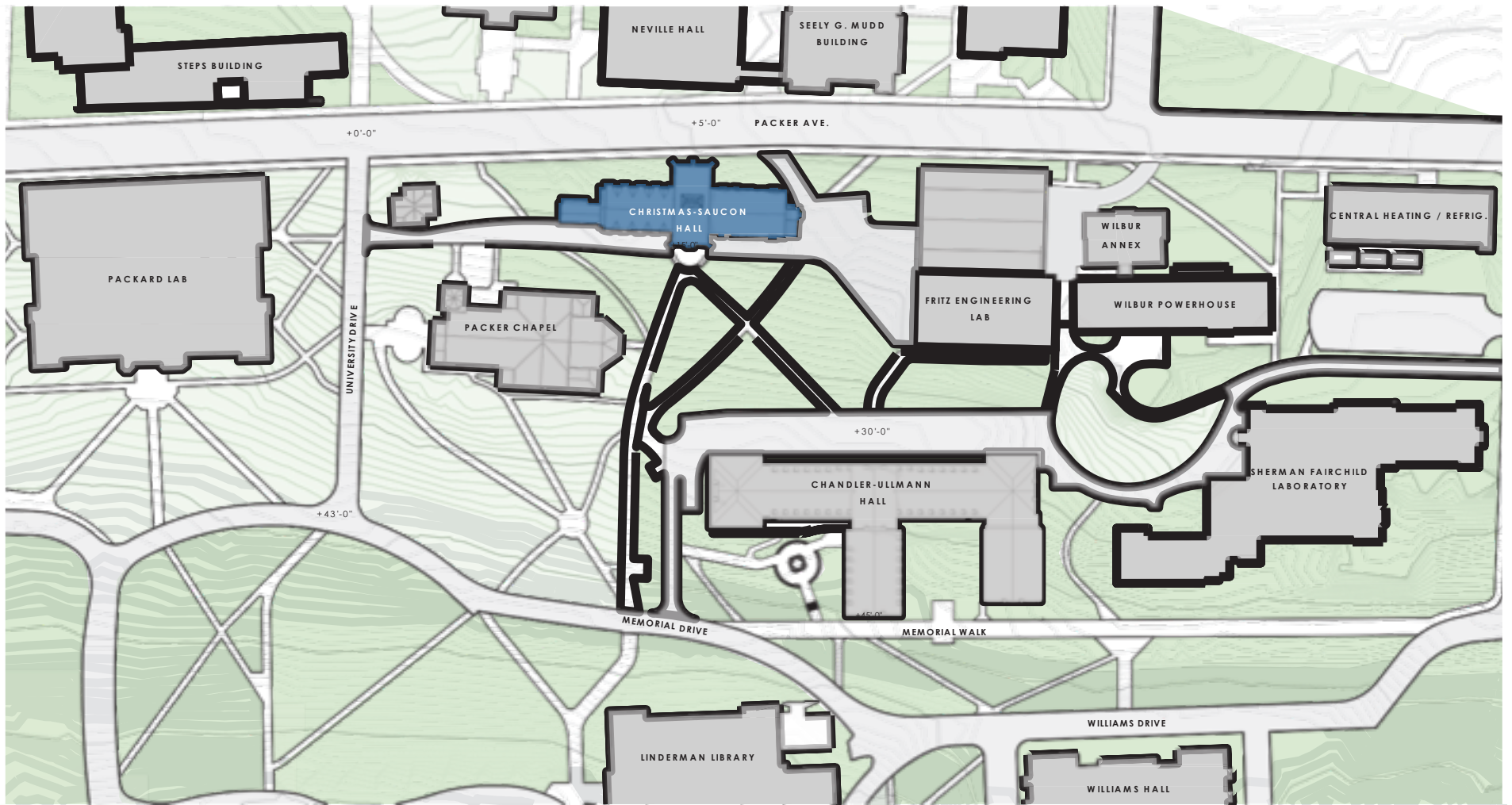
1947-1961



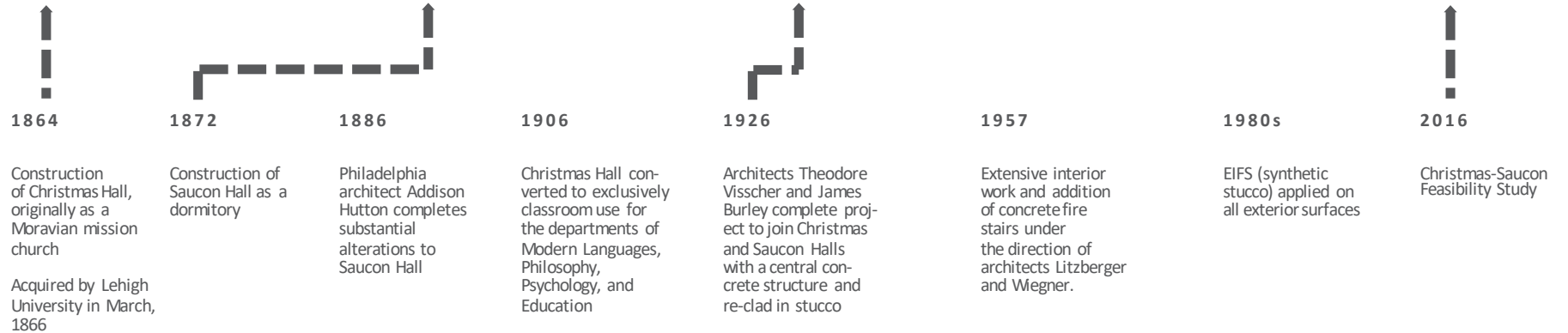
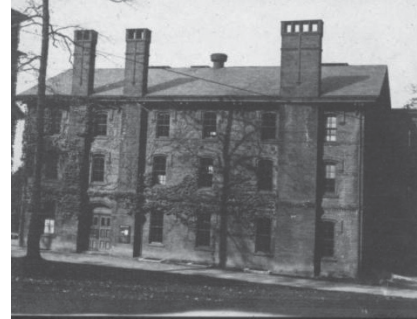
1962-1986

