

College of William and Mary

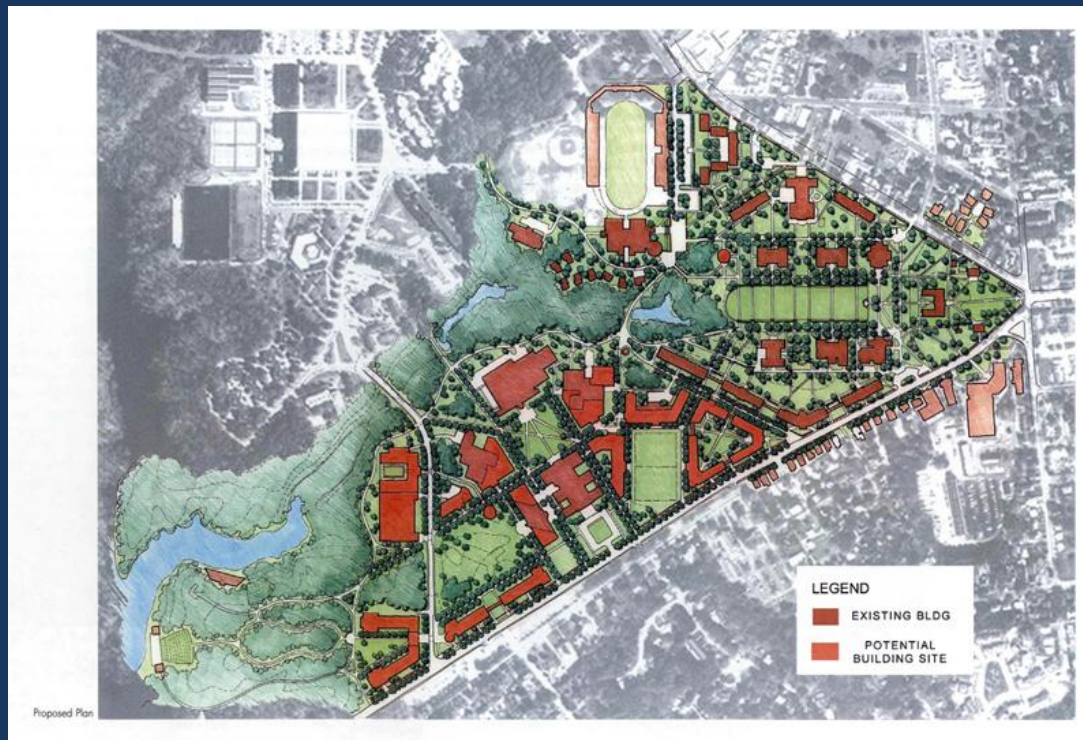
Campus Heritage Preservation Project

- Document the history and chronological evolution of the site
 - Historical narrative of the Robinson and Gillette campus
 - Individual building histories documenting evolution
- Establish the historical significance
- Survey buildings and landscapes to record existing conditions
- Create guidelines for the future preservation and maintenance of the Sunken Garden Precinct

GOALS OF SASAKI PLAN

“Design guidelines formulated to provide a framework for future decision-making with regard to improvements to the campus structure, its landscape, and the buildings that define its physical image.”

