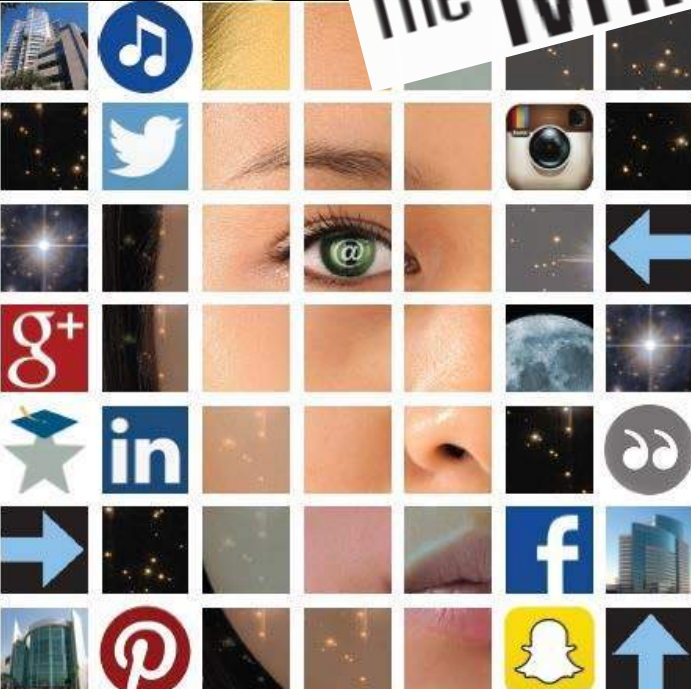




The Millennials have landed.



Session: 092918

Date: Thursday, September 29, 2016

Time: 2:00pm – 3:00pm



Trinity University: Preserving Campus Character

Presented by:

- **Diane Graves** / Trinity University
- **Ryan Losch** / Page
- **Stanley Graves** / Architexas



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Trinity University Master Plan: Preserving Campus Character





Diane Graves

Trinity University

Assistant VP for Academic Affairs, University Librarian & Professor

Trinity Master Plan Committee Chair



Ryan Losch, AIA

Page

Associate / Urban Designer

Trinity Master Plan Project Manager



Stanley Graves, FAIA

Architexas

Senior Principal

Trinity Master Plan Historic Preservation Consultant

Learning Outcomes

Benefits of creating a historic district on campus, including new State of Texas tax credits for non-profit institutions.

The importance of including a historic preservation architect on campus master planning and design teams.

Integrating innovative planning and design solutions into a historic campus.

Considerations in building support of campus stakeholders for reuse of historic buildings.

#1 IN THE WEST 25 CONSECUTIVE YEARS

U.S. News & World Report





Tehuacana campus, 1869-1902



Waxahachie campus, 1902-1940's



Woodlawn campus, 1942 to 1952



Moving day, May 13, 1952

A photograph of a brick building with arched windows and a modern building with balconies in the background. The text "Trinity University Legacy" is overlaid in large white font.