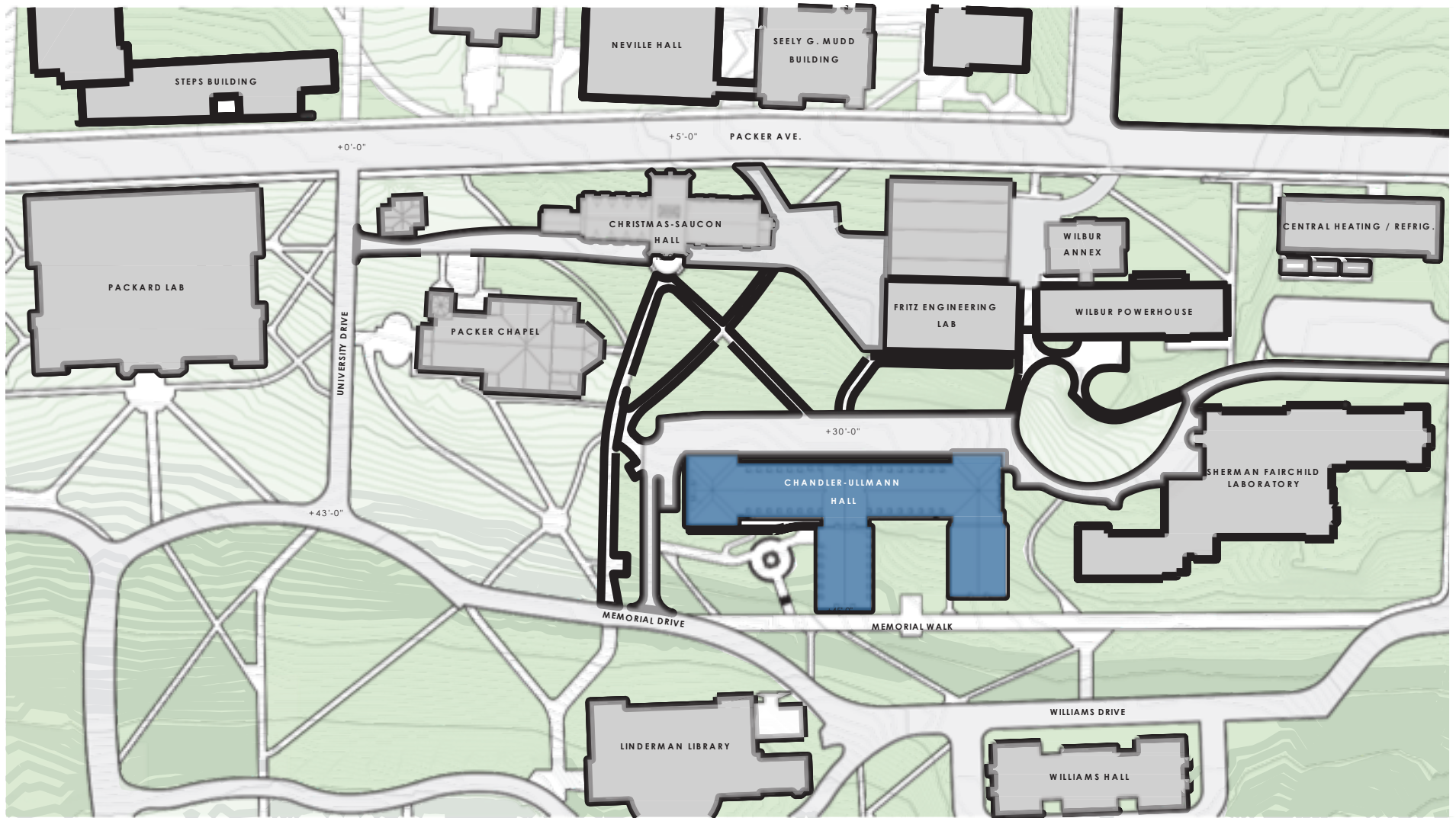


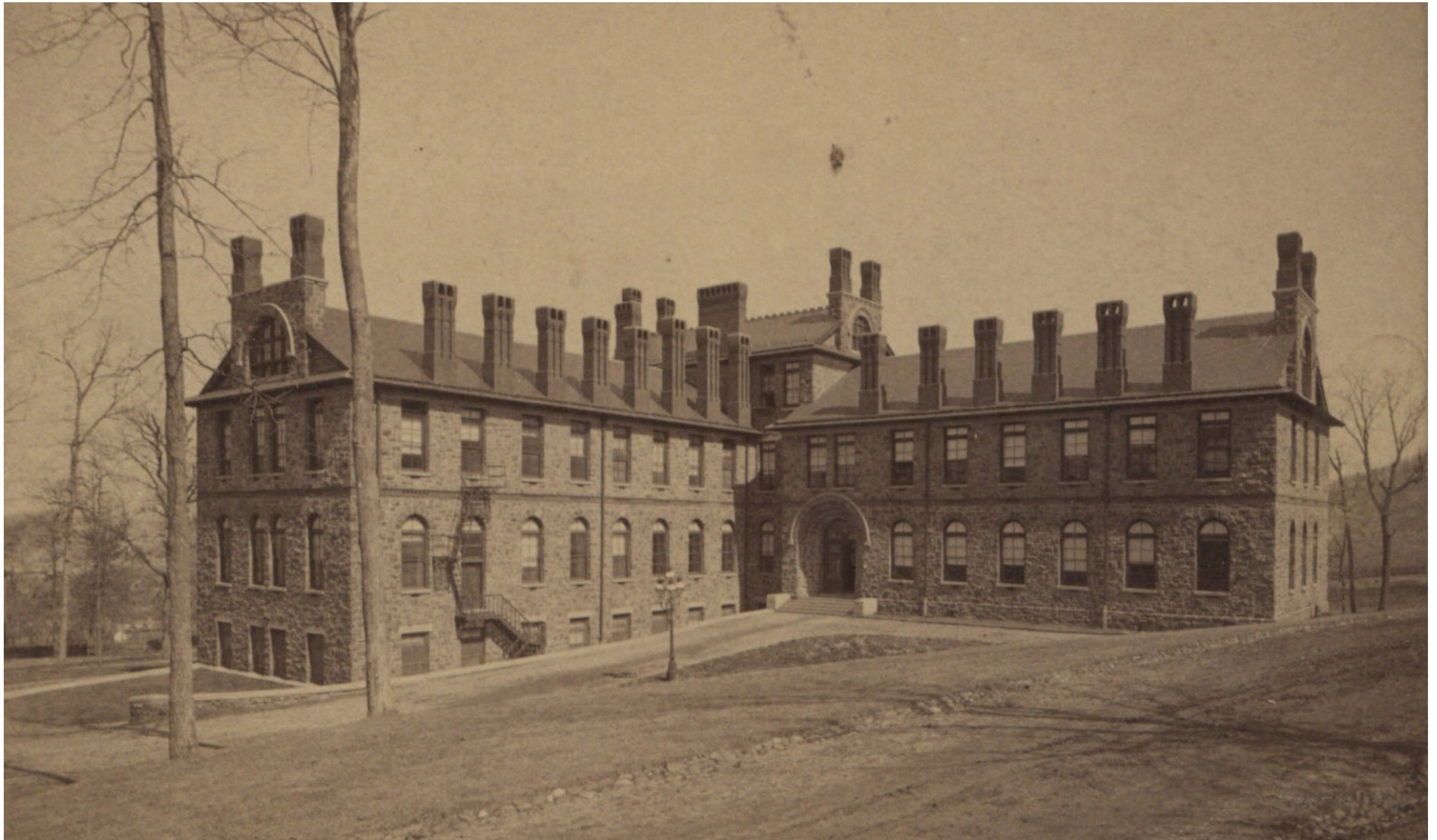
1987-2011







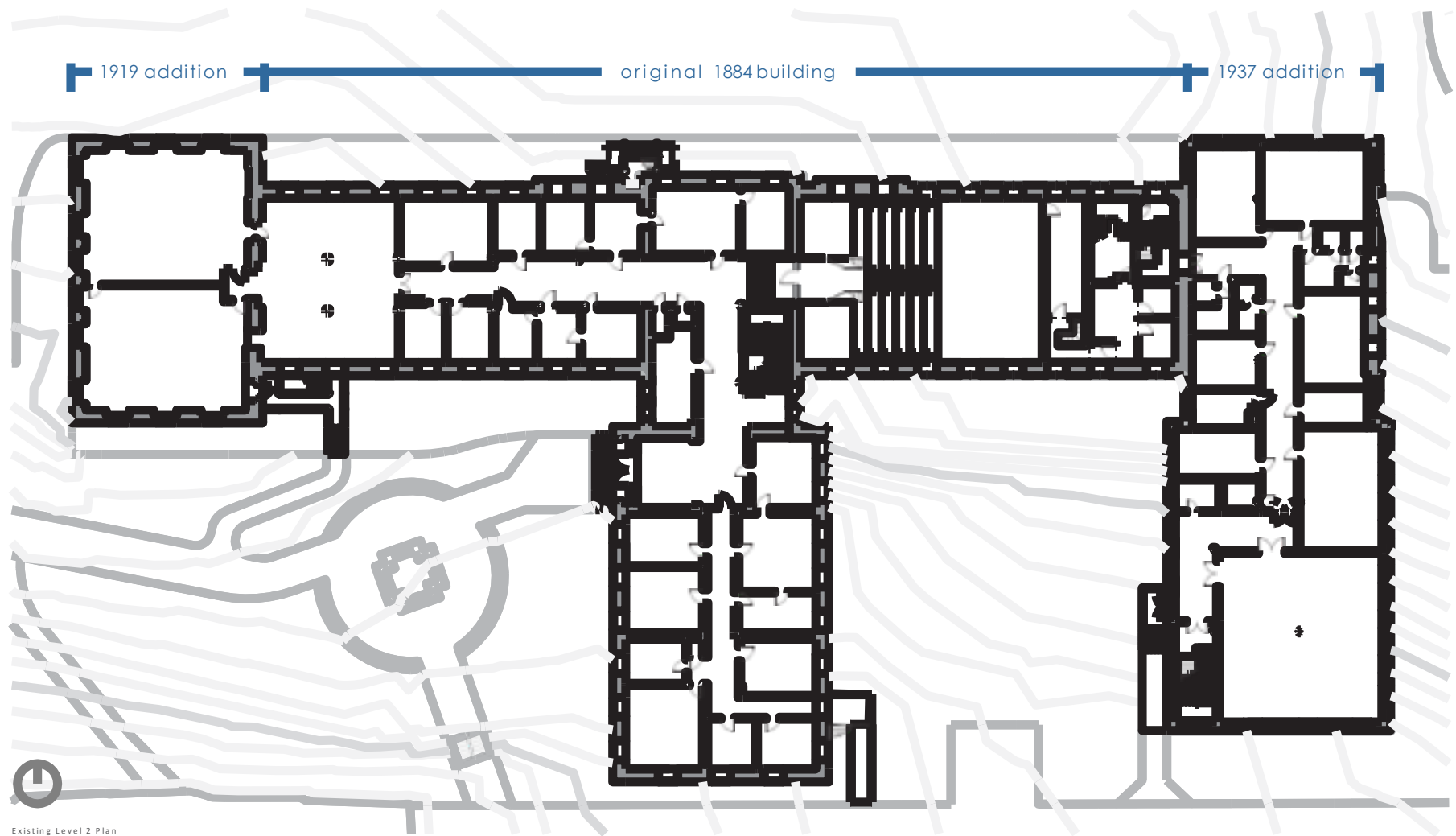






- 1884: Chandler Hall Constructed.
First purpose-built
chemistry academic
building
- 1889: Chandler Hall wins
engineering prize at
1889 Paris Exposition
- 1921: West wing expansion
completed
- 1938: Ullmann wing expansion
completed to accommodate
chemical engineering
activity
- 1975: Chemistry relocated to
newly completed Mudd
Hall. Eventually Psychology
and Art, Architecture, and
Design (AAD) departments
are located in the building





Existing Level 2 Plan
Not to Scale