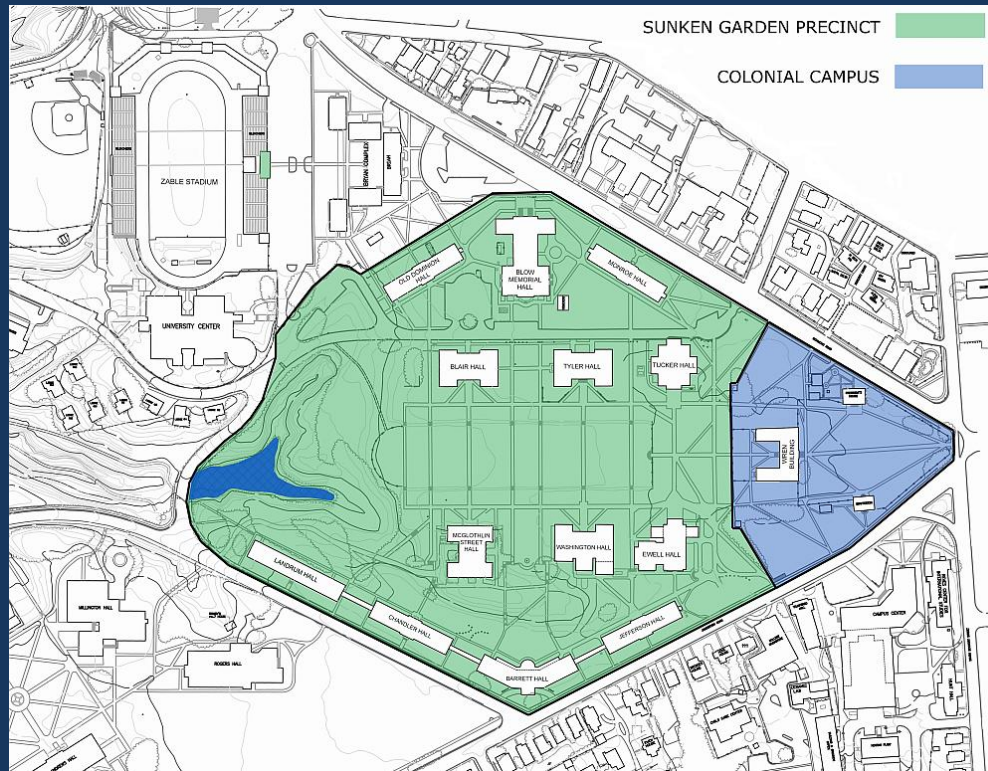
Establish a “Set of planning and design criteria [that] will unify the various campus precincts into a cohesive collegiate environment, provide an added sense of place and orientation, and reestablish an architectural expression consistent with the institutional values of the College of William and Mary.”



GOALS OF THE CAMPUS HERITAGE

PRESERVATION PLAN

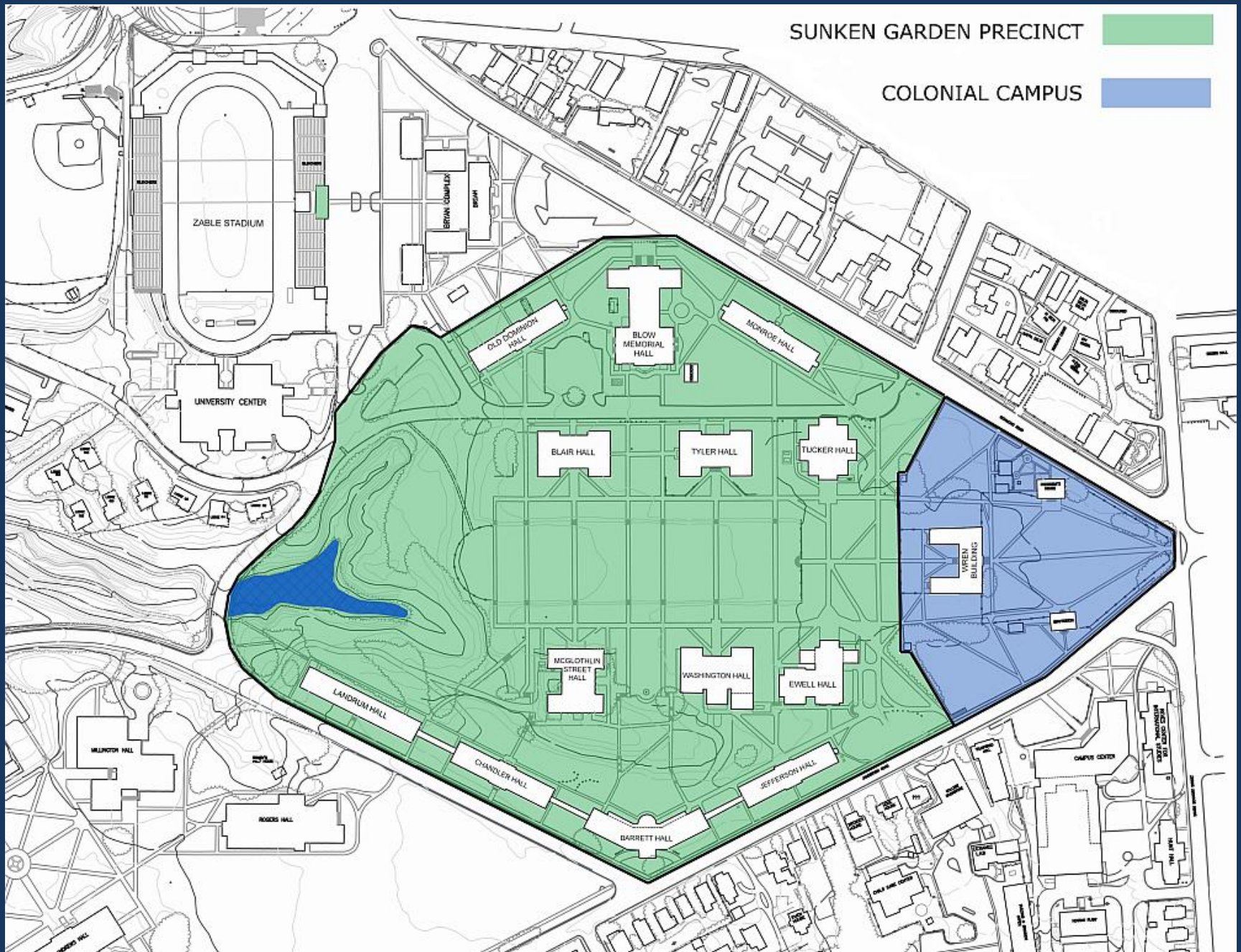
The Campus Heritage Preservation Plan respects the greater framework guiding the College yet concentrates on the Sunken Garden Precinct, a heritage area within Sasaki's greater study area.



