

Stated Meeting of the Trustees, October 25, 1948

APPENDIX

THE TRUSTEES' COMMITTEE
for the
PHYSICAL DEVELOPMENT OF THE UNIVERSITY OF PENNSYLVANIA
submits the following report to the
PRESIDENT OF THE UNIVERSITY

Under date of December 9, 1947, President McClelland addressed a letter to the Chairman of the Trustees' Committee on Physical Development of the University calling attention to a resolution that was passed by the Executive Committee of the University's Development Fund at a meeting held on November 26, 1947, which was as follows:

"Resolved, that in order to further the success of the fund raising campaign in behalf of the Development Program by giving reality to the University's vision of the Pennsylvania Campus of the future, thereby stimulating the imagination of alumni and general public alike, the Executive Committee of the Development Fund Campaign respectfully requests that the University take such steps as are necessary to bring about directly or through the proper committee of the Board of Trustees a rendition of the future campus by the University's architects or others to be employed for this purpose, as the basis for preparing a comprehensive model."

The President requested that the Trustees' Committee on Physical Development give consideration to the ways and means of effecting the desired results. The Committee met shortly thereafter, there being present by invitation Dr. McClelland and Mr. Earl G. Harrison, Chairman of the Campaign. Previous plans for the development of the University were examined, the possibility of the removal of certain streets that affect the University's development were discussed and a course of procedure was agreed upon. It was decided to put the matter in the hands of an Architects' Committee composed as follows:

James R. Edmonds, Jr., '12 Arch., of Baltimore, Architect for the proposed Physics Building.
James Kellum Smith, '19 Arch., of New York. One of the senior members of McKim, Mead & White, Architects for the new Wharton School.
John Harbeson, '10 Arch., and Roy F. Larson, '23 Arch., Philadelphia. Members of the firm of Harbeson, Hough, Livingston & Larson, Architects for the new Chemistry and Library Buildings.
Grant M. Simon, '11 Arch., Philadelphia. To be the Executive Architect and act on a full time basis.
Sydney E. Martin, '07 Arch., Philadelphia, Chairman

In addition to the architects, William H. DuBarry attended all meetings in his capacity of Executive Vice President of the University.

The first meeting of the Architects' Committee was held on February 12, 1948. They met at the University at 3 P.M. and spent three hours going over that part of West Philadelphia that must be taken into account in considering the future development of the University. They then assembled for dinner, continuing their discussions until they adjourned at nine o'clock.

Consideration was given to multiple storied buildings with elevator service which would, of course, require less ground to house the University than a more traditional plan. Such buildings would also make for economy in operation. However, each unit would have to house more than one department and more money would have to be accumulated at a given time before starting construction. Should the University someday find it necessary to expand beyond our present conception, some such approach to the problem may become necessary. It was the Committee's conclusion that for the time being it would be best to adhere to the traditions of a vast number of American colleges and erect academic buildings and student housing on a scale with our existing structures.

D. McK. Lloyd
SECRETARY

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We had before us the report of the Committee on Educational Policy and planning and all our thinking has since been guided by the size of a University and its various sub-divisions, as envisioned by them for the University of Pennsylvania.

A report of the meeting was sent to the members of the Trustees' Committee and copies of the following documents were sent to each member of the Architects Committee.

1. A brochure published in 1913 entitled:

"Report to the Board of Trustees of the University of Pennsylvania upon the Future Development of Buildings and Grounds and Conservation of Surrounding Territory."

By Paul Phillippe Cret
Warren Powers Laird
Oasted Brothers

2. Plan of Campus, Schemes A to G. inclusive, G2, H, H2, 11 and 12 (Stages 1 and 2 by Paul P. Cret.)
3. Map of the University of Pennsylvania, prepared by Paul P. Cret, Warren P. Laird and Robert Wheelwright.
4. Plan of Campus, March 1925, prepared by Warren P. Laird and Paul P. Cret.
5. Plan of Library and Part of Campus, prepared by Robert R. McGoodwin.
6. Plan showing lines and grades of areas bounded by Spruce, Chestnut, 33rd and 36th Street.
7. Comprehensive Plan of University showing Women's Campus, Scheme 2, by Paul P. Cret.
8. Part Plan of University Area bounded by Spruce, Walnut, 34th and 36th Streets; Paul P. Cret.

Each architect was asked to study these documents and to draw his own conclusions as to a plan for the development of the University. While this individual study was proceeding, the Chairman received a rather lengthy report from the Faculty Committee on a Women's College, copies of which were sent to the members of the Architects Committee.