Using National Historic Register Criteria:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of significant persons in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded or may be likely to yield, information important in history or prehistory

...And being mindful of Historic Integrity

location
design
setting
materials
workmanship
feeling
association



1. Typical center bay classroom
2. Undergraduate major lounge
3. Lobby and central stair
4. Typical west wing graduate student office
5. Reception / Math administration
6. West wing corridor
7. Typical east wing faculty office
8. Central stair and skylight

"The building is not fully accessible and does not meet current building codes relative to life safety and toilet rooms."

Interior spaces are dated, worn, and lack uniformity."

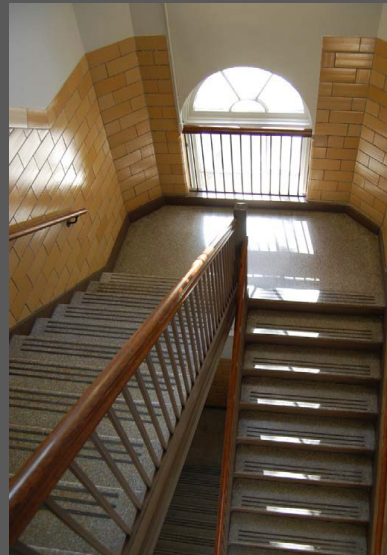


"The EIFS system is beyond its 20-year useful life. Restoration of the brick facade is not possible, as the surface of the original brick is irreparably damaged."

Other envelope components including the roof, skylight, chimneys, and windows, require maintenance and repair for the long-term integrity of the building envelope."



1. View of west wing roof
2. View of center wing window frame
3. View of skylight
4. View of north elevation chimney
5. Infrared thermography scans with arrows indicated areas of water infiltration



"The latent character of the building has great potential. The building is not fully accessible and does not meet current building codes relative to life safety and toilet rooms."