SUNKEN GARDEN PRECINCT



COLONIAL CAMPUS

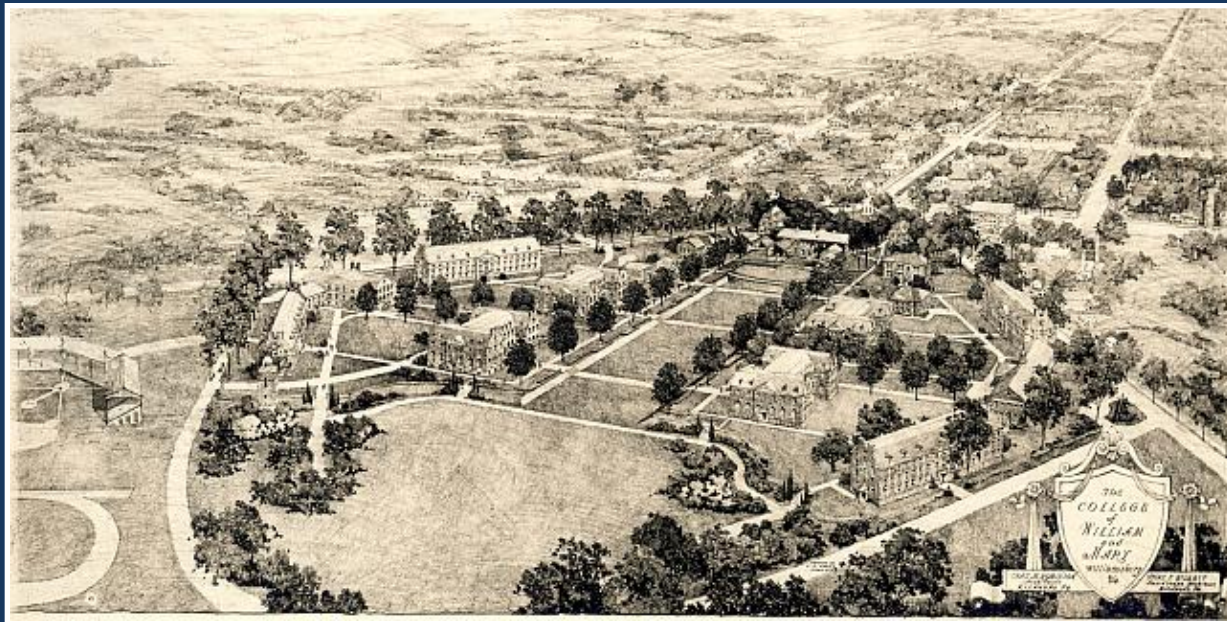


Getty Campus Heritage Preservation Plan

Research Phase

Review of Archival Documents

- Original Architectural Drawings
- Landscape Drawings
- Architect's Correspondence
- Board of Visitor Minutes
- Period Photographs
 - General Campus Images
 - Aerial Photographs
 - Yearbooks
- Primary and Secondary Sources

