

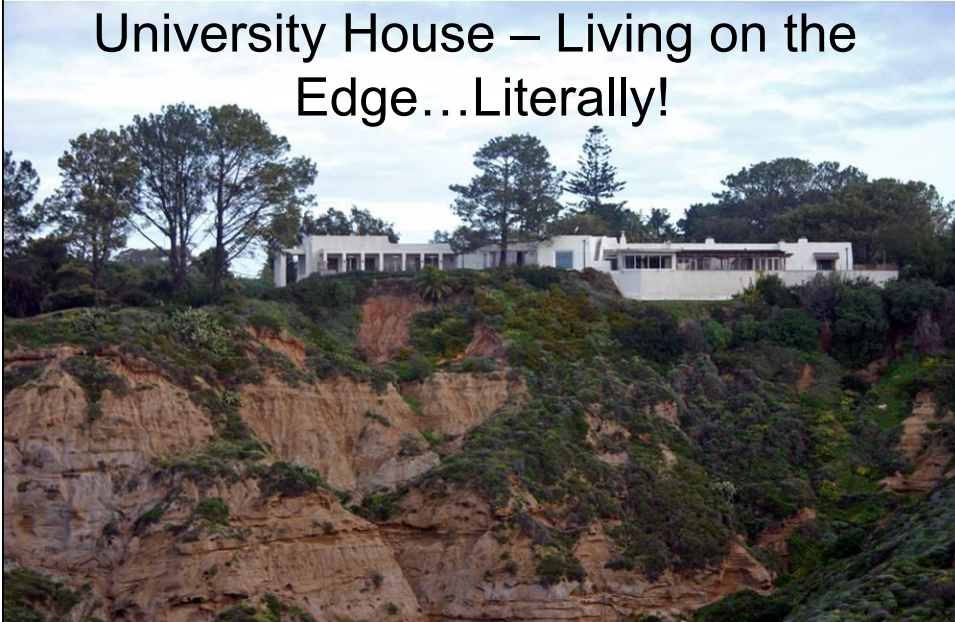
57th Annual Conference
AUA 2012
Association of University Architects



Los Angeles, CA | June 24-28, 2012

On The Edge ...

University House – Living on the
Edge...Literally!



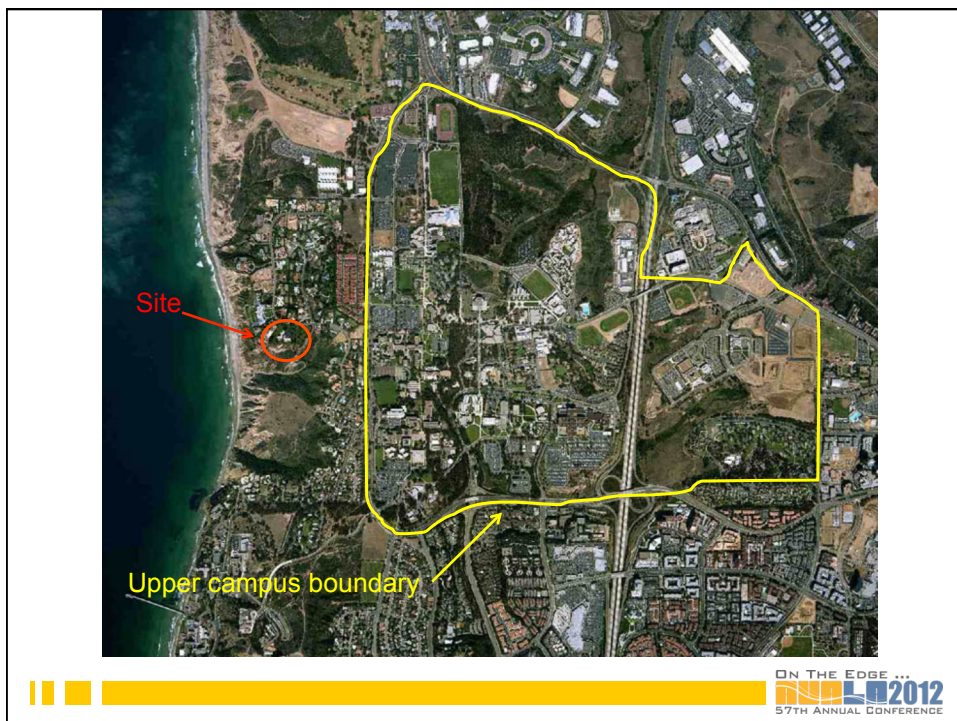
ON THE EDGE ...
AUA 2012
57TH ANNUAL CONFERENCE

University House

- 1952 Pueblo Revival style adobe residence
- Coastal Canyon site on Pacific Ocean
- Designed by New Mexico architect and artist William Lumpkins
- Originally constructed for William Black, oil magnate
- Later purchased by University of California for use as a Chancellor's residence
- Intact human remains archeologically excavated/exhumed from the site in the 60's...10,000 years old! More later...