Trinity University Legacy

A Special Place



A Special Place | **Harmony with the Land**

Legacy Master Plan

Harmony with the Land

Dramatic topography

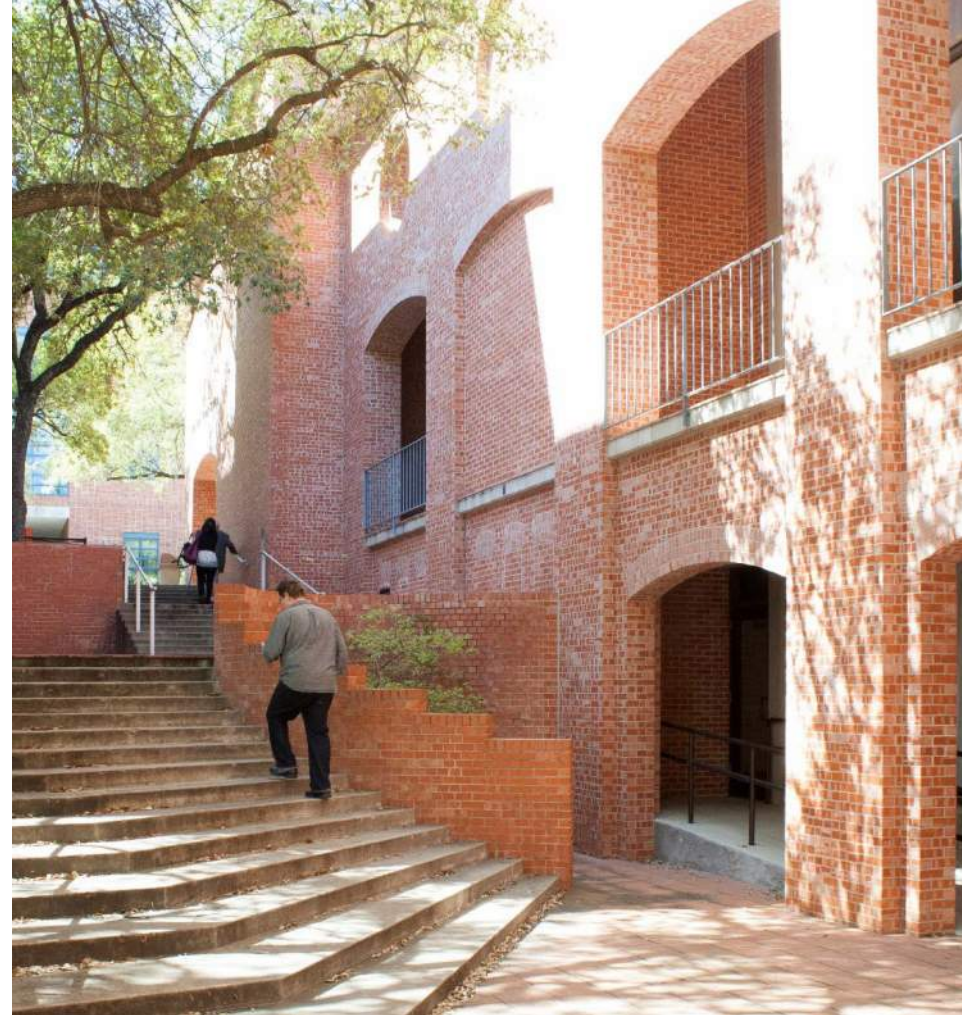
Informal building arrangement

Indigenous landscape





A Special Place | **Harmony with the Land**



A Special Place | **Unity of Character**



Legacy Master Plan

Timelessness

Distinguished
architectural design

Cohesive, coherent
campus



Legacy Master Plan

Particular Ethos of Trinity University

Personal Development

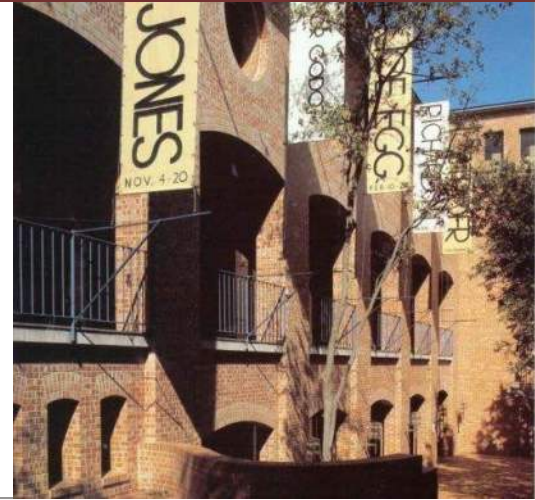
Intimate feeling

Individuality and
community



A Special Place | **Campus Environment**

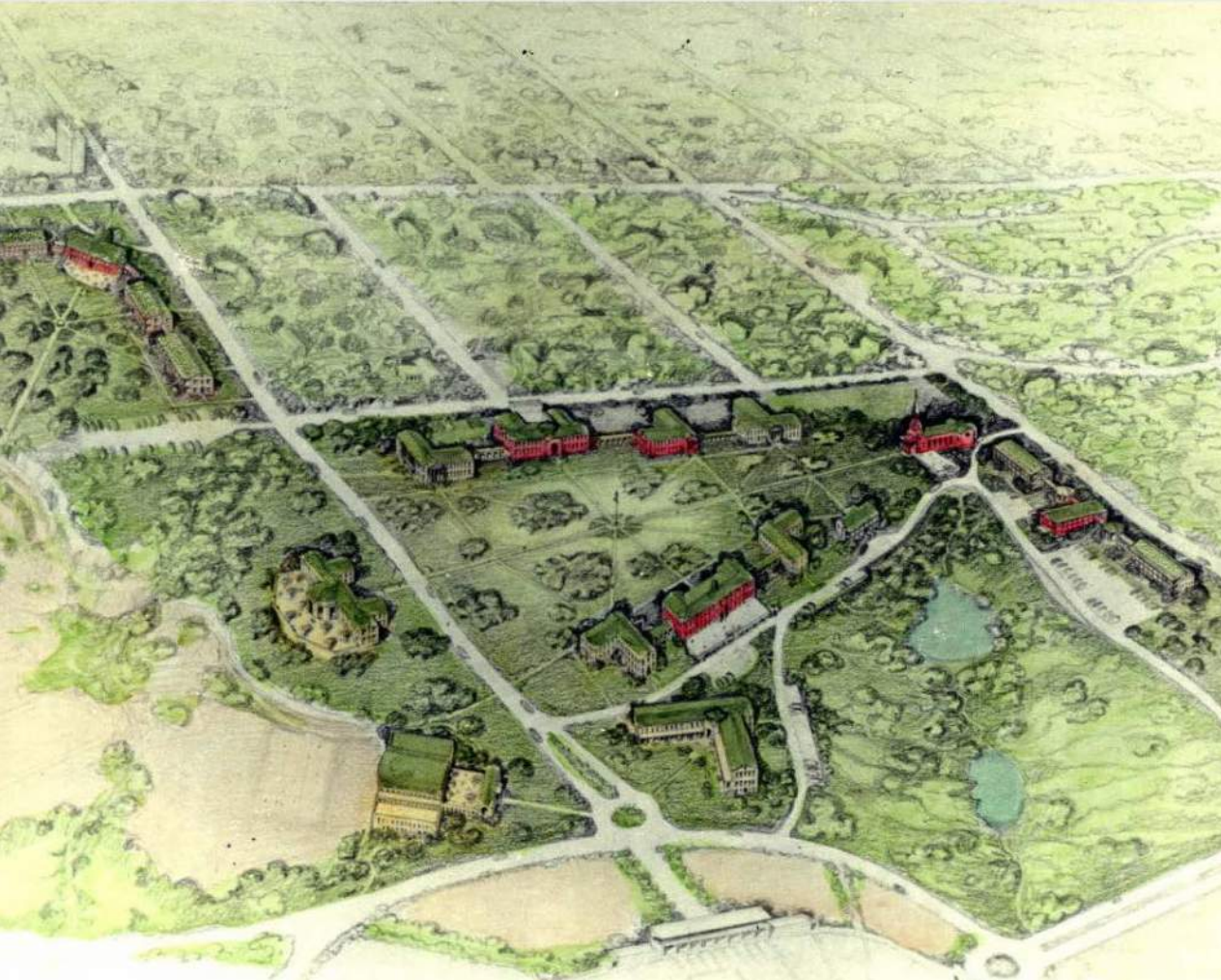
Campus Development History



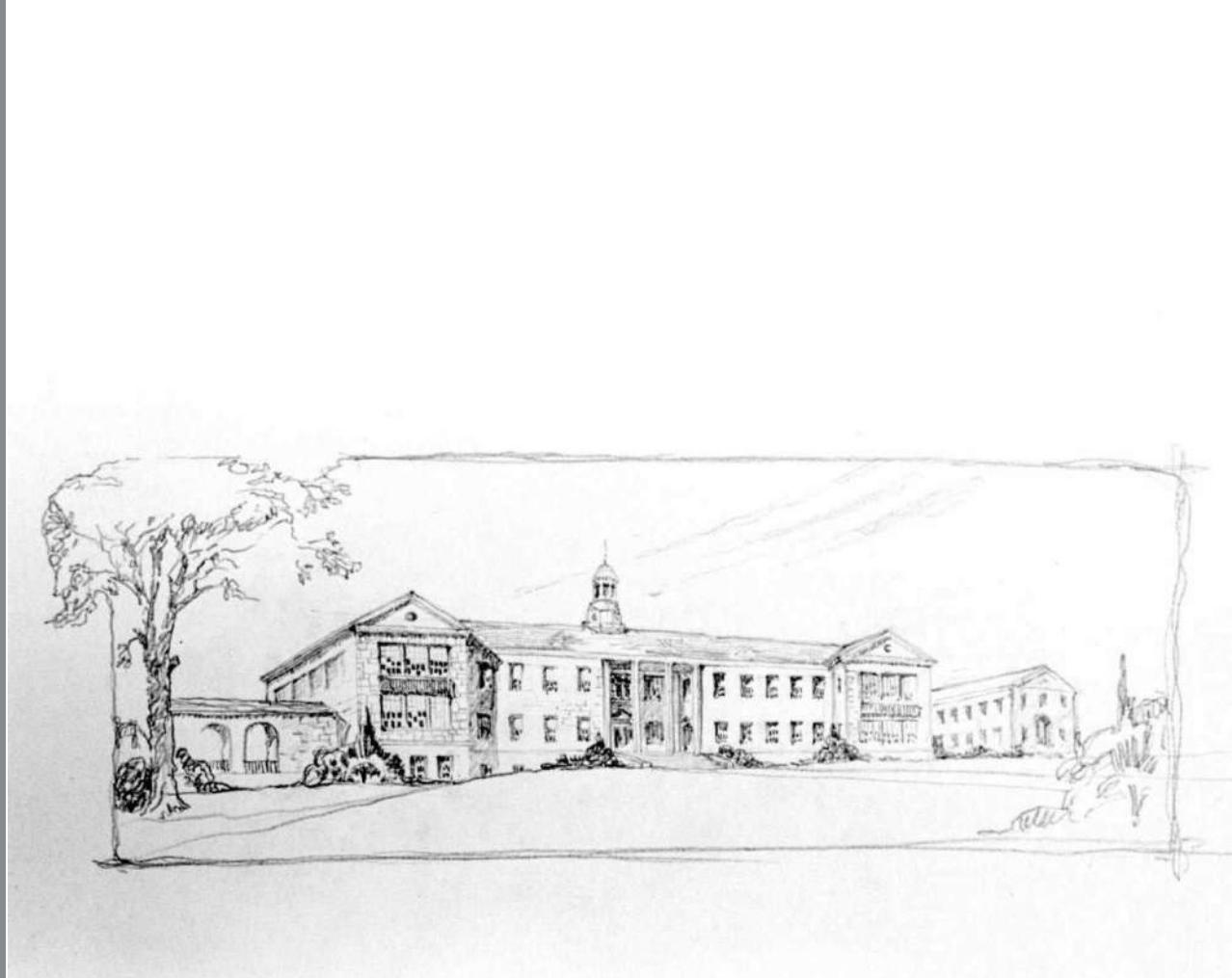
Legacy Master Plan

Planning History

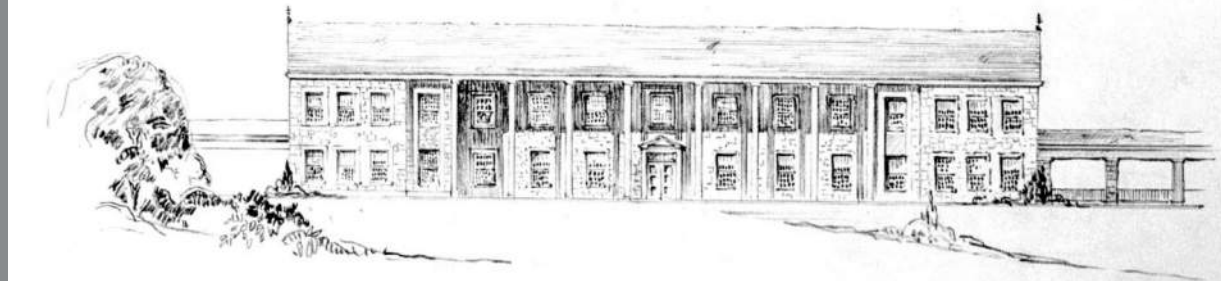
Georgian vs O'Neil Ford
Vision



Planning History



Planning History



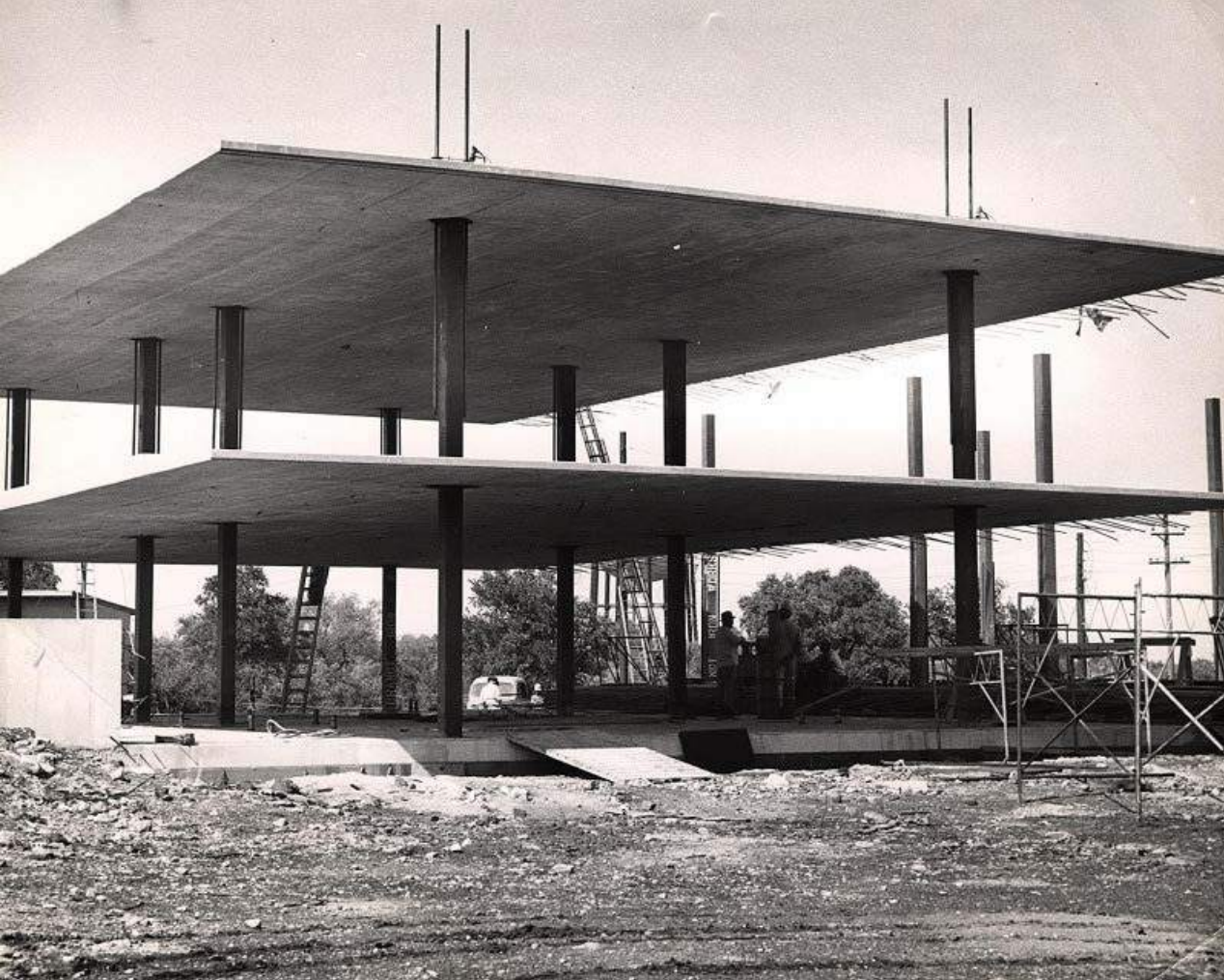
Windows
2 1/2 wide
in gut bay
4 1/2 in center