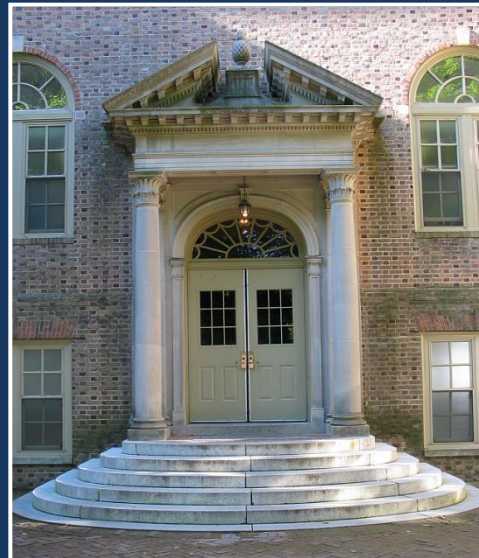


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Site Work

Survey of Buildings and Landscape

- **Character Defining Features**
- Original Fabric
- Alterations
- Conditions
- Recommendations
- Photography



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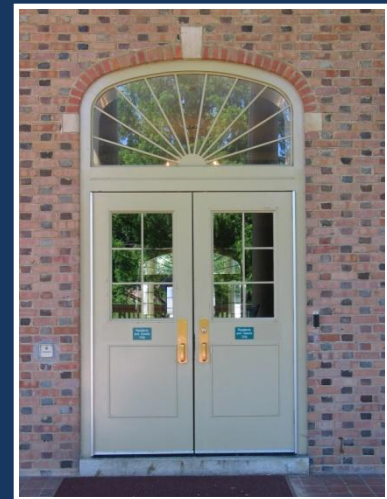


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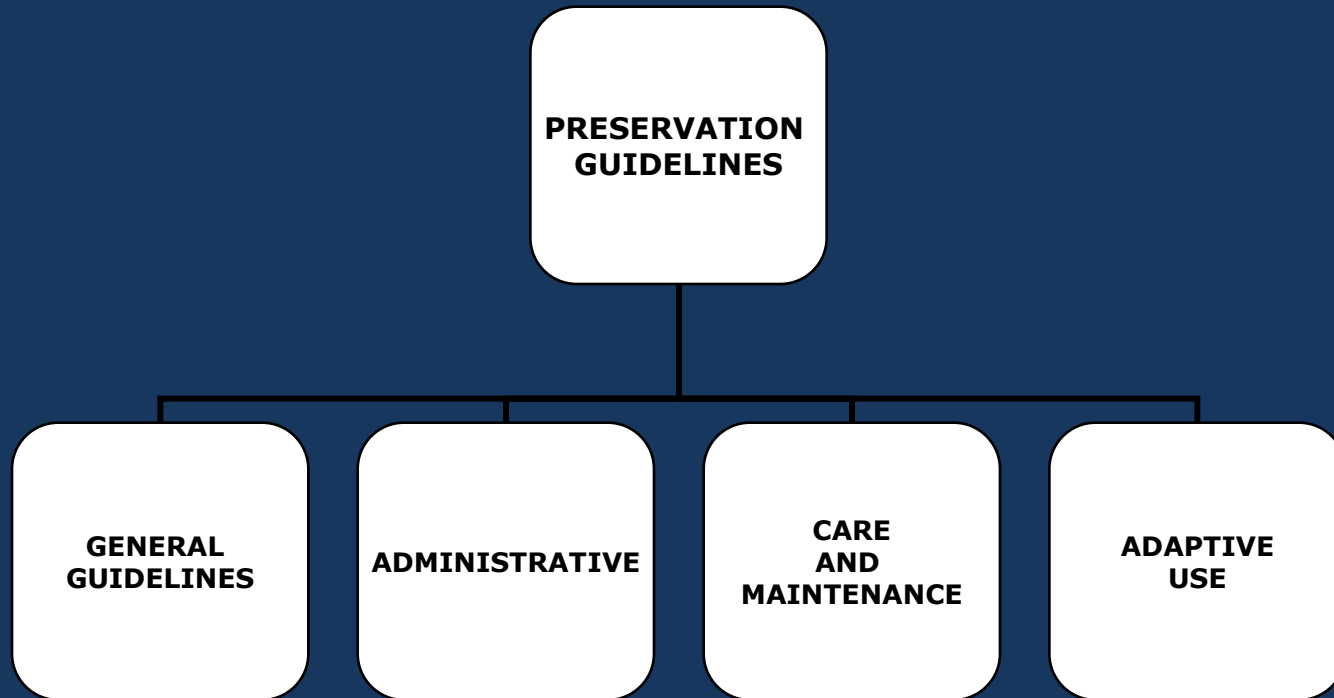
Survey of Buildings and Landscape