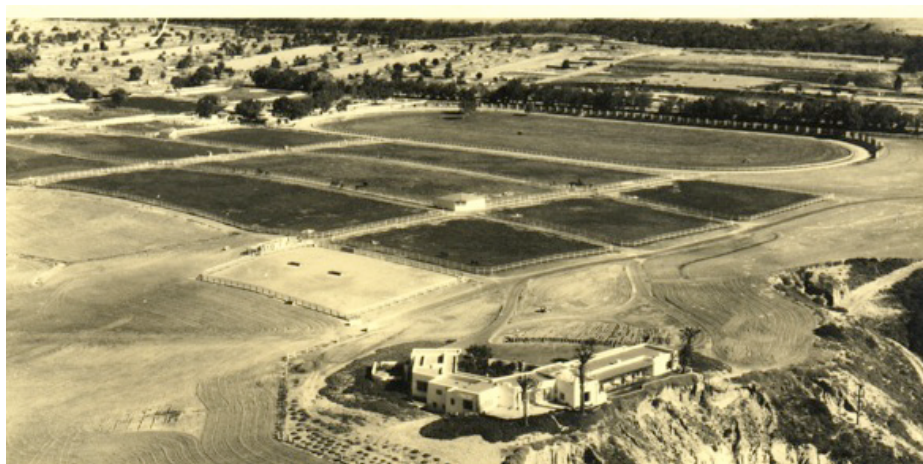
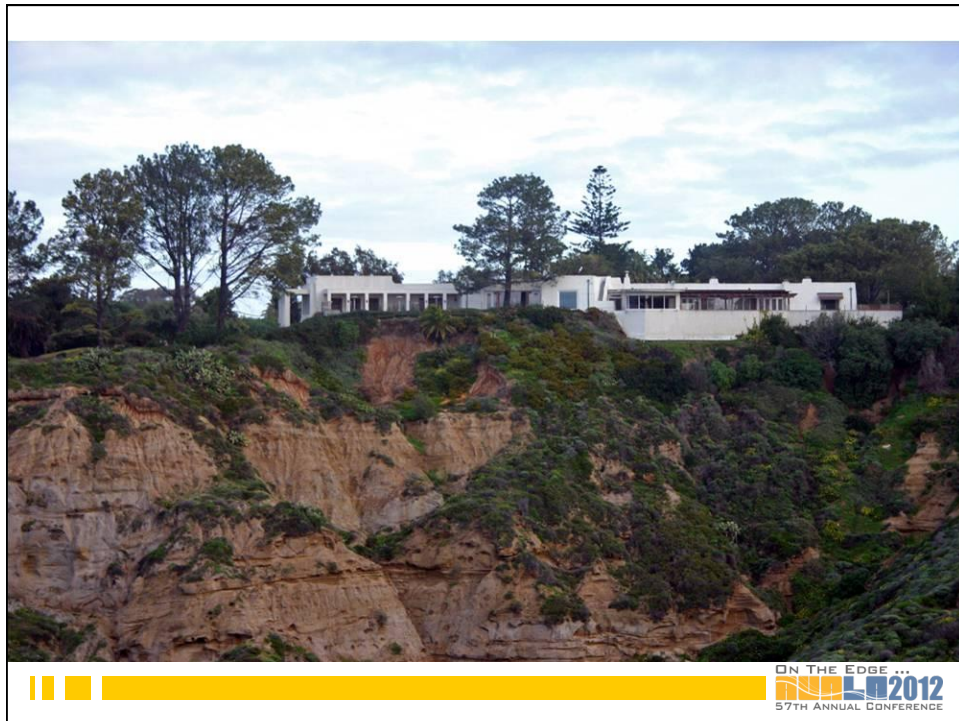


ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE





UNIVERSITY HOUSE CIRCA 1955





UNIVERSITY HOUSE CIRCA 1955



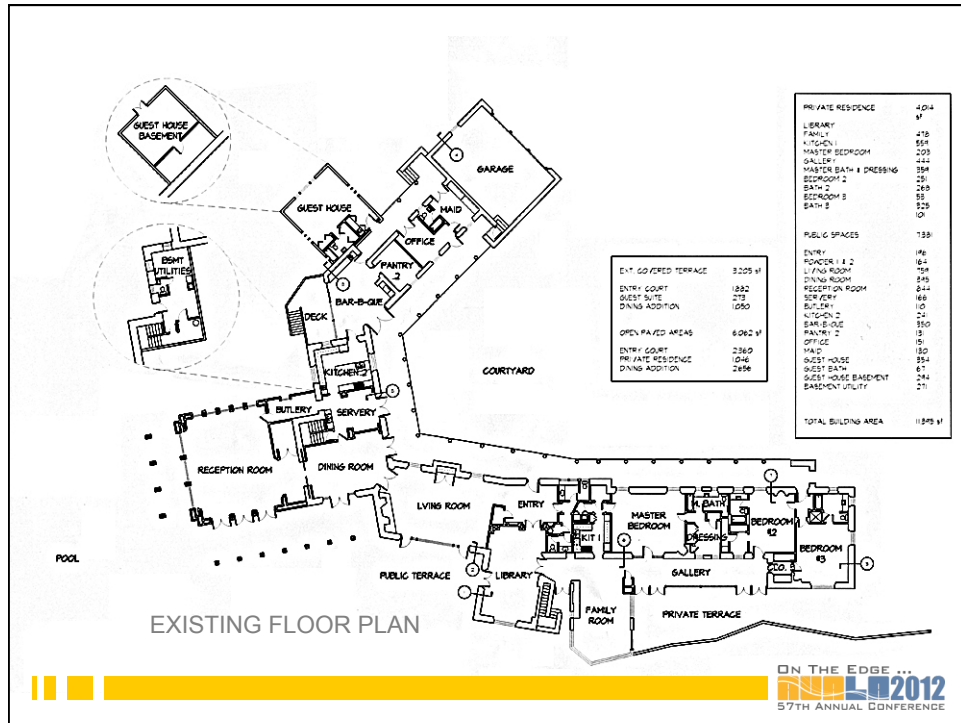
ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