1. Original brickwork, hidden under finishes
2. Original wood trusses
3. Art Studio at Level 3; trusses expressed under finishes
4. Central stair illustrating original character
5. Psychology TA space
6. Classroom 230
7. Art Studio at Level 2
8. Exit stair with tile wainscot
9. Typical corridor in Psychology wing



1A



STRATEGY
Renovate
towards
\$10m project
budget
(20+ years)

MATH
Move out,
move back

ENVELOPE
\$3,500,000

**CORE
FUNCTION**
\$1,000,000

INTERIOR
\$1,740,000

**INFRASTRUCTURE
(STRUCTURE)**
\$60,000

**INFRASTRUCTURE
(SYSTEMS)**
\$3,700,000

**ESTIMATED
PROJECT
COST***
\$10,000,000

1B



Reinvest for
long term
(50+ years)

Move out,
move back

\$5,100,000

\$1,500,000

\$2,500,000

\$450,000

\$6,000,000

\$15,550,000

2



Repair for
temporary
use
(5-10 years)

Move out

\$100,000

\$25,000

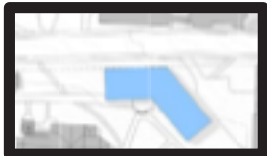
\$425,000

\$50,000

\$1,200,000

\$1,800,000

3



Construct
new
building
(assume
40,000 SF)