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- **Photography**



SUNKEN GARDEN PRECINCT

GUIDELINES FOR PRESERVATION



SUNKEN GARDEN PRECINCT

GUIDELINES FOR PRESERVATION

General Guidelines

General Guidelines

- The College of William and Mary acknowledges the significance and importance of the Robinson/Gillette campus in relation to its greater goals.
- Proper stewardship of the campus cannot be accomplished without respect for the site. Efforts must be made to establish and foster a sense of pride and appreciation for the Robinson/Gillette campus at all levels of affiliation.
- The importance of the Robinson/Gillette campus lies not just in the physical appearance of the site but also in the parts of the whole. Just as the individual buildings and landscape together create the campus, there should be a respect for the individual materials that form the buildings and landscapes.
- Preservation is a continuing process, not a treatment. It is essential for the long-term protection of the Robinson/Gillette campus that it be sensitively maintained on a permanent basis. Considerations in accomplishing this goal include funding, planning and implementation of facilities projects in the Sunken Garden precinct.
- The impact of incremental change to building exteriors should be evaluated before any facilities project is undertaken. This evaluation should consider the impact on the greater whole of the removal of historic fabric from the exterior of a building, no matter how minor or insignificant.
- Coordination and communication between all parties involved in the design process should begin at the earliest stages of development in work impacting, directly or indirectly, the exteriors of the buildings of the Robinson/Gillette campus.
- Repair and renovation work affecting the Robinson/Gillette campus should be carefully planned and studied prior to execution.
- Future planning shall recognize the need to retain the visual qualities of the spaces created by the buildings and landscape so as to retain the atmosphere created by the sum of these parts.
- The reuse of buildings should not negatively impact their original design, nor should additions to the grounds negatively impact the original Robinson/Gillette campus plan. By the same token, previous alterations and changes unrelated to the historic significance of the site should be removed when the opportunity arises and assets allow.

SUNKEN GARDEN PRECINCT

GUIDELINES FOR PRESERVATION

Administrative

This Campus Heritage Plan has been endorsed and adopted by the Board of Visitors of the College of William and Mary.

- The College of William and Mary Design Review Board shall be responsible for implementing and administering all preservation guidelines as they affect the Robinson/Gillette campus.
- The Associate Vice President for Facilities Management will be responsible for forwarding to the DRB appropriate maintenance issues that impact the exterior of the buildings of the Robinson/Gillette campus. All Capital and Maintenance Reserve projects that affect the exterior of these buildings will be referred to the Design Review Board by the Associate Vice President for Facilities Management.
- The extensive research and recording of the Robinson/Gillette campus begun with this project will be continued. Building assessment studies should be consulted prior to renovation or repair work, with additional assessment performed as required. Building assessment studies should incorporate destructive and non-destructive analysis of the building fabric when deemed necessary by the Associate Vice President for Facilities Management.
- A permanent collection of records and information chronicling the development and evolution of the Robinson/Gillette campus will be established and maintained by the Executive Director of the Historic Campus.