UNIVERSITY HOUSE CIRCA 1974



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE







EXISTING WEST FAÇADE /RECEPTION ROOM ADDITION



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



NORTHEAST FAÇADE



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

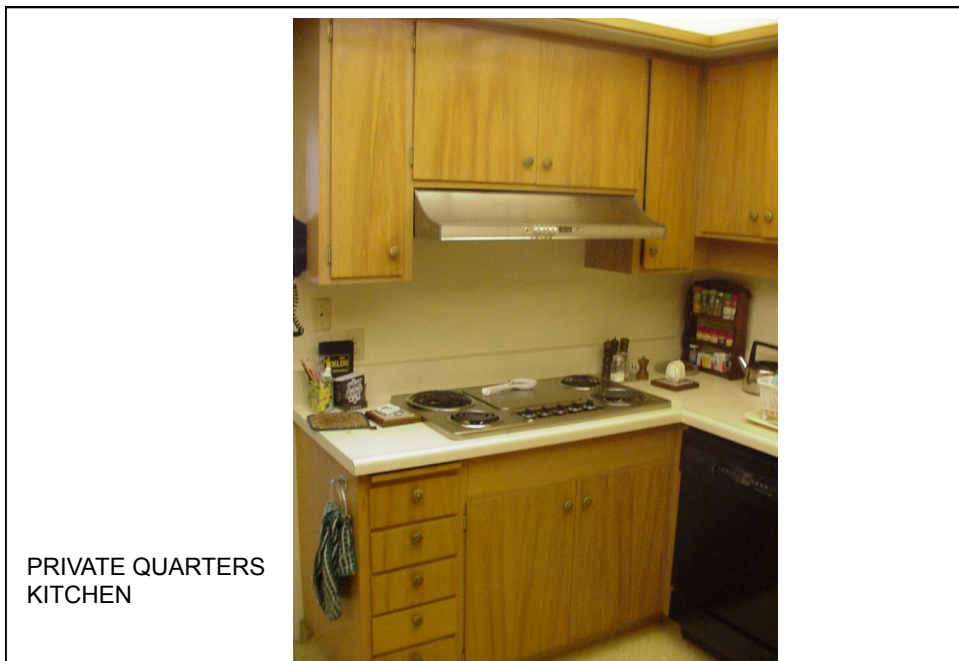




FRONT ENTRY



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



PRIVATE QUARTERS
KITCHEN



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

PRIVATE QUARTERS
KITCHEN



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



PRIVATE QUARTERS KITCHEN

ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



FRONT ENTRY DRIVE/ADOBE BLOCK SITE WALL



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SITE CONTEXT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SITE CONTEXT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SITE CONTEXT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SITE CONTEXT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SITE CONTEXT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SITE CONTEXT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SITE CONTEXT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SITE CONTEXT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SITE CONTEXT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

UCSD
UNIVERSITY HOUSE
RENOVATION INVESTIGATIVE STUDY

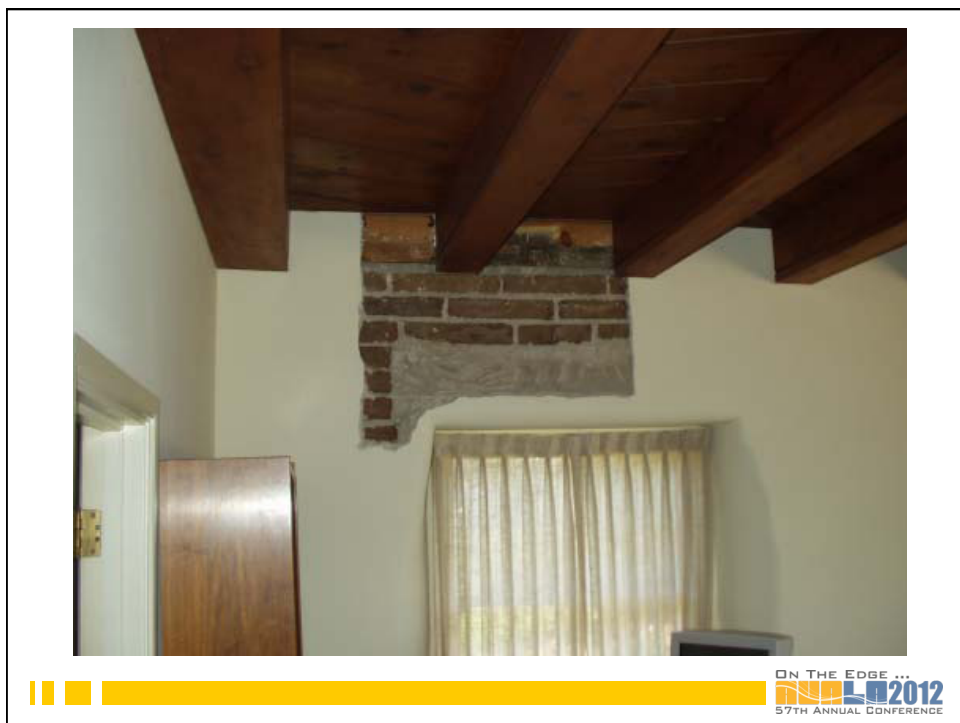
COMPREHENSIVE REPORT
GENERAL SUMMARY
&
DETAIL SUPPLEMENT
APRIL 30, 2004



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



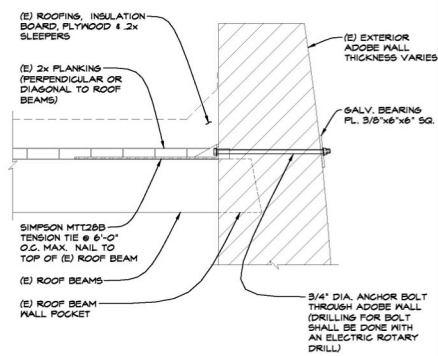






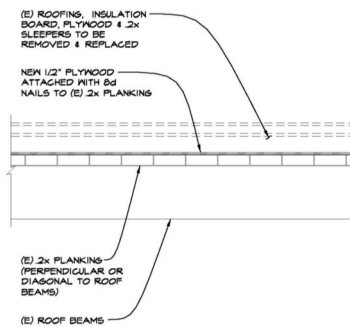
ON THE EDGE ...

 57TH ANNUAL CONFERENCE



CONCEPTUAL ROOF/WALL ANCHORAGE DETAIL

HOPE HOPE ENGINEERING 1301 Third Avenue San Diego, CA 92101 (619) 235-4873 (619) 235-4876	PROJECT NAME: UCSD-UNIVERSITY HOUSE		DRAWING NUMBER: SX-1
	DRAWING NAME: ROOF/WALL ANCHORAGE TIES		
	REFERENCE:		
	DATE: 03-23-04	PROJECT NUMBER: 203094.00	



CONCEPTUAL ROOF DIAPHRAGM RETROFIT

<div>HOPE HOPE ENGINEERING</div> <div>1301 Third Avenue San Diego, CA 92101 (619) 232-4873 (619) 230-4876</div>	PROJECT NAME: UCSD-UNIVERSITY HOUSE		DRAWING NUMBER SX-2
	DRAWING NAME: ROOF DIAPHRAGM RETROFIT		
	REFERENCE:		
	DATE: 03-23-04	PROJECT NUMBER: 203094.00	

ON THE EDGE ...

