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*DATE OF PHB&S COMMITTEE MEETING*  
*DESIGN DEVELOPMENT*



# UF-689

# UF HAMILTON CENTER

DAVID WOOD  
17<sup>th</sup> June 2025



# UF 689-HAMILTON CENTER

## Project Overview

- The project is located in the West Context Zone at the intersection of Stadium Rd. and Fletcher Dr.
- The scope of this project is to replace approximately 14,000 SF and rehabilitate the existing 33,000 SF historic building
- This project seeks to renovate the exiting clinical space into a new office, classroom, and meeting/event space for the Hamilton Center





## UF 689-HAMILTON CENTER

### Meeting with Preservation of Historic Buildings and Sites Committee 03/19/2024

- Project was presented to the committee on 3/19/24 during the programming phase and approved to move forward

### Key Takeaways from FDHR 2/5/2025

The design team heard and is responding to the following committee comments:

- **Clearly distinguish old vs. new**  
Addition should be distinct yet compatible. Make it obvious which elements are existing and which are new through material choice, massing, and detailing.
- **Preserve and reuse historic materials**  
Consider using the same materials and vocabulary where possible.
- **Address sensitive transitions and user experience**  
Clean up residual damage, maintain façades, and revise key entry experiences for clarity and comfort.
- **Clarify archaeological requirements**  
Determine what scope requires archaeological oversight and what documentation is sufficient