The second meeting of the Architects Committee was held on May 17th the meeting being called at 4:00 p.m., and again adjourning at 9:00 p.m. Grant Simon had made seven studies for the consideration of the others; Roy Larson had made two studies; and all had come with their thoughts pretty well crystallized on the subject so that little time was lost in getting at the meat of the problem. Following this meeting, photostatic copies of all nine plans were furnished to the architects for their further study and copies were sent to the members of the Trustees Committee so that they might be informed as to the progress that was being made.

After studying these plans, the various members of the Architects Committee communicated with the Chairman expressing their points of view, all of which were given consideration by him and Grant Simon in the studies that were being made at that time. A third meeting of the Architects Committee was held on May 31st, convening and adjourning at the same time as on previous occasions. By this time the architects were all pretty much in accord in regard to the major elements of the problem and discussion was, consequently, confined mostly to group arrangements. After this meeting, a plan incorporating the conclusions reached was developed by Grant Simon and photostatic copies sent to all members of the Architects Committee. This plan met with general approval with a few minor suggestions.

Donald H. Cuyler

SECRETARY

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A meeting of the Trustees' Committee was held on July 22, 1948, at which time the Chairman presented a written report for the Trustees' Committee calling attention to the conclusions reached and presented the latest plan for the members' consideration. With certain minor changes the plan was approved and the Chairman was authorized to proceed with the final development of the exhibition drawings. The members of the Architects Committee were notified of the Trustees' action and were given the reasons for the changes that were to be incorporated.

The members of the Architects Committee took a most intense interest throughout the proceedings. The attendance was 100% at all three meetings notwithstanding the fact that two of the members came from out of town. While considerable difference of opinion was exhibited at first, the members were as nearly in agreement at the final conclusions as any such constituted body could be expected to be. Bryden B. Hyde of the class of '38 Arch., usually accompanied Mr. Edmunds and was of great help in arriving at our conclusions.

Mr. Simon and his staff have now completed the drawings and while, in general, they speak for themselves; there are many factors entering into the problem that cannot be conclusively dealt with on drawings.

The plan as presented calls for the University to ultimately control the area bounded by 32nd Street on the East, 40th Street on the West, Walnut Street on the North and Hamilton Walk on the South. Outside of this area, the University would continue to hold the River Fields; the Medical, Veterinary, and Dental School properties; the Zoological and Botany buildings, including the Botanical Gardens; the Provost's House; the Army R.O.T.C. Building; and the Law School property with its proposed development. Other properties now held by the University to the North of Walnut Street are recommended for sale when provision for their facilities have been established on the campus.

We have reasonable assurance that a number of streets can be removed from the City plan when the University acquires the surrounding properties. However, we have in only a few instances located structures in the path of existing streets. It is the Committee's assumption that funds for such structures will not be available for some years to come, at which time the street question should be determined.

The Chairman of your Committee has kept in close touch with the staff of the City Planning Commission and all proposals as to street elimination, as called for on the University's Plan, have met with their approval. They, however, do not agree with us in our suggestion that the areas bounded by 32nd, 34th, Walnut and Chestnut Streets, be acquired by the City and operated as a municipal parking area.

The City Planning Commission's plans for the development of the University area call for the establishment of a great cross town boulevard, thirty feet wider than Broad Street, on the path of 38th Street. This has been incorporated in our plan and generally speaking separates the men's undergraduate college from the proposed women's college.

With the removal of the present Library Building, Locust Street, as a wooded walk closed to vehicular traffic, will become the backbone of the proposed plan.

While a new academic building is suggested in place of Logan Hall and the Hare Laboratory, this is not essential to the development of the plan nor is it necessary to replace the building of the Wistar Institute by a building for stores and a Faculty Club. These suggested changes are looked upon only as something that could take place in the remote future and as steps in the ultimate perfection of the plan.

The sites that have been selected for the buildings that comprise some of the main objectives of the present campaign may require some explanation.

Armed K. Ogell
SECRETARY

Stated Meeting of the Trustees, October 25, 1948

Physics Building Site:

It would be almost impossible to carry on the activities of this department if we were to attempt to construct a building on the present site. We have, therefore, looked for free ground in the vicinity of our technical schools. There is available the property on the main campus opposite the present Physics Building, also a site at 33rd and Walnut Streets. Were we to build on the former, the size of the building would necessitate locating it very close to the present Library. This would produce an unfortunate situation until a new Library Building is constructed and the old building demolished. As the prospects for a new Library for the immediate future are none too bright, we have concluded that it would be unwise to adopt that site. While the site at 33rd and Walnut Streets present some difficulties, it offers great possibilities for the immediate improvement of the campus.