Legacy Master Plan

Planning History

No Recorded Master Plan



Legacy Master Plan

Planning History

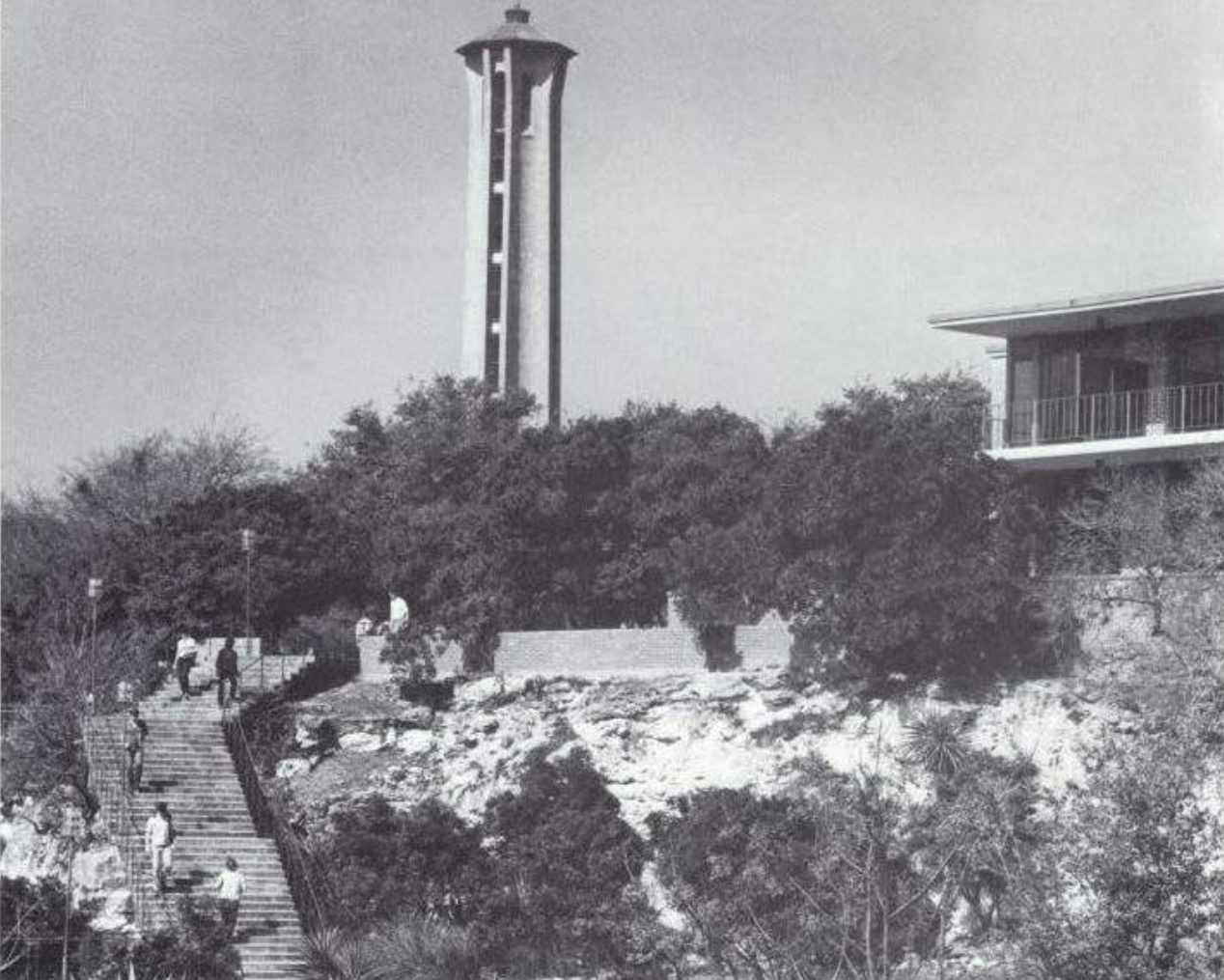
Lift Slab



Legacy Master Plan

Planning History

Lift Slab



Legacy Master Plan

Planning History

**“Texas’s First Modern
Campus”**

O'Neil Ford Legacy




Ford-Designed Buildings

-  O'Neil Ford Building
-  Former O'Neil Ford Building
-  Other Architect



O'Neil Ford Legacy

Lift Slab Buildings

-  Lift-Slab Building
-  Former Lift-Slab Building
-  Non Lift-Slab Building