 57TH ANNUAL CONFERENCE

Conclusion...
Demolish the existing facility
and build a new residence and
meeting facility



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



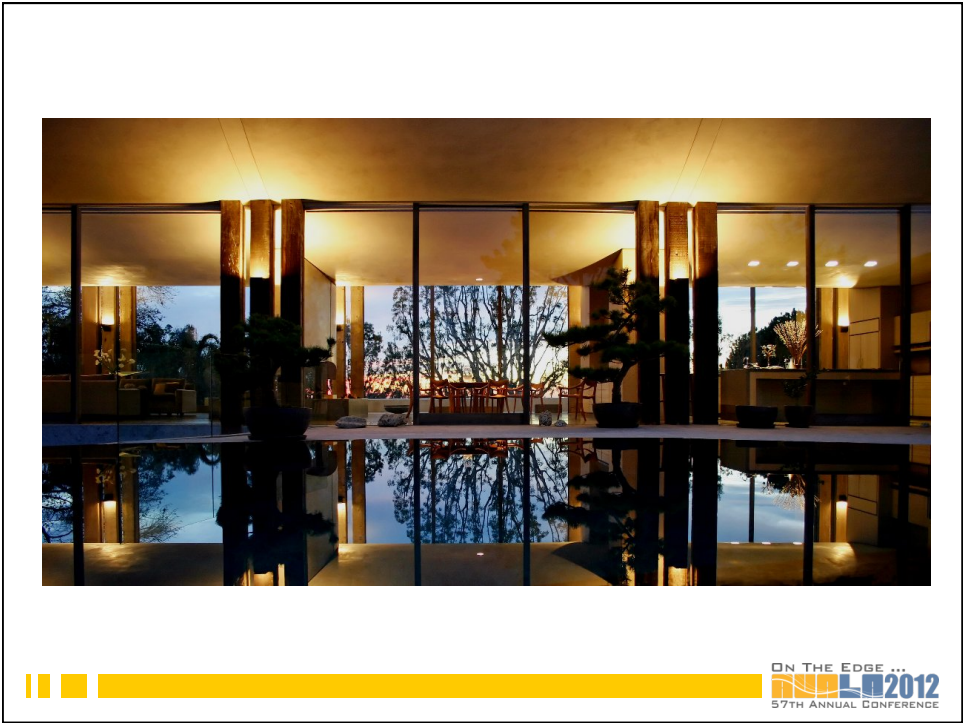
ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

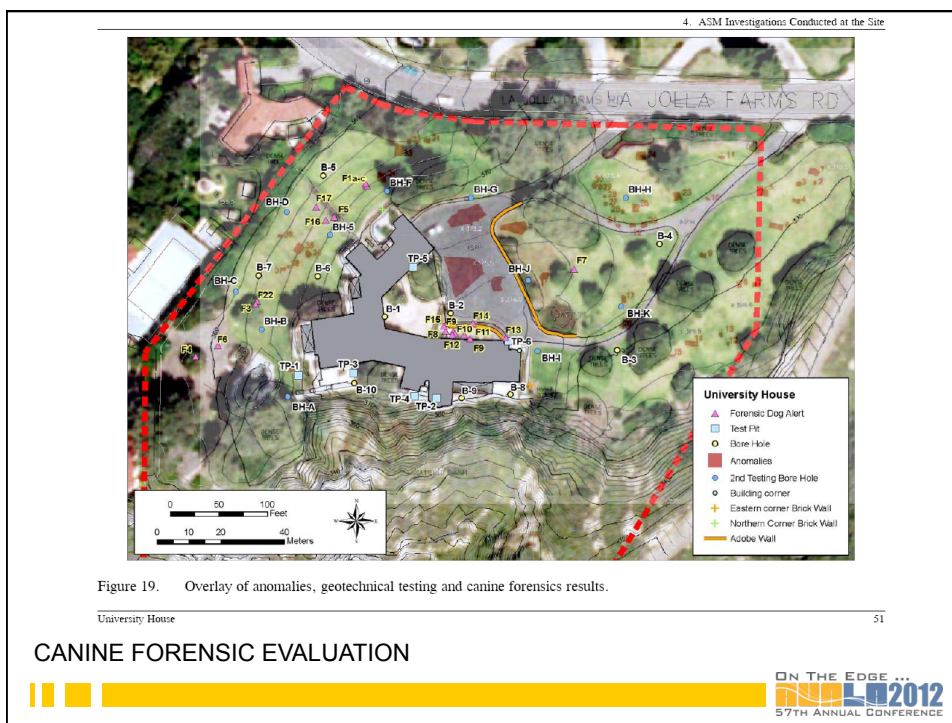
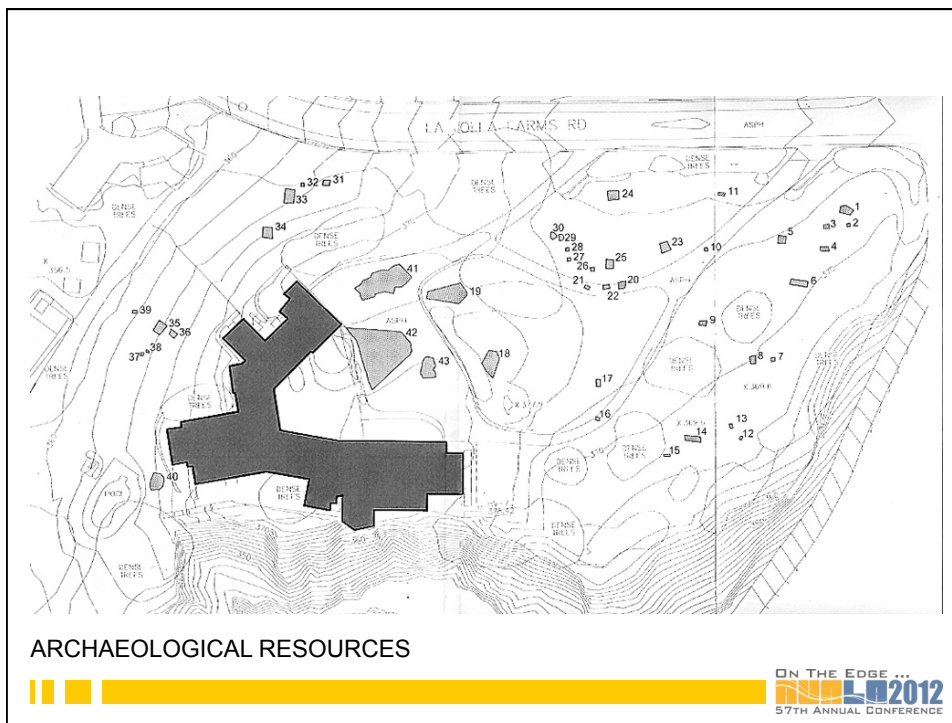