SUNKEN GARDEN PRECINCT

GUIDELINES FOR PRESERVATION

Care and Maintenance

Proper maintenance of the exterior of the buildings is fundamental to the long-term care and conservation of the Robinson/Gillette campus. In the on-going process of maintenance, the most appropriate action is the one which achieves the desired goal with the least impact on the historic resource. The materials used in the repair of historic buildings and landscapes should, whenever possible, meet or exceed the quality of those used in the original construction.

- Conservation of historic buildings and landscape features shall become an active and integral part of repair, maintenance and planning.
- Original fabric and character-defining features should be retained to the greatest extent possible.
- The use of traditional construction practices and materials, those contemporary with the original period of construction, is the desired means of maintenance and should be carefully considered during the design phase of any maintenance or repair project.
- The least intrusive methods of stabilization and repair should be employed when dealing with historic fabric and assemblies.
- Photographic and written documentation of facilities projects should be incorporated into all phases of work conducted on historic buildings and landscapes.

SUNKEN GARDEN PRECINCT

GUIDELINES FOR PRESERVATION

Care and Maintenance (Continued)

- Specialists may be needed in certain circumstances when assessing, planning or executing repairs on historic resources.
- The repair and reintroduction of original elements and assemblies should be executed faithfully, without reproducing original failures or shortcomings.
- When necessary, the college should engage skilled tradespeople who are knowledgeable in period materials and construction practices and are capable of performing maintenance and repairs to a degree equal to that required in the original construction.
- New materials employed in the repair of historic buildings should meet or exceed the quality, performance and characteristics of those materials used in the original construction.
- Substitute materials should be utilized on building exteriors only when they do not sacrifice or damage original fabric.
- Completed work products should visually match work from the resource's period of significance.
- A primary goal of all work performed on the buildings and site within the historic precinct is the preservation of as much historic fabric as possible. Contractors, mechanics and consultants performing work on buildings within the historic precinct must make special efforts to accomplish this goal.
- Construction documents for all repair and renovation projects must include a specific protocol for protection of historic fabric during the project.
- Contractors must request and obtain approval from the University where work beyond that identified within a project scope will affect historic fabric. Where damage to historic fabric occurs during construction, those materials and/or elements should meet or exceed the quality, performance and characteristics of those materials used in the original construction.

SUNKEN GARDEN PRECINCT

GUIDELINES FOR PRESERVATION

Adaptive Use

The College of William and Mary is constantly evolving, and change is inevitable. This change should be managed to guard against unnecessary damage to the Robinson/Gillette campus. Improvements and alterations to historic resources should produce minimal impact to the integrity of the building and/or campus plan while at the same time extending the life and use of the resource.

Improvements to existing buildings should respect the existing architecture while contributing in their own right. The quality of improvements to existing structures should be commensurate in regards to design, execution and quality to that of historic buildings. The design and execution of improvements should exhibit a degree of quality worthy of the next generation's historic resources.

- Proposed changes should be evaluated against the building or landscapes' significance to identify what impact alterations may have on the integrity of the resource, and modifications to project plans may be necessary to avoid altering or damaging the significance and character of the building or landscape.
- Respect for the original design intent, features and elements should be considered in the planning, design and implementation of the reuse of a building. Ideally the use of buildings should be compatible with their original function and/or plan.
- New programs introduced into historic structures should be sympathetic to the fabric of the buildings and their associated landscapes.
- Efforts should be made to ensure that the installation and/or replacement of systems do not adversely affect the integrity of buildings and landscape features.
- Alterations to buildings to accommodate temporary uses and occupancy should be reversible. Permanent improvements to accommodate changes in use should be executed to a degree of quality equal to or exceeding that of the original construction.
- During subsequent capital projects, past alterations that detract from the integrity of a historic resource should be reversed when circumstances and resources allow. Efforts should be made to reinstate conditions associated with the period of significance for the building.
- The design, materials, assemblies and execution of improvements should be commensurate to that used on historic buildings and landscapes. Improvements to existing buildings should adapt harmoniously to their surroundings; they should utilize comparable scale, massing, materials and details as established by the existing buildings.