Campus Development History

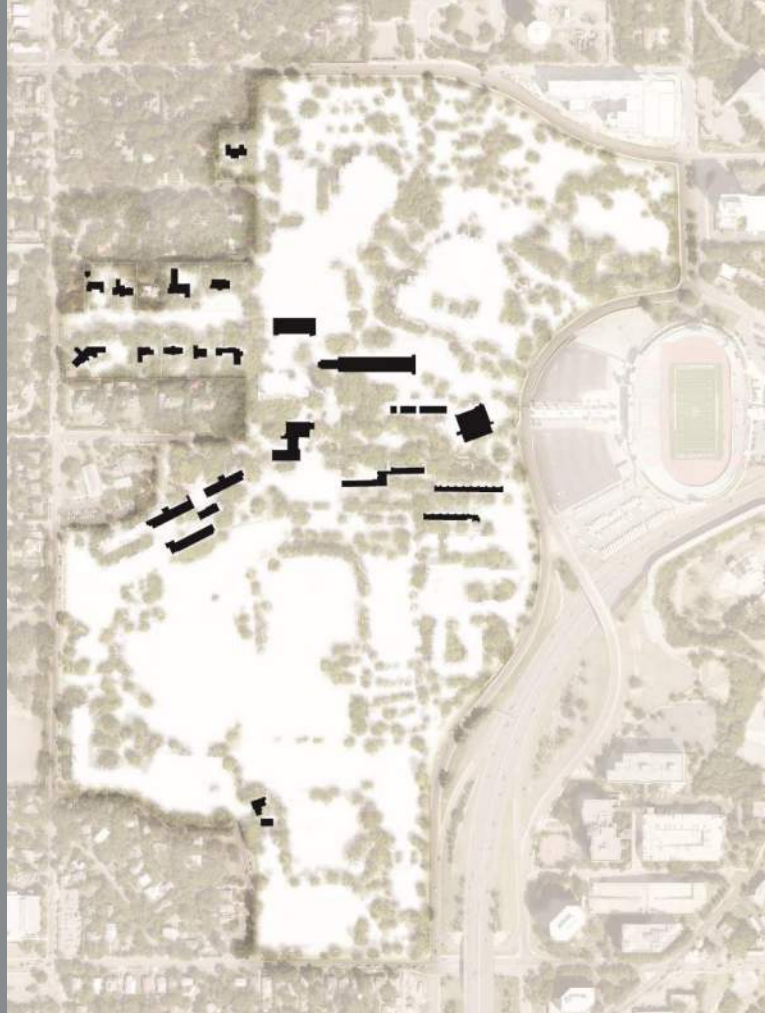
Campus Growth

Pre-1950



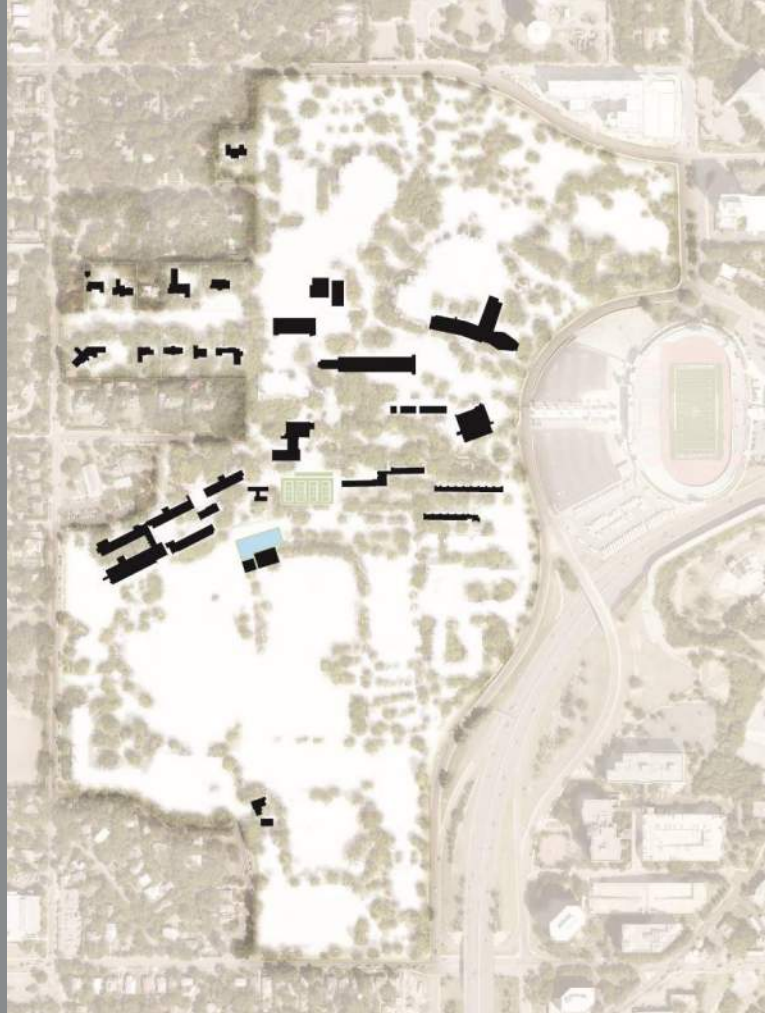
Campus Growth

1950-1954

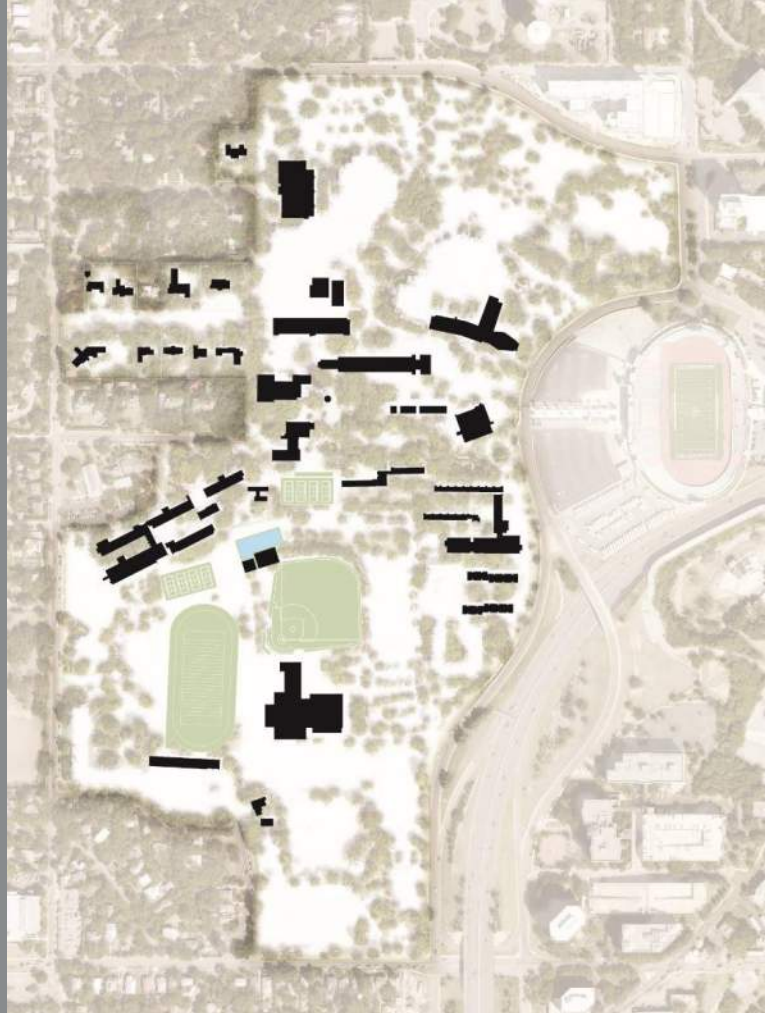


Campus Growth

1955-1959

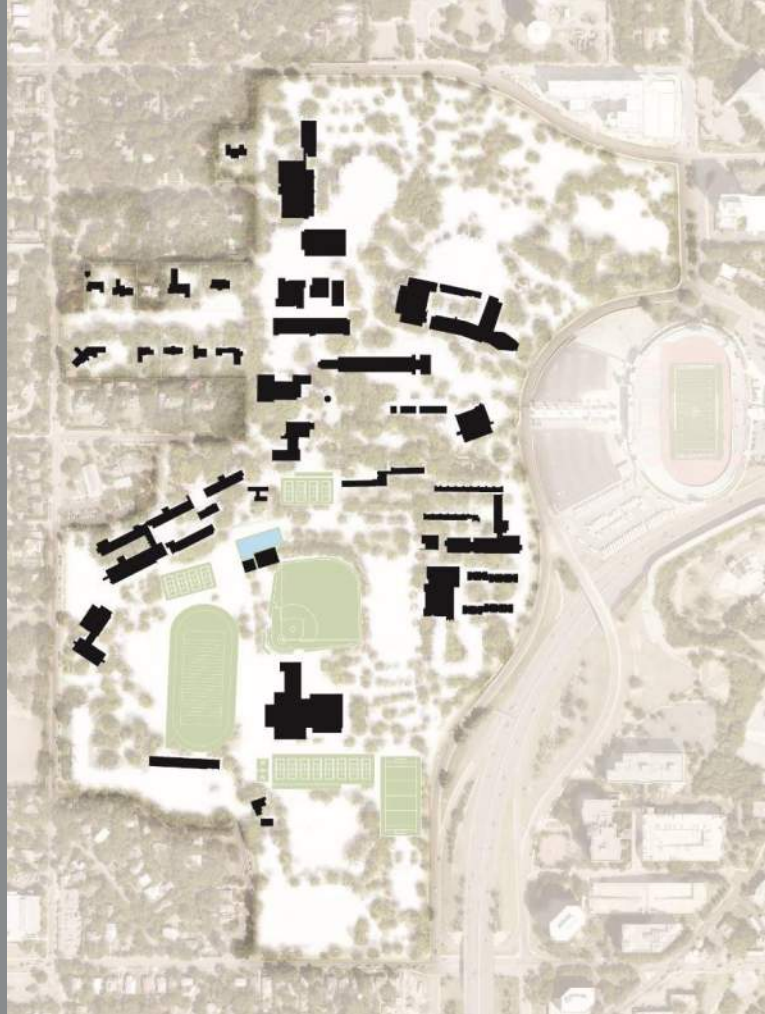


Campus Growth 1960-1964

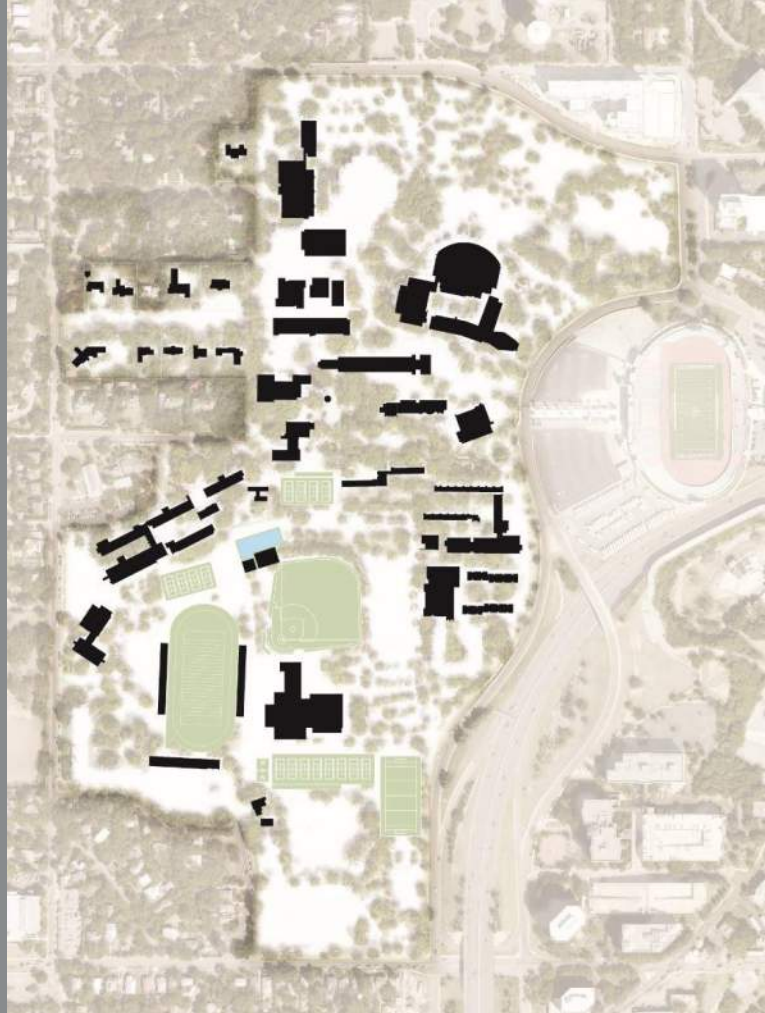


Campus Growth

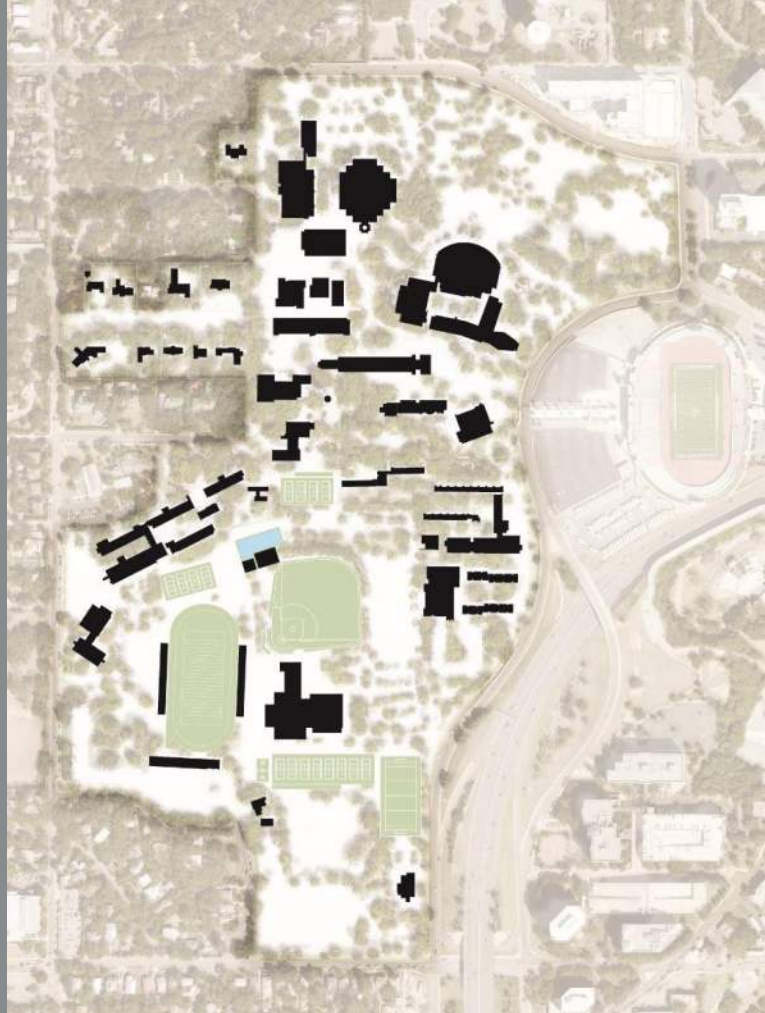
1965-1969



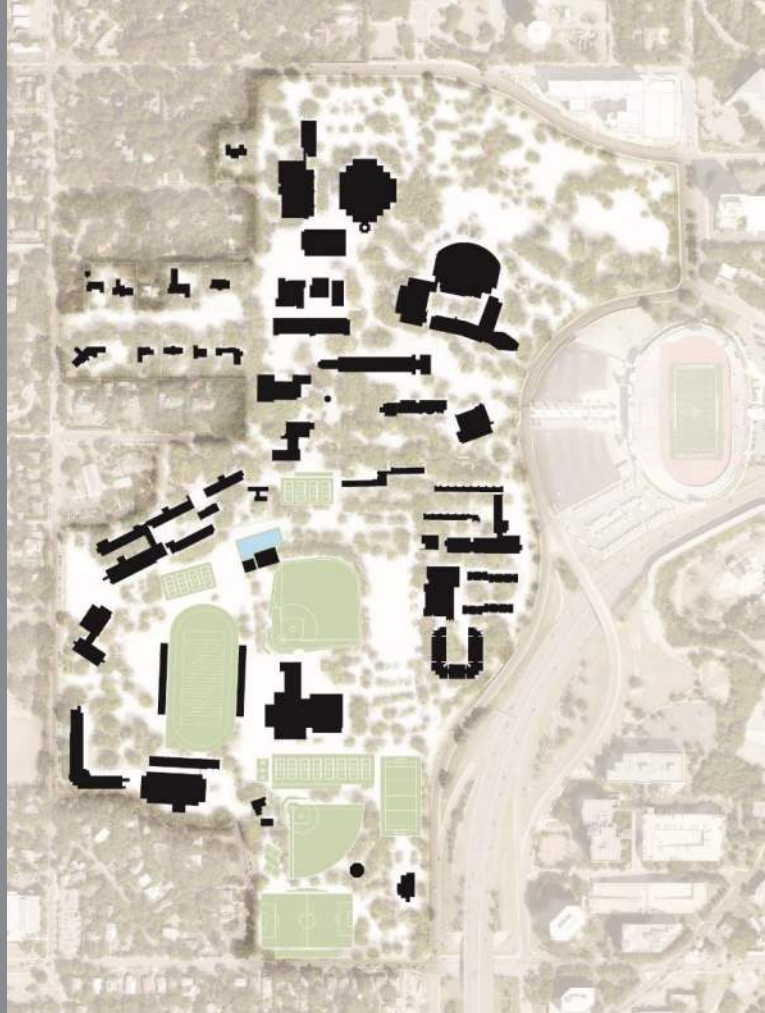
Campus Growth 1970-1974



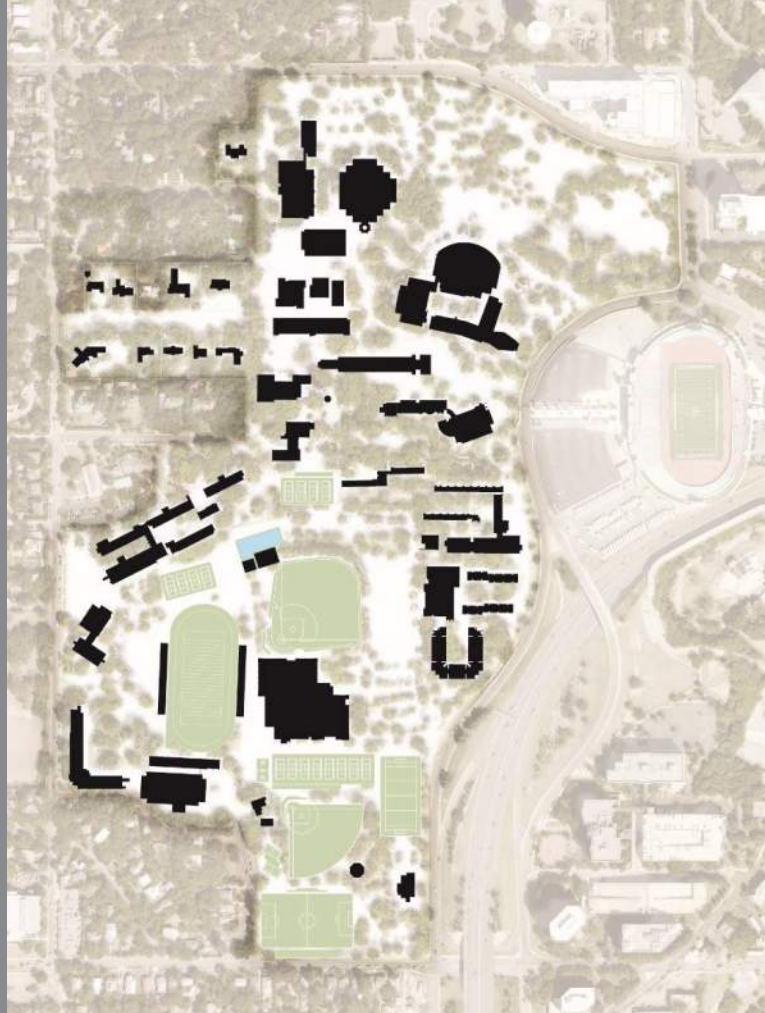
Campus Growth 1975-1979