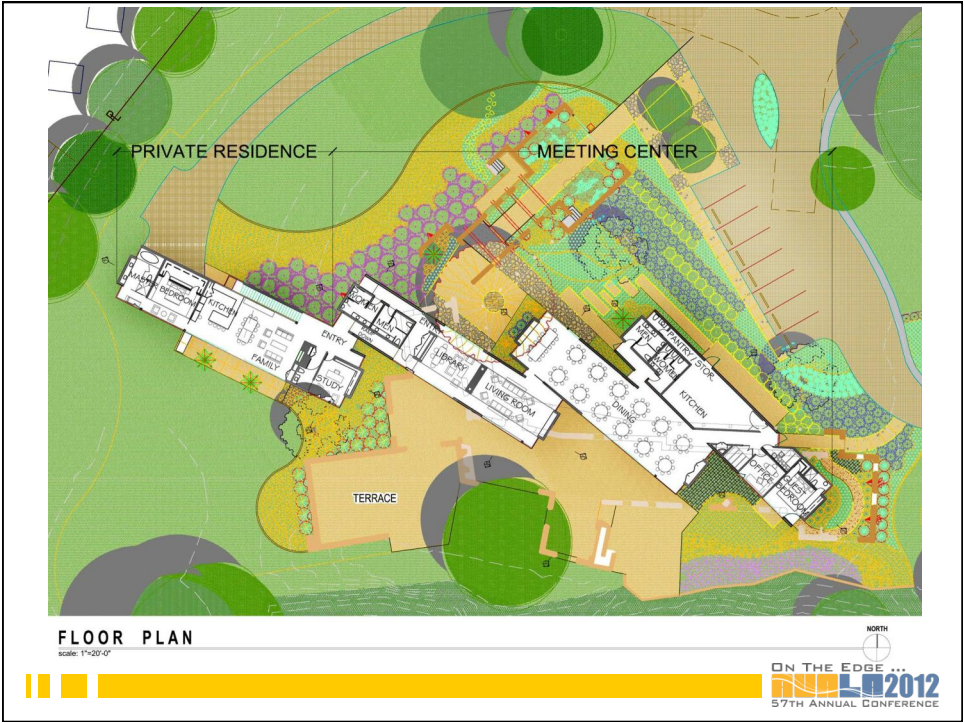
ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

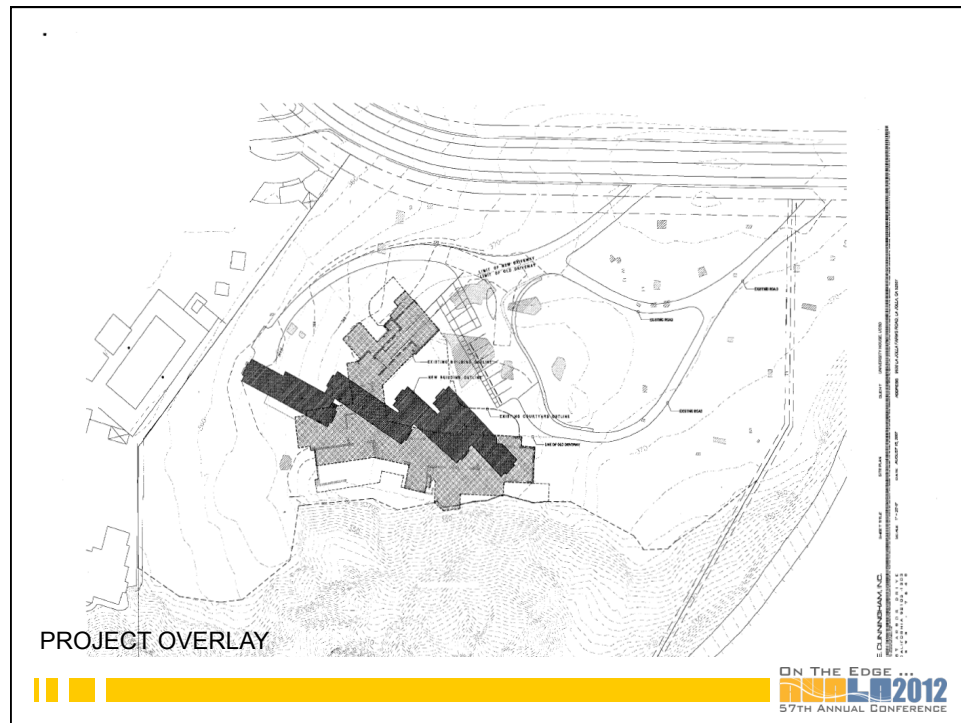


ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE







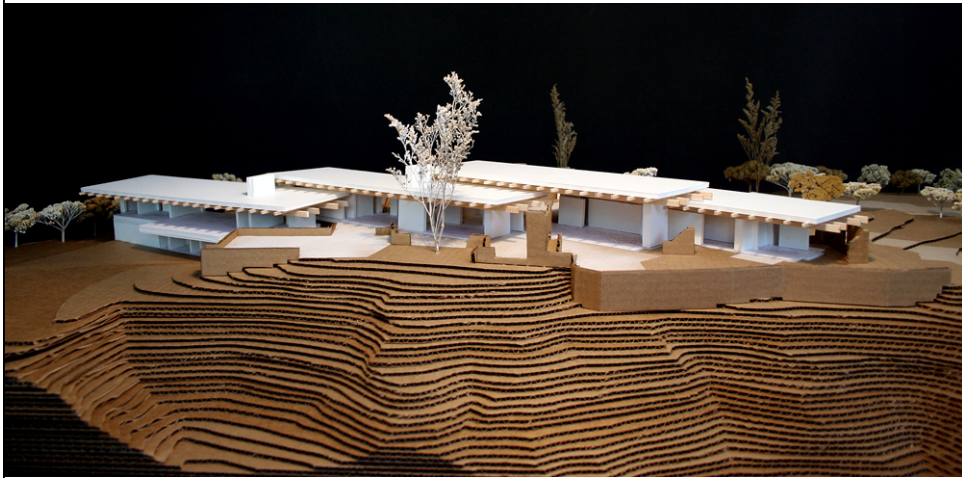




STUDY MODEL



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



STUDY MODEL

STUDY MODEL



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



STUDY MODEL



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



ARCHITECTURAL RENDERING/SOUTHEAST FACADE



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



The End...