The general area of the University has been designated by the City as one for rehabilitation. This gives the City authority to acquire by condemnation any properties within the area and sell them to private parties provided the use to which the land is to be put meets with the approval of the City. On this basis, it will be possible for the University to acquire the six dwelling houses that front on Chancellor Street which it does not own. This would give the University control of the entire lot from 32nd to 33rd Streets and from Walnut Street to Franklin Field. Under these circumstances, Chancellor Street could be closed, the Physics Building erected, and the entire area regraded and landscaped.

Wharton School and Library Site:

As a location for the new Wharton School Building, the site at 36th and Walnut Streets was first considered. However, when the Architects Committee came to the conclusion that the present Library Building must be demolished so that the line of Locust Street could be kept open, there was no other site on the immediate Academic Campus adequate for the new Library except 36th and Walnut Streets. There is also another factor that has a definite bearing on the problem. In all probability, funds sufficient to construct a new Wharton School Building will be in hand before sufficient funds are available for a new Library.

The site chosen for the new Wharton School Building on the South side of Locust Street between 36th and 37th Streets is not only owned by the University but is about 90% cleared. Construction on this site could start immediately. When the new Wharton School Building is completed, it is planned to renovate Logan Hall and the Hare Laboratory and then move all University administrative activities now housed in buildings located in the triangle bounded by 36th, Walnut and Woodland Avenue to those two buildings. We would also move the financial offices, now being established in a temporary building located on the lot between Bennett Hall and the Moore School, to Logan Hall. Should the offices in College Hall also be moved there, the University's entire administration would be housed under one roof.

There would still remain some seven fraternities and certain shops located in the above defined triangle which would have to be relocated elsewhere before we could proceed with the construction of a new library.

Chemistry Building:

The site for a new Chemistry Building was selected in 1940 in connection with the Bi-Centennial Campaign. Paul P. Cret made drawings for the proposed structure which is to eventually occupy the site of the present Chemistry and Hygiene Buildings and have certain wings extending to the east beyond the coverage of those buildings. Only sufficient funds were raised at that time to erect the south wing but the building in its completed form has been indicated on the plan and bird's eye perspective.

Donald K. Dwyer

SECRETARY

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Other Academic Structures:

Should the University grow beyond our immediate conception or should future generations decide that College Hall had outlived its usefulness, the plan offers free space for academic expansion in the area along 34th Street from Walnut to the Mall to be established along the line of Locust Street. A new administration building in the form of a multiple story tower office building has been suggested as being located on the center line of the Mall at 36th Street and thus becoming the focal point of the Campus. This would make it possible to demolish Logan Hall and the Hare Laboratory and acquire another splendid area for academic expansion.

Women's College:

It is proposed that the area bounded by 38th, 40th, Walnut and Spruce Streets be set aside for the development of a completely integrated Women's College with provisions for the accommodation of some 500 girls in residence and 700 day scholars. The location of Dormitories and Sororities will be described on the following pages under those headings. The main center building located on the plan would be a multiple purpose building housing administration, classrooms, dining halls and club rooms. Athletics and extra-curricula activities would be housed in a building on the west side of 39th Streets.

Law School:

It is proposed to open up a greensward from the present Law School Building to Walnut Street, so that it will be tied in with the Campus and so that this beautiful building will be seen to advantage. The proposed enlargement will extend to the west on land now occupied by tennis courts. The Law School Dormitories will overlook the greensward and will form a screen to the commercial development which is rapidly taking place on Walnut Street.

Hospital Buildings:

Schmidt, Garden & Erikson, nationally known Architects of Chicago and Specialists in Hospital development, have been engaged to consider our hospital problems. Carl A. Erikson of this firm graduated from our Architectural School in 1910. The plan as thus far developed calls for the following buildings:

Outpatient Building: Will face on Spruce Street and will occupy the space between the Dulles and Maloney Pavilions. It will be 312 feet long and will be eight stories high and will be known as the Thomas Sovereign Gates Memorial Pavilion. It will mask the remaining Serpentine Stone Buildings and will give a continuous treatment of red brick and limestone from 34th to 36th Streets.

Inpatient Building: This building will occupy the site of the present Nurses' Home and will extend from the White Pavilion to Hamilton Walk. It will be nine stories high and will be faced with red brick and limestone in harmony with the other buildings.