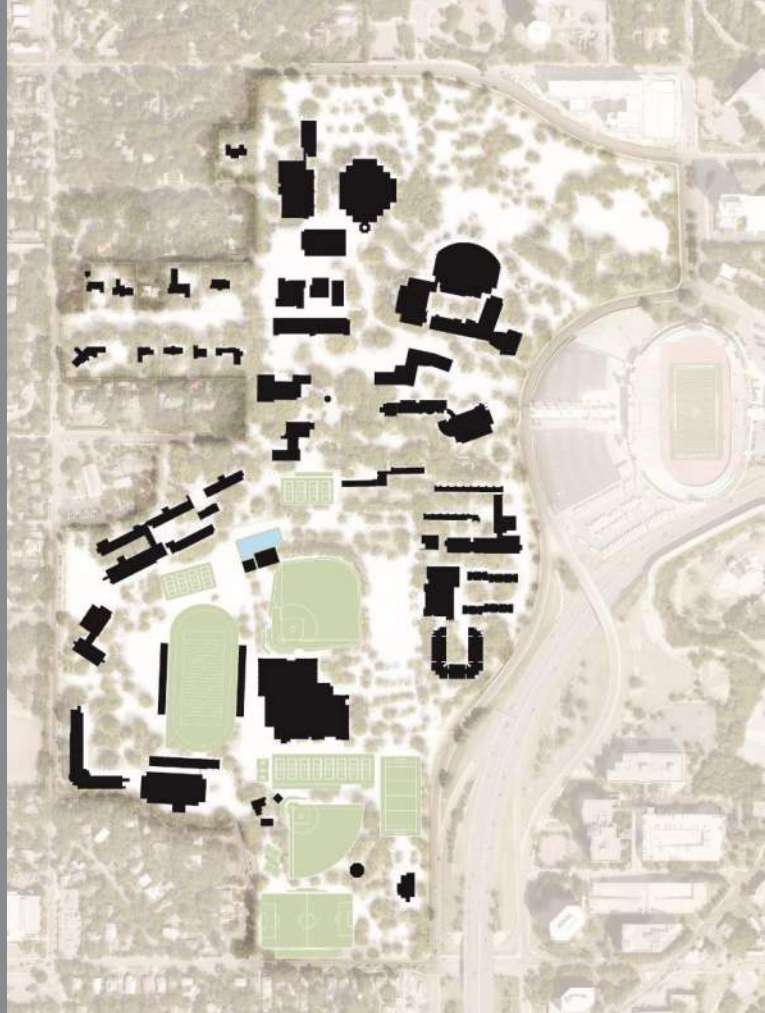
Campus Growth 1980-1989



Campus Growth 1990-1999

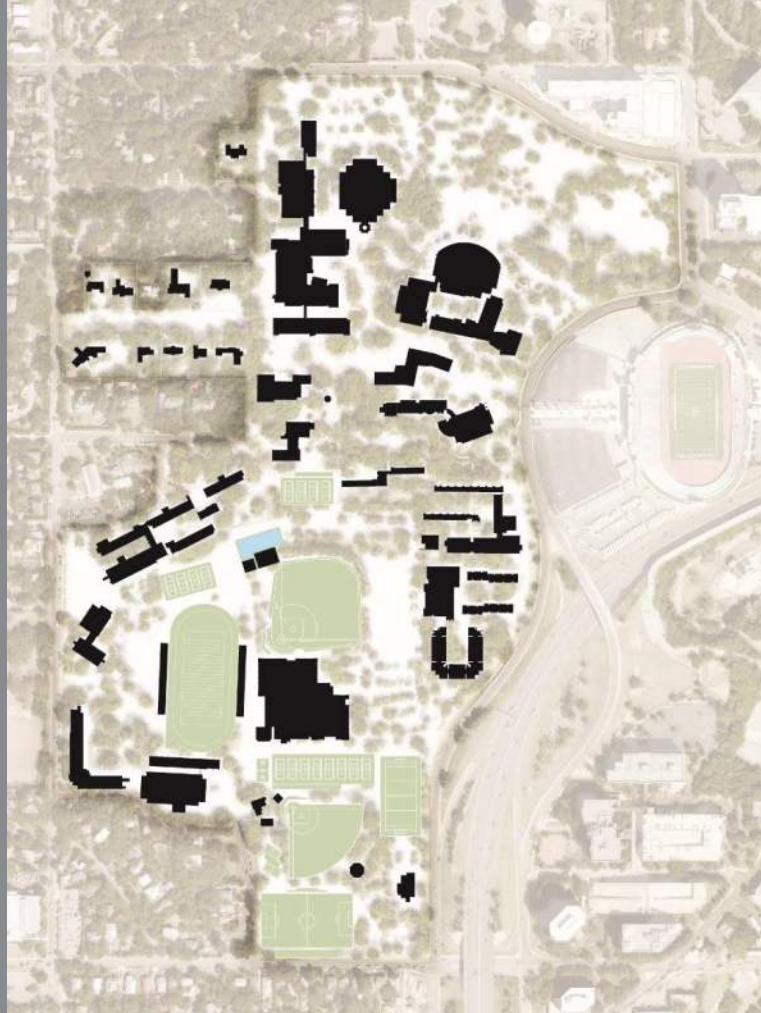


Campus Growth 2000-2009



Campus Growth

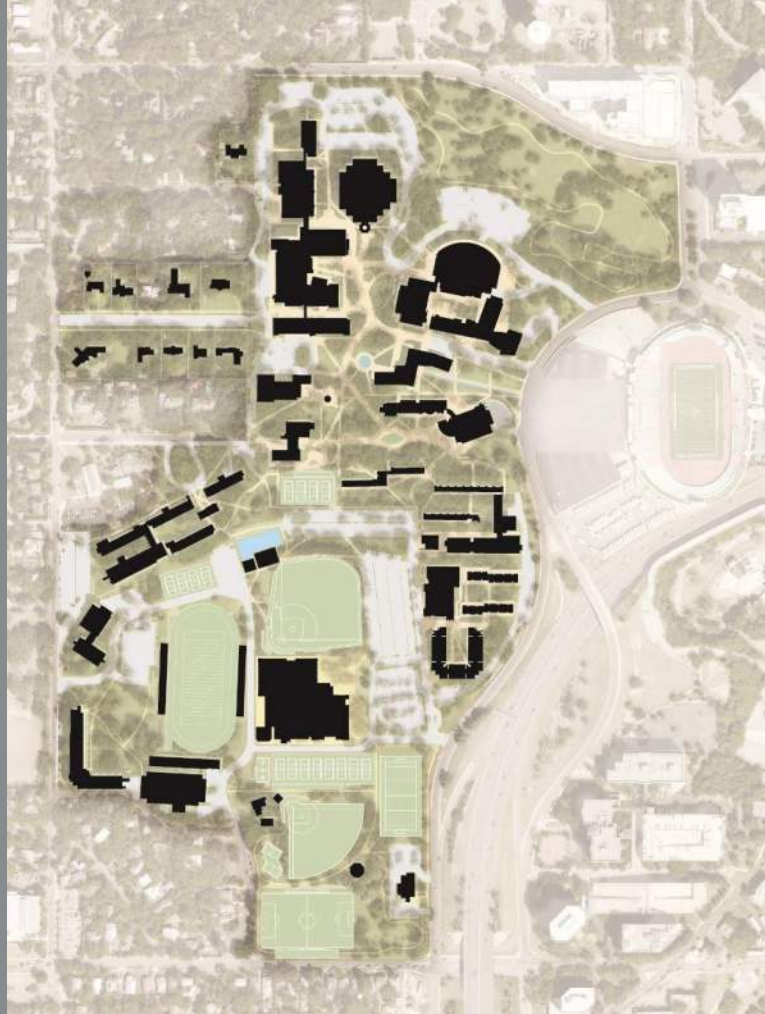
2010-Present



Campus Development History

Campus Growth

Current



Campus Development History

Building Age



1950

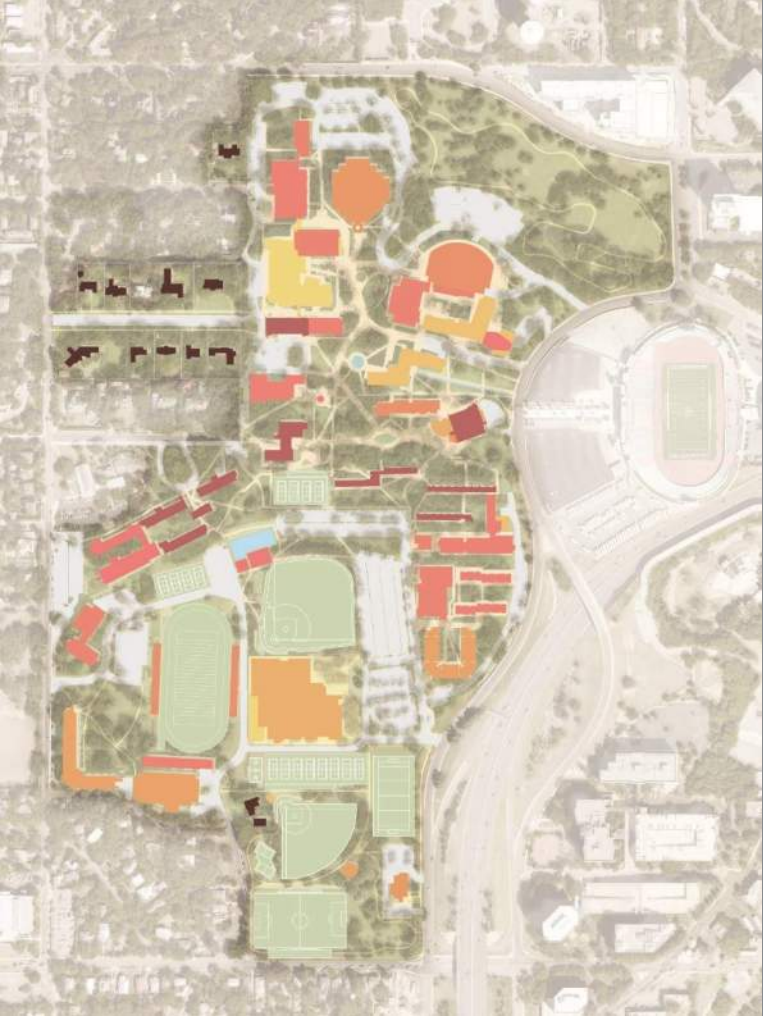
1960

1970

1980

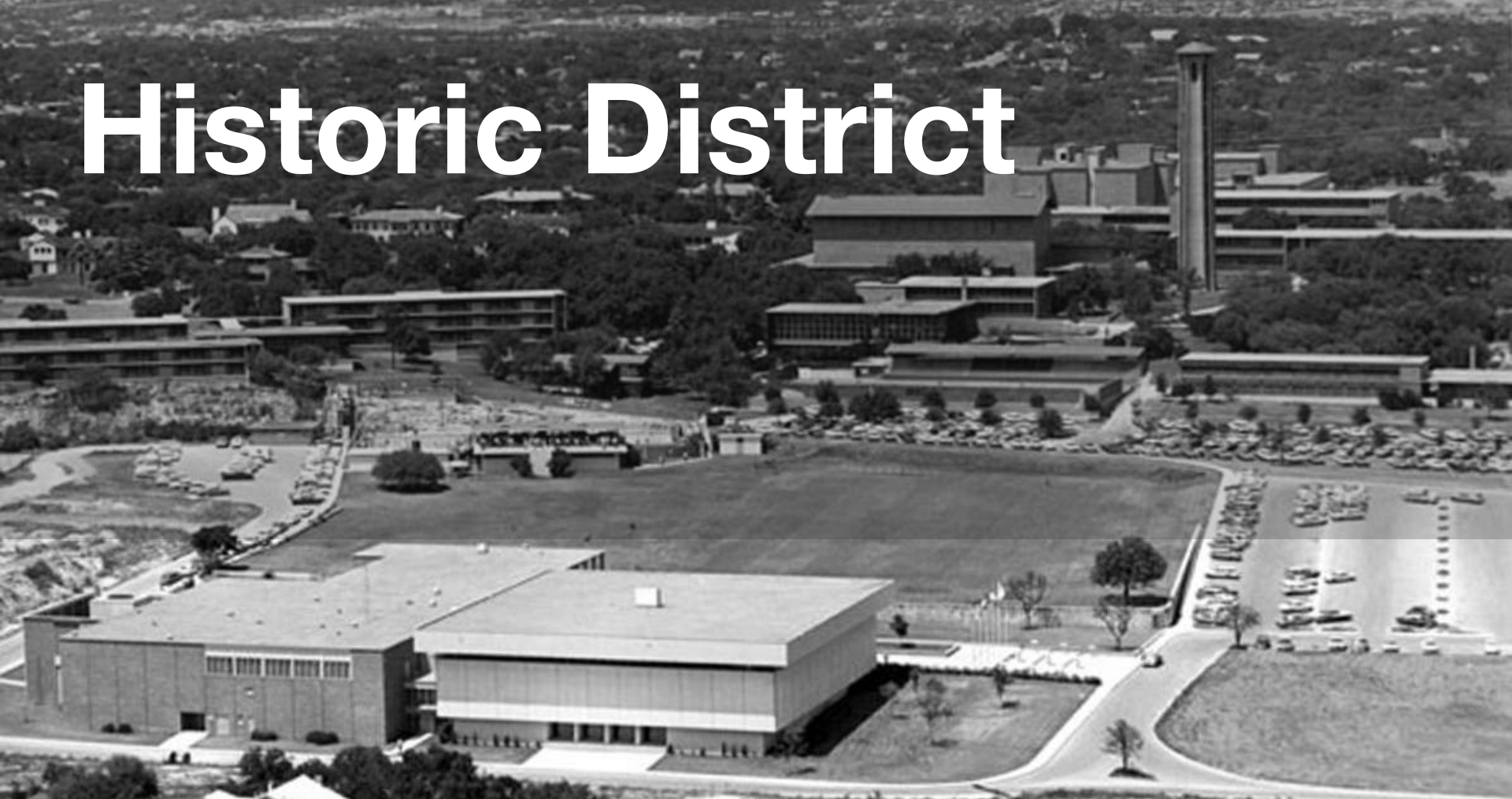
1990

2000



Campus Development History

Historic District



Trinity University Master Plan: Preserving Campus Character