- Presented to the University of California Board of Regents Grounds and Buildings Committee, January 2008 at UCLA
- Attended by Native American Community
- La Jolla Historical Society



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

The Rest of the Story...

- Abandon demolish and re-build strategy
- Engage community stakeholders
- Re-engage philanthropy
- Two steps forward, one back, etc.



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

University House Project Drivers

- On-site seismic, code, life safety issues have to be rectified
- Coastal canyon bluff edge requires immediate slope stabilization (Phase 1)
- University House is recognized as a Pueblo Revival style adobe structure and is listed on the California Register of Historical Resources and National Register of Historic Places
- In March 2008, the site on which University House rests was classified as a sanctified cemetery and sacred site by the California Native American Heritage Commission
- San Diego campus has worked diligently and closely with community stakeholders developing a plan that rehabilitates the facility, minimizes/avoids disturbances to the site; the original plan to demolish the structure was withdrawn based on historical and cultural resources concerns
- Primarily philanthropically funded



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



DEGRADATION



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



EXISTING NON-HISTORIC FAMILY ROOM ADDITION TO BE REMOVED



EXISTING GALLERY, TRELLIS AND BLDG. DETAILS





GARAGE



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



ROOF TOP



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



PATIO AT EDGE OF COASTAL CANYON



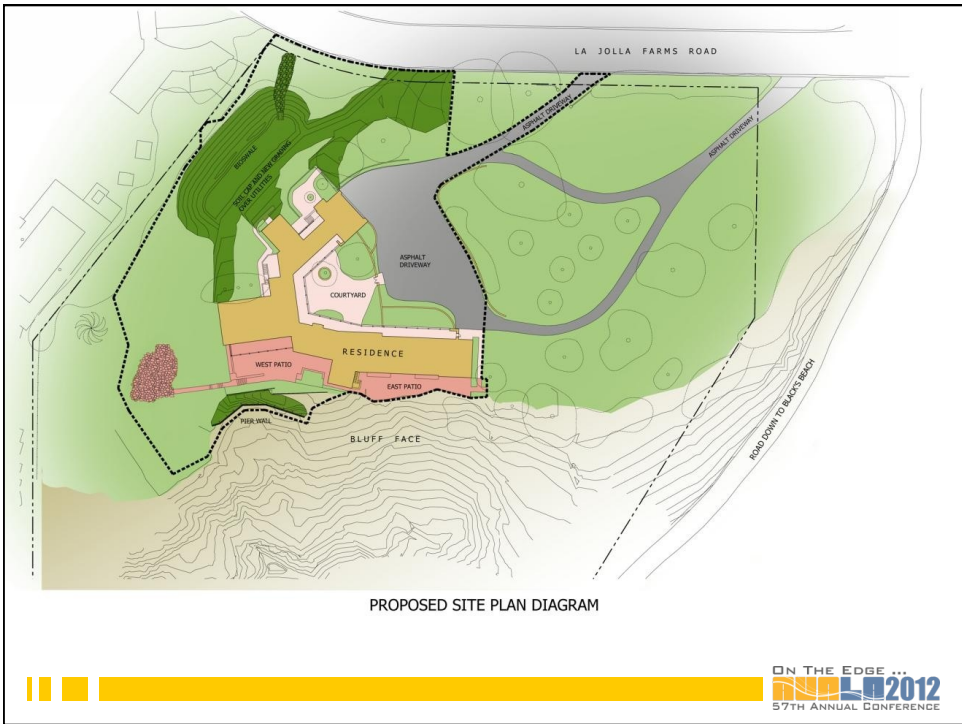
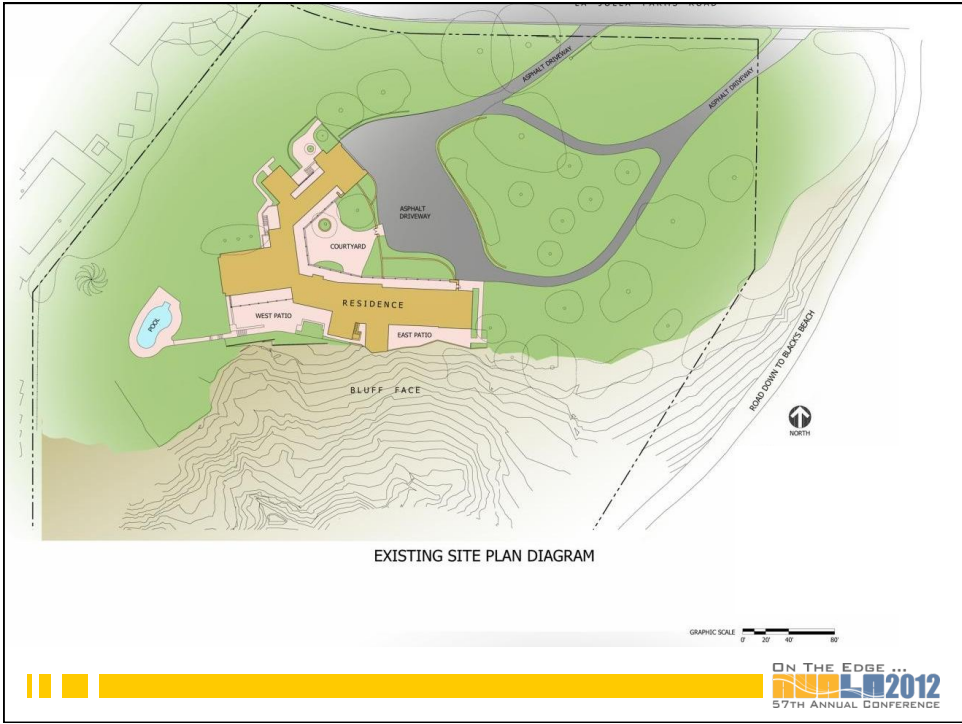
ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