Move out,
move back

n/a

n/a

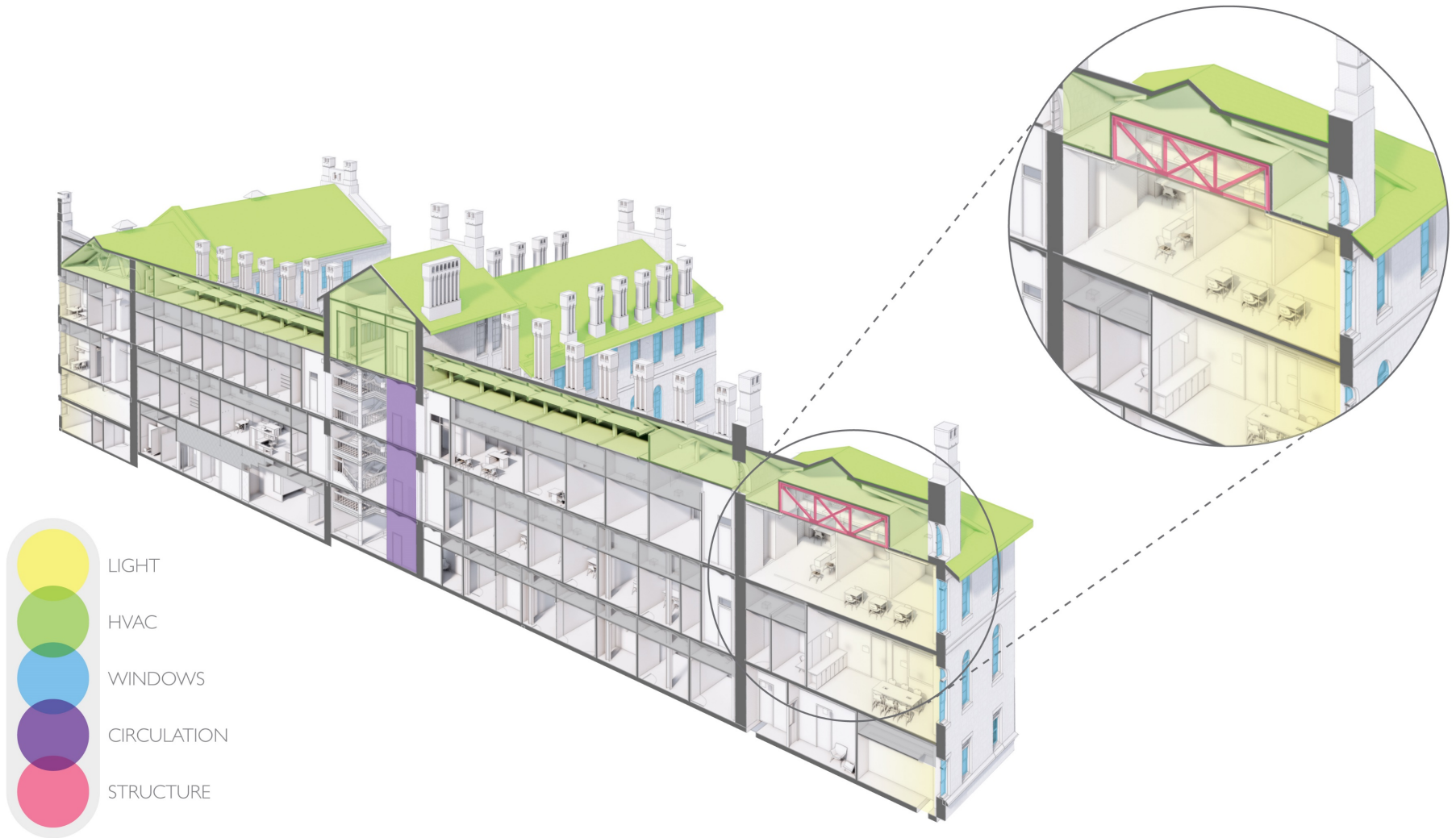
n/a

n/a

n/a

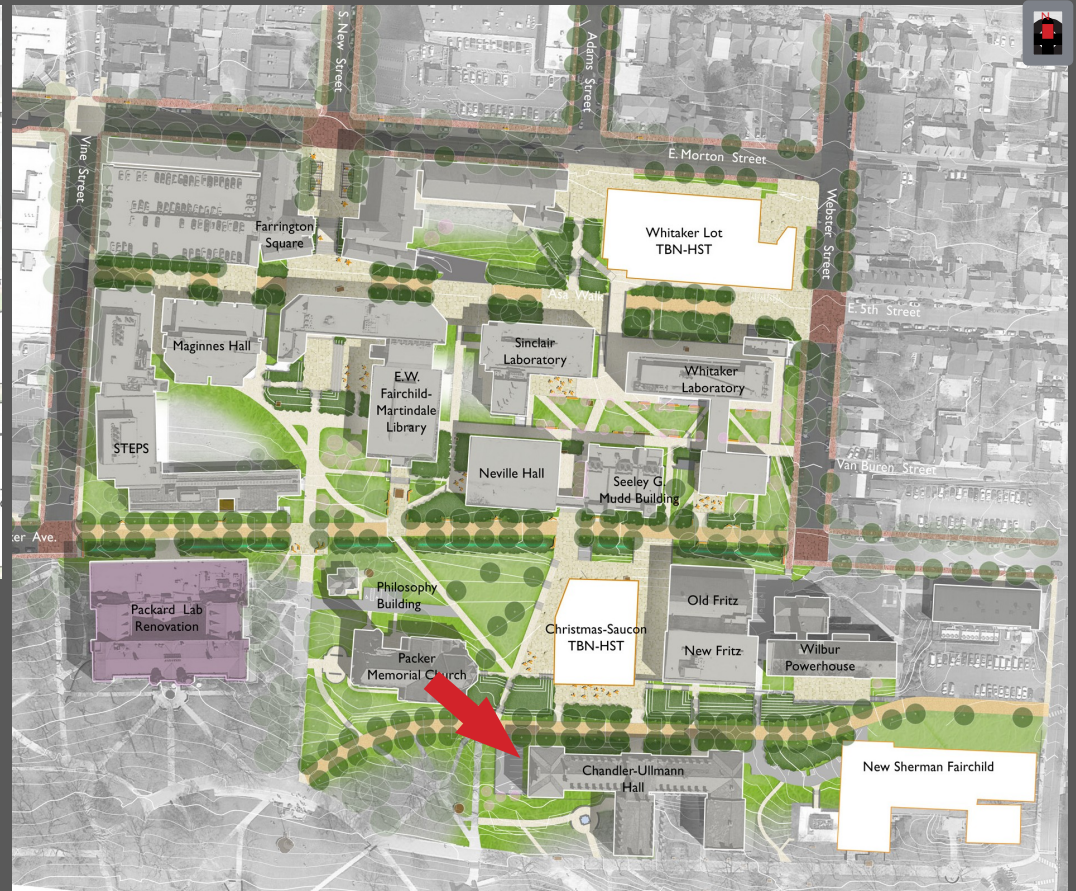
\$23,400,000
(assuming \$450/SF
construction cost)

*Includes 17.5% for overhead and profit; 1% for bond; 15% for contingency; and 30% allowance for LU project costs. These numbers represent costs in May 2016; does not include escalation.