Historical Rank Classification

1 – Exceptional

2 – Primary

3 – Secondary

4 – Non-Contributing

5 – Not Classified



Historical Rank Classification

1 – Exceptional

2 – Primary

3 – Secondary

4 – Non-Contributing

5 – Not Classified



Historical Rank Classification

- 1 – Exceptional
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Historical Rank Classification

- 1 – Exceptional
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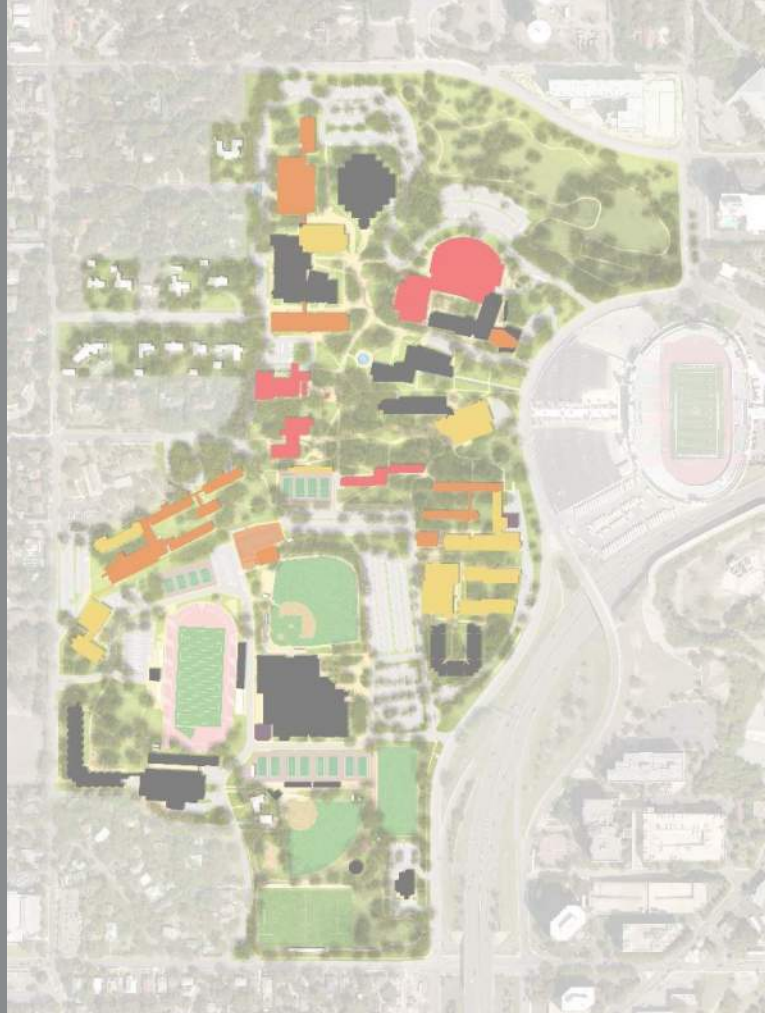
Historical Rank Classification