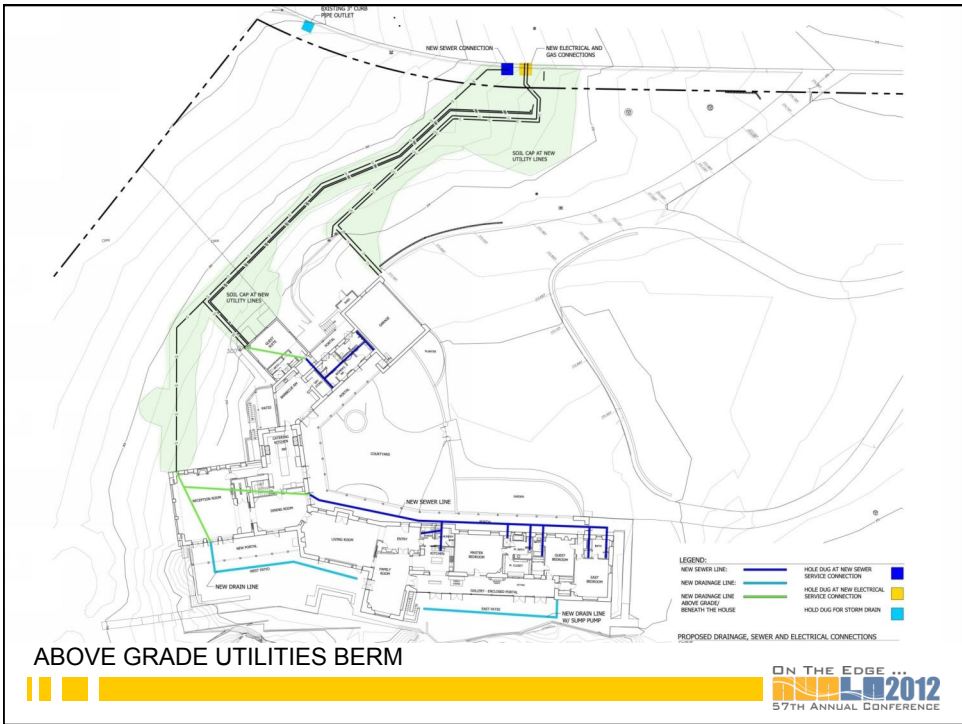
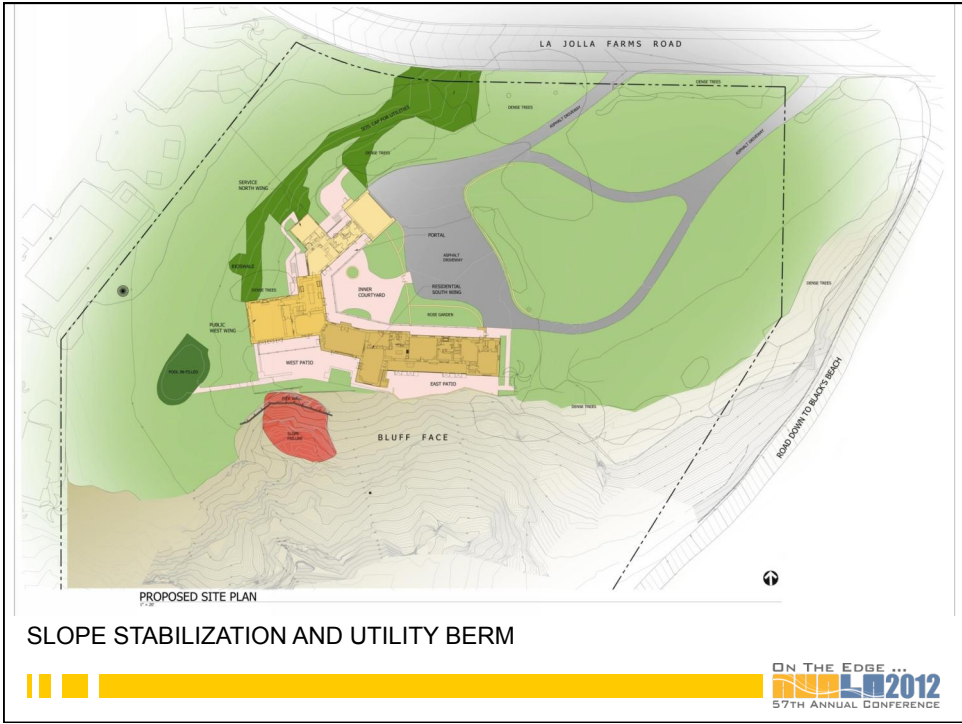