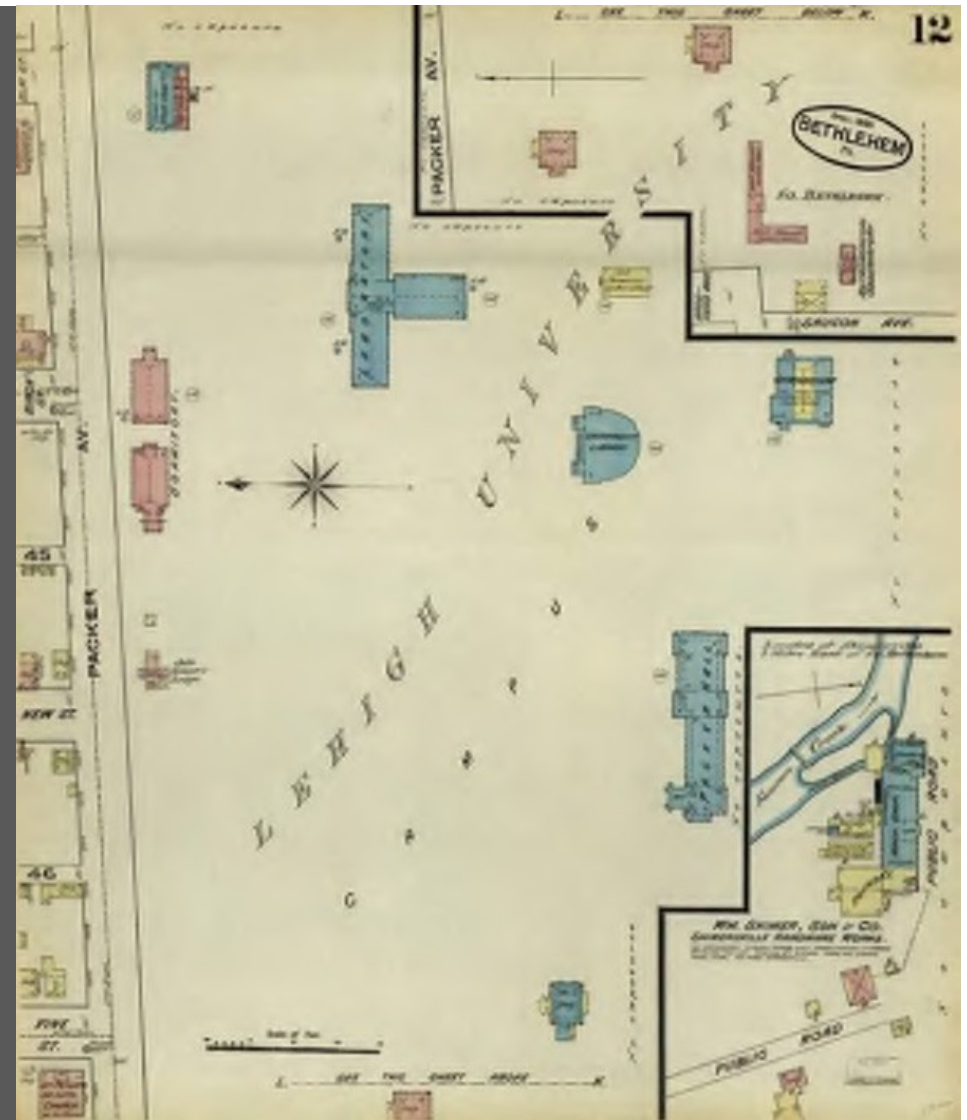
In their 2012 Master Plan, Chandler-Ullmann was identified by Beyer Blinder Belle to be renovated as an Interdisciplinary Catalyst, based on its central location on campus and its importance as a historic building. Christmas-Saucon was assessed and recommended by MGA for eventual demolition, Wilson Architects concurrently identified site as a potential location for a new Health Science & Technology building in their 2016 Science and Research Framework Plan.



Critical Decision Points:

- Merit as an historical structure
- Importance to Lehigh History and Legacy
- Potential for building to fulfill contemporary role
- Role in context of broader campus planning and ambitions
- The intangibles and campus climate

Based on these criteria, Lehigh made the decision to renovate Chandler-Ullmann Hall, and designate Christmas-Saucon for demolition in the next 5-10 years



Questions?