- 1 – Exceptional
- 2 – Primary
- 3 – Secondary
- 4 – Non-Contributing
- 5 – Not Classified



Proposed Historical Classification

	1 – Exceptional
	2 – Primary
	3 – Secondary
	4 – Non-Contributing
	5 – Not Classified



Possible Designation Options

Individual Building
Registration

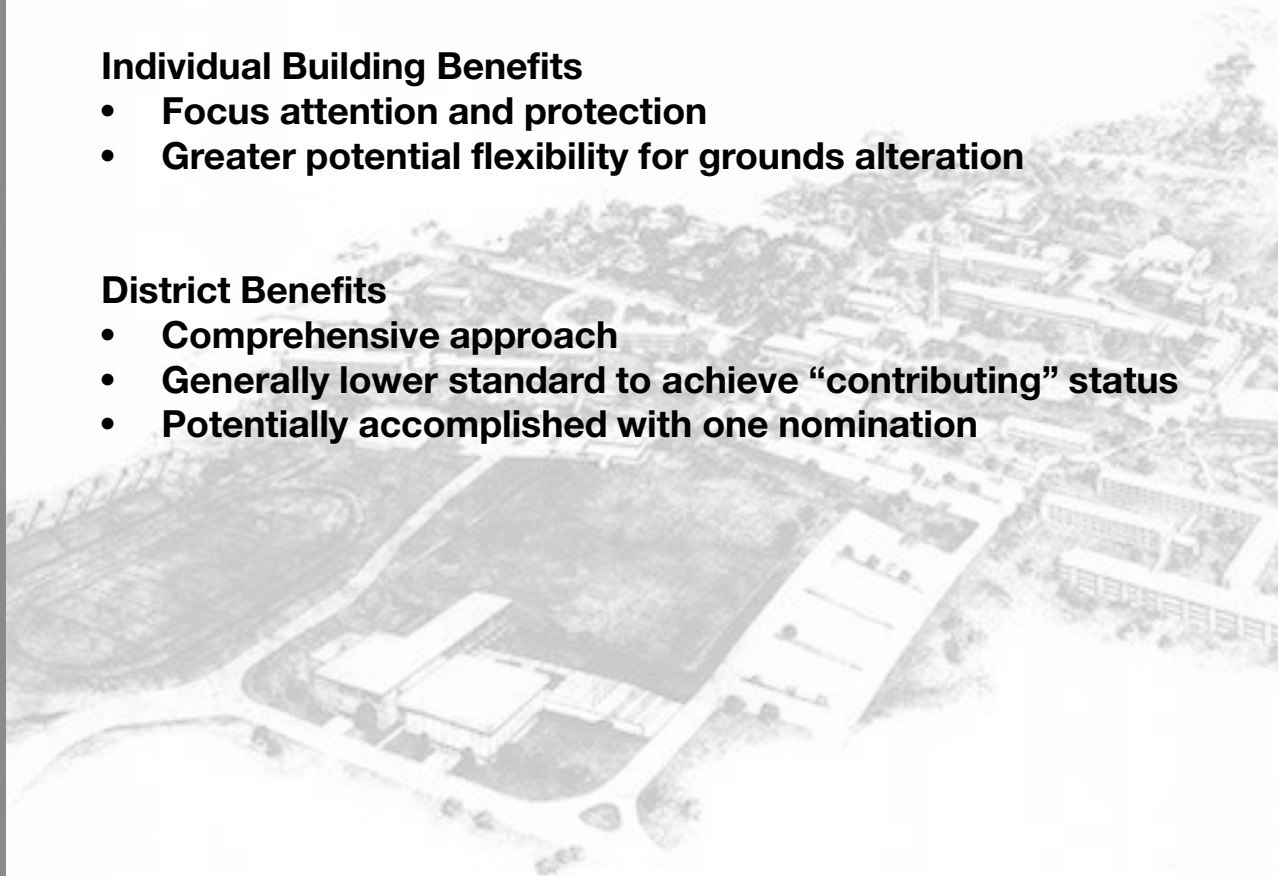
District Registration

Individual Building Benefits

- Focus attention and protection
- Greater potential flexibility for grounds alteration

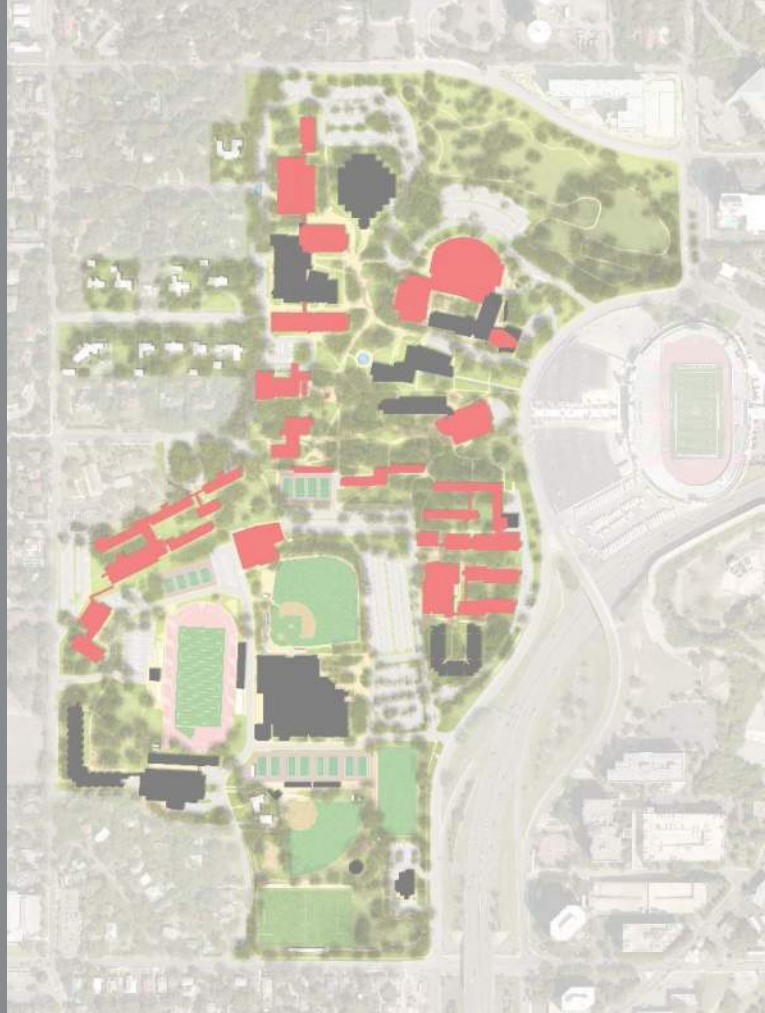
District Benefits

- Comprehensive approach
- Generally lower standard to achieve “contributing” status
- Potentially accomplished with one nomination



Contributing Buildings

“Contributing” buildings would be eligible for tax credits in a potential historic district



Historic District

Potential Historic District Boundary



Historic District

Historic District Analysis

Designation as a National Register Historic District

PROS

- State tax credits for any qualifying work done on a “contributing” building within the district
- Single registration process vs. multiple individual building registrations
- Positive public perception within preservation community
- Potential goodwill and negotiating tool with Monte Vista

CONS

- Potential for heightened public awareness of building modifications
- Review of projects by Texas Historical Commission when applying for tax credits
- Possible loss of district designation if several buildings are demolished*

*Demolition of any building in San Antonio over 50 years old requires approval by San Antonio Historic Design & Review Commission as part of permitting process regardless of historic district or designation

Historic District Analysis

Designation as a National
Register Historic District

POTENTIAL FINANCIAL BENEFITS – 10 Year Outlook

- 12 previously planned projects eligible for tax credits
- 5 Campus Master Plan projects eligible for tax credits
- Tax credit benefits
 - 25% credit on qualifying work over \$5,000
 - Ability to sell tax credit on secondary market for at least \$0.80/\$1.00
 - Effective tax credit of 20% of project cost