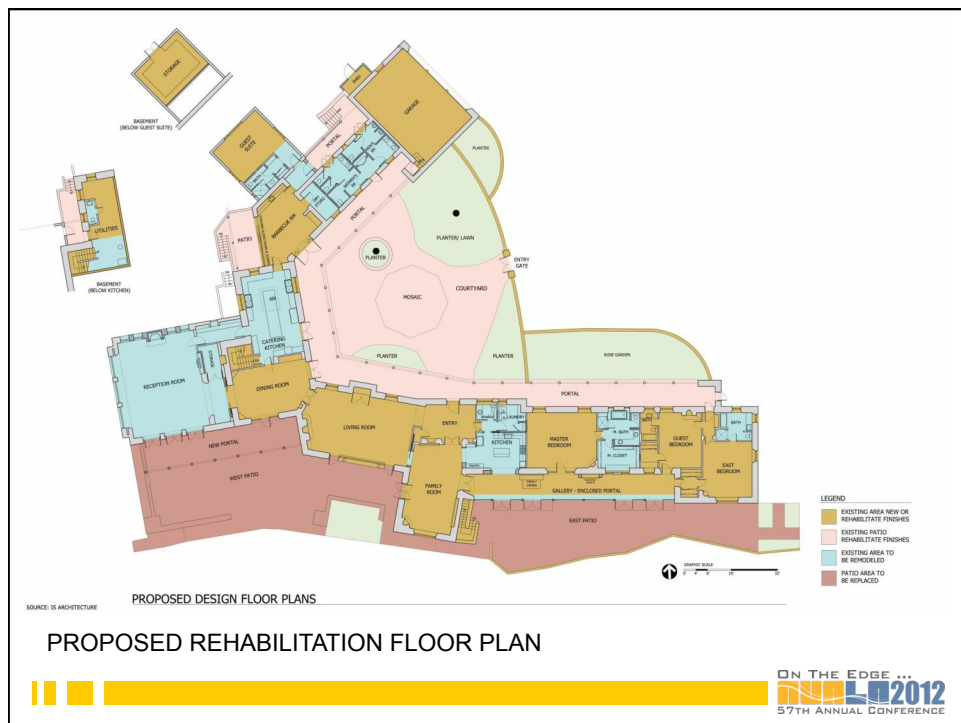
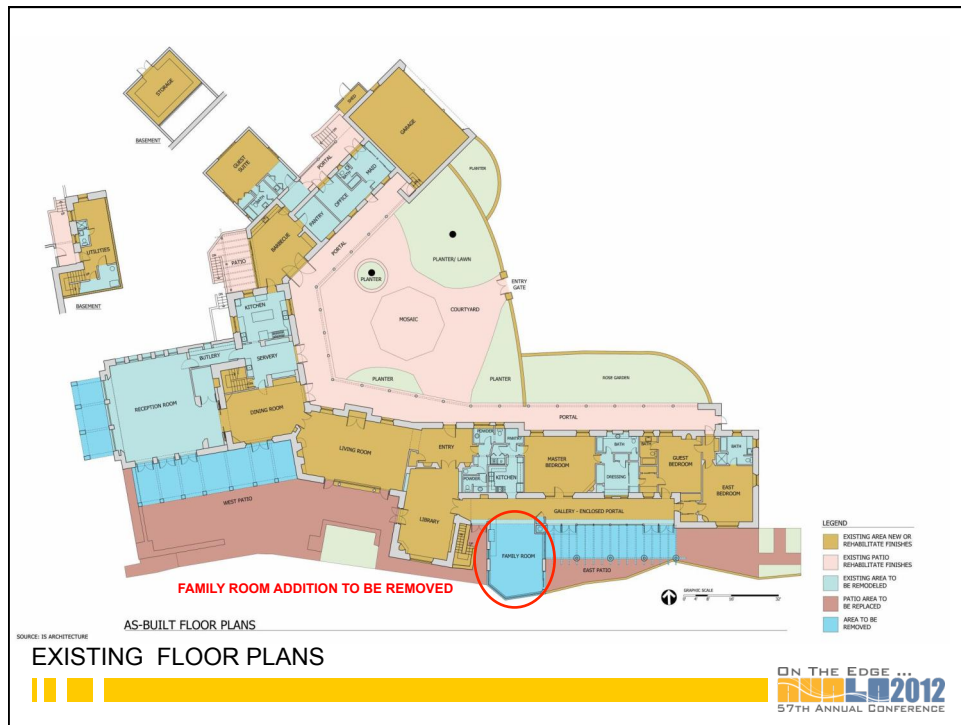
FOUNDATION
UNDERMINING



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE







CHARACTER DEFINING
ELEMENTS



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



CHARACTER DEFINING ELEMENTS



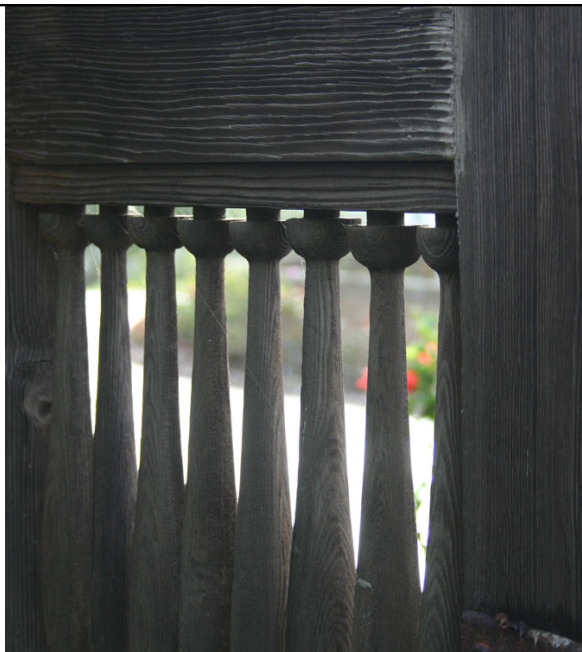
ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

CHARACTER DEFINING
ELEMENTS



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

CHARACTER DEFINING
ELEMENTS



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



CHARACTER DEFINING ELEMENTS



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



CHARACTER DEFINING
ELEMENTS



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



CHARACTER DEFINING ELEMENTS



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

CHARACTER DEFINING
ELEMENTS



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



CHARACTER DEFINING ELEMENTS



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SLOPE STABILIZATION
PROJECT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SLOPE STABILIZATION PROJECT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SLOPE STABILIZATION PROJECT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SLOPE STABILIZATION
PROJECT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SLOPE STABILIZATION PROJECT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SLOPE STABILIZATION PROJECT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE



SLOPE STABILIZATION PROJECT



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE

Status...

- Retained contractor using prequalification and CM/GC contract delivery
- Construction documents are being reviewed and rehabilitation will begin in July 2012
- Slated for project completion in October 2012
- New chancellor will lease a temporary residence...
- Total project cost is \$10,500,000 and almost 100% philanthropically funded
- For a “new” old house...



ON THE EDGE ...
2012
57TH ANNUAL CONFERENCE