Hygiene: While Hygiene partially occupies the present building at the southeast corner of 34th and Smith Walk, it will be necessary to locate these functions elsewhere when funds are available to complete the new Chemistry Building. It is proposed to provide for these facilities in a wing to be added to the Medical School.

Fraternities and Sororities:

While fraternities are scattered pretty much throughout the area that we propose to designate as the University campus, there is no intention at the present time of disturbing any of them that do not conflict with our plans for immediate construction. It is, however, our recommendation that the University look forward to the ultimate location of all men's academic fraternities in the area bounded by 36th, 37th, Walnut and Locust Streets and the adjoining area between 37th, 38th, and fronting on Walnut Street;


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to the locating of men's professional fraternities immediately north of the Veterinary School; to location of the women's Sororities at 38th and Walnut Streets.

In planning these general groups of fraternities, we believe that it would accrue to the benefit of all should they conform to some general plan and, instead of attempting to have individual yards, they opened on common spaces that were of ample size. This would be somewhat similar to the existing Dormitory Quads.

Dormitories:

It is planned to complete the South side of the Big Quad and confine the present dormitories to undergraduate men. New dormitories for men students in the three medical schools have been located on the south side of Spruce Street between 39th and 40th Streets and for Law School students on the west side of the greensward that will extend from the Law School to Walnut Street. Dormitories for Women have been located on the north side of Spruce Street and extend from 38th to 39th Streets.

Faculty Housing:

The City Planning Commission is favorable to the closing of Pine Street from 39th to 40th when the University acquires the adjacent properties. It is in this area that we plan to erect apartment houses for faculty.

Athletics:

As soon as a separate Women's College can be established, with its own playing fields, it is planned to erect there a field house or gymnasium to which the women will be transferred from Weightman Hall. Weightman Hall will then be returned to the men and should be adequate to meet their expanding program for some years to come.

Parking:

While we have suggested certain areas for Municipally controlled parking, we realize that we have done little to solve the problem within the Campus. Parking spaces are provided in close proximity to the Administration Building but they would be sufficient only for the officers of the University and the public who might have direct business with them. It is quite possible in developing the Play Areas or open spaces indicated on the plan, that some concession to parking can be made. However, we can hardly believe that the University will ever be in a position to buy and demolish buildings just for the purpose of creating Parking Areas, much less will the University be able to afford underground garages. We believe that responsibility for the parking problem is not confined to the University alone, but must be eventually solved by the City for the whole City.

Conclusion:

The plan provides for more open space surrounding the various buildings than exists at the present time. In this respect, we have gone the limit towards what we believe is possible to achieve with an urban college. It offers much flexibility and room for expansion without upsetting the basic elements. While it may become desirable eventually to replace some of the old buildings, it is only necessary to demolish the present Library building to make a start towards accomplishing our objectives.

While definite shapes and forms are indicated on the plan for proposed buildings, they can be materially modified to suit the ideas of the individual designer who is commissioned to do the work. Although some buildings may depart quite radically from traditional forms, while others may, to some degree, reflect the past, we believe that if we adhere generally to red brick and limestone for our exterior materials, a color harmony will exist throughout the Campus that will make for sufficient continuity.

Donald C. Ogil

SECRETARY

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The great crowds of people that traverse 33rd Street going to and from Franklin Field, Convention Hall, the University and Commercial Museums, and the Hospitals will get a glimpse up the main artery of the University along the path of Locust Street which has every possibility of being dramatic. Monumental flights of steps at 33rd Street, 34th Street and at the west side of the Main Campus, before arriving at 36th Street, will bring to a climax the setting for the University Tower which will dominate in height all other University buildings.

Then again, proper landscaping of the perimeter of buildings and borders of the various open spaces should do much to create a pleasant academic atmosphere in which we can all take pride.

LAND DATA

Total area required for proposed plan including river fields but excluding public streets	5,966,520 Sq. ft.
University's present holdings within the plan	4,617,410 Sq. Ft..
Fraternities' present holdings within the plan	321,730 "
Total	4,939,140 "
Balance necessary to fulfill plan	1,027,380 "
University properties (West Philadelphia) outside plan recommended for sale.	38,540 "
Net area to be acquired	988,840 "
Additional net area that would be acquired by the widening of and closing of streets so recommended.	502,380 "

TRUSTEES' COMMITTEE:

- Frederic L. Ballard
- Orville H. Bullitt
- Edward Hopkinson, Jr.
- William H. DuBarry, ex officio
- Sydney E. Martin, Chairman

October 25, 1948

Orville H. Bullitt

SECRETARY