Trinity University Future

Master Plan Development



Master Plan Development

Developing a Direction

Multiple Stakeholders

Varied Views on Historic Preservation

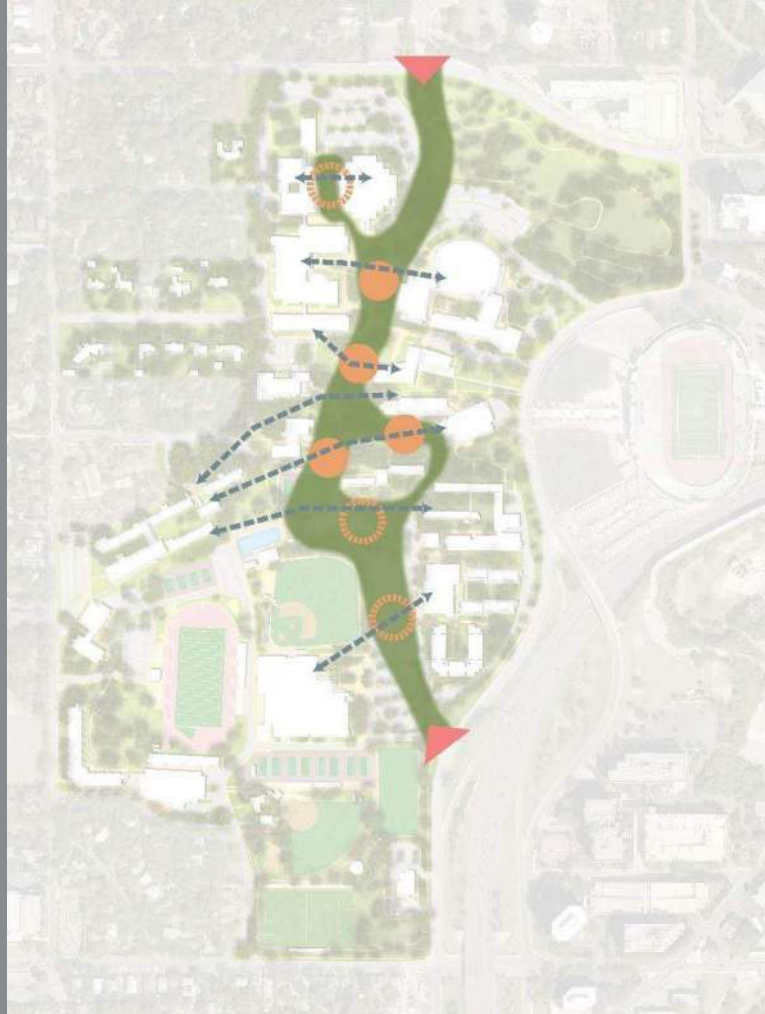
21st Century Campus Arguments



The Big Idea

Living/Learning Corridor

- Enhance connection between Upper and Lower Campus
- Reinforce the open space legacy and extend to Lower Campus
- Create a signature gateway
- Improve cross-campus connectivity



Trinity Connects

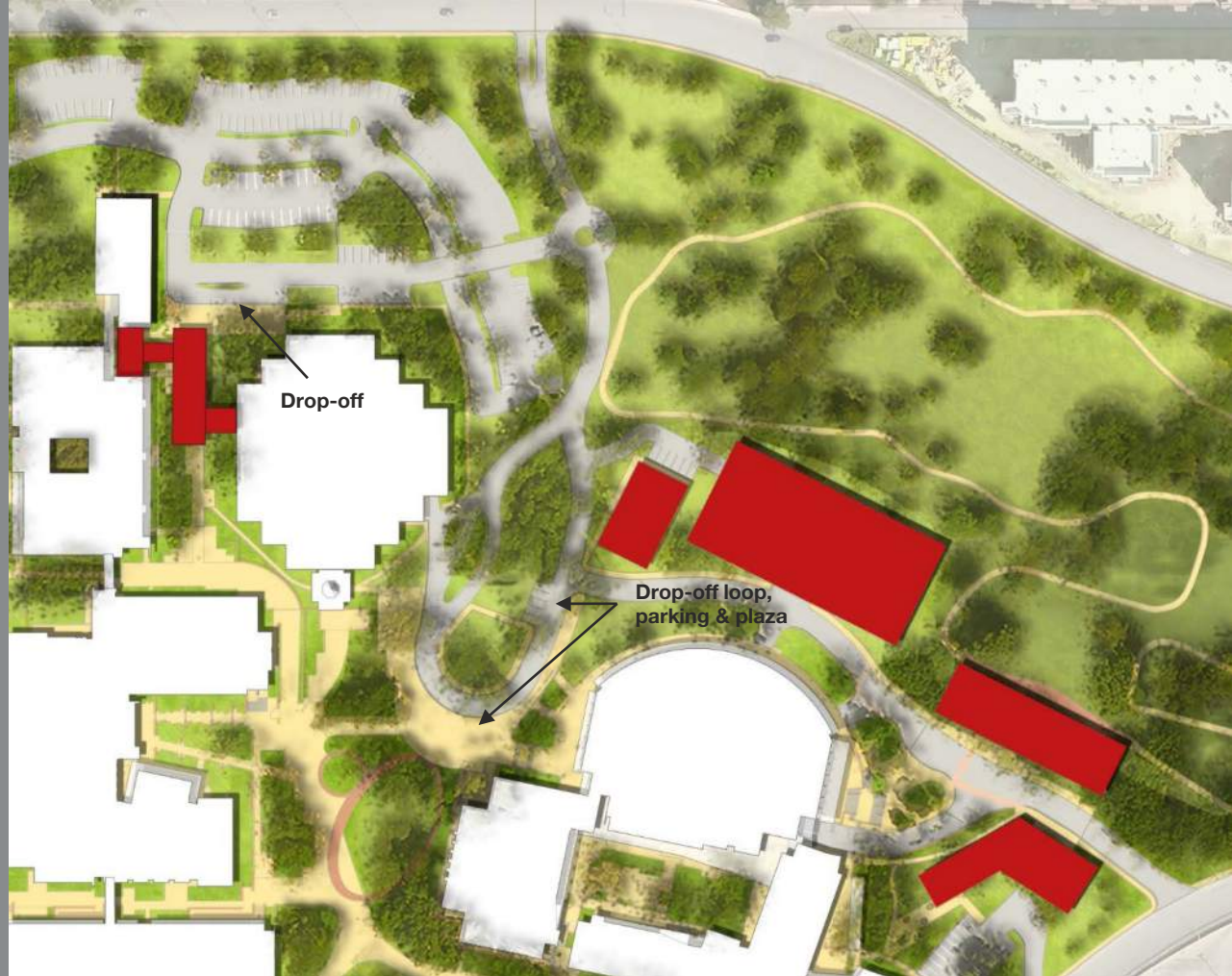


Trinity Connects





Hildebrand Entrance



Hildebrand Entrance

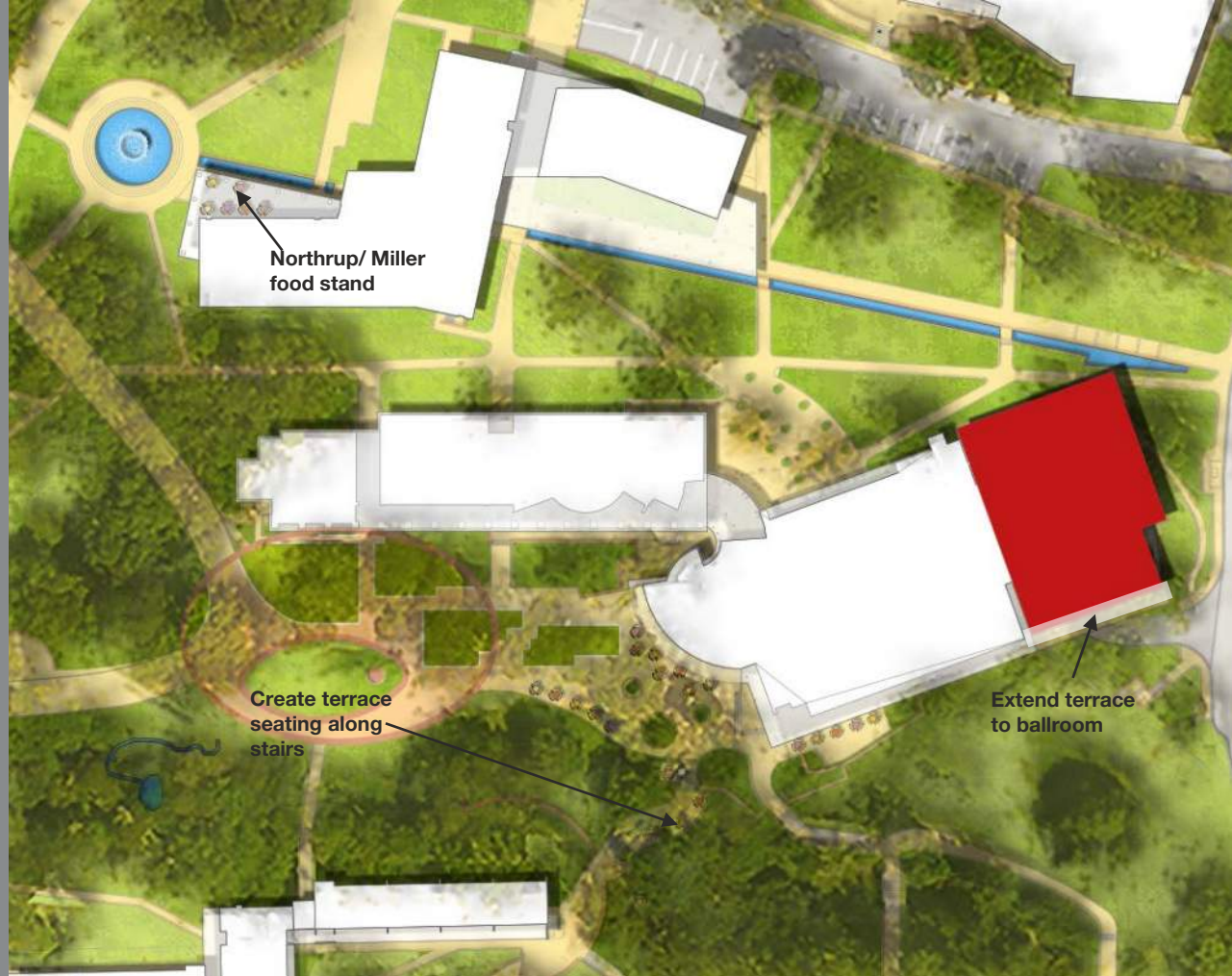






Master Plan

Coates Center & Northrup Hall







Lower Campus Transformation

Continuation of core outdoors spaces from upper campus to lower campus

New passive open space on Lot P

IM Field on Lot S



Newer version





Master Plan

Major Renovations



Master Plan Sustainability Features

- Increases open space area
- Reduces heat-island effect
- Creates opportunities for on-site stormwater management
- Potential to reduce vehicle miles traveled with more on-campus housing
- Promotes re-use and renovation of existing buildings
- Promotes more efficient use of space for energy savings
- Encourages the preservation of historic resources

Design guidelines



Supports the Future of Trinity





Future of Trinity

Important architectural legacy

As we are planning for a new capital campaign

Alumni, faculty, future



Future of Trinity

Attracting millennials

Relevant to current and future students

Questions



Trinity University Master Plan: Preserving Campus Character



Seminar Evaluation

We hope you enjoyed this session...

Please take a moment to complete the evaluation form.

Thank you!