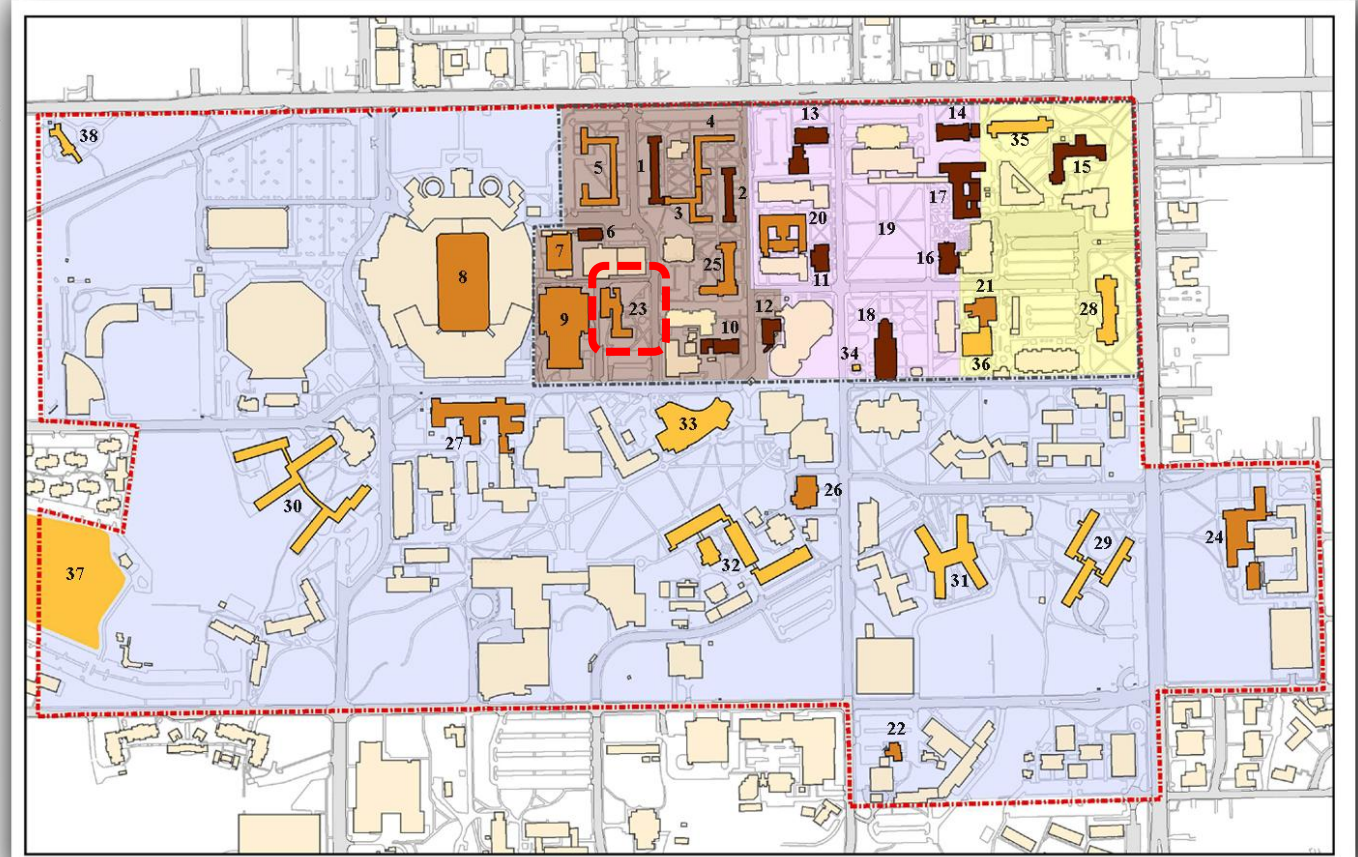


# UF 689-HAMILTON CENTER









## Historic Significance

- Built in **1931** as UF's first dedicated student health facility.
- Listed as a **contributing structure** in the UF Campus Historic District.
- Associated with the **growth of student health services** at UF.
- Meets **National Register Criterion A** for its role in education and campus health.
- **1947 additions** included in extended historic period (via 2008 amendment).

- 1 Thomas Hall
- 2 Buckman Hall
- 3 Sladd Hall
- 4 Fletcher Hall
- 5 Murphree Hall
- 6 Women's Gym/Ustler Hall
- 7 Florida Pool
- 8 Florida Field
- 9 Florida Gym
- 10 Newell Hall
- 11 Griffin-Floyd Hall
- 12 Rolfs Hall
- 13 Keene-Flint Hall
- 14 Anderson Hall
- 15 Bryan Hall
- 16 Peabody Hall
- 17 Smathers Library East
- 18 University Auditorium
- 19 Plaza of the Americas
- 20 Leigh Hall
- 21 Walker Hall
- 22 University Dept.
- 23 The Infirmary**
- 24 Norman Hall
- 25 Dauer Hall
- 26 Dairy Science Bldg.
- 27 Weil Hall
- 28 Tigert Hall
- 29 Mallory/Yulee/Reid
- 30 Tolbert
- 31 Broward Hall
- 32 McCarty Hall
- 33 The Hub
- 34 Century Tower
- 35 Matherly Hall
- 36 Carlton Auditorium
- 37 Flavet Field
- 38 President's Home



### LEGEND

- |   |   |   |
|---|---|---|
|  Edwards Era Buildings |  East Context Zone |  South Context Zone & Contributory Sites |
|  Weaver Era Buildings  |  West Context Zone |  National Register District              |
|  Fulton Era Buildings  |   |  UF Historic District Area of Impact     |



## UF 689-HAMILTON CENTER

### Architectural Significance

- Designed in **Collegiate Gothic style**, consistent with early UF buildings.
- Features include **symmetrical pavilions, brick masonry,** and **steep gable roofs**.
- **1931 south wing and central pavilion** are primary historic elements.
- **1947 north wing and Nurses' Home** are secondary but historically compatible.
- Maintains **high architectural integrity** and original design character.







# UF 689-HAMILTON CENTER

## Project Goals

- **Present the design and history** of the Infirmary.
- **Document its existing conditions.**
- **Propose recommendations** for its **preservation and maintenance.**
- Establish a **comprehensive understanding** of its **architectural evolution, material integrity, and character-defining features.**
- **Guide decisions** related to **interventions**, ensuring they **enhance and preserve** historic character.
- Support **compliance** with the **Secretary of the Interior's Standards.**
- Recognize the Infirmary as a **contributing structure** within the **UF Campus Historic District.**
- Support its **renovation** into the **Hamilton Center for Classical and Civic Education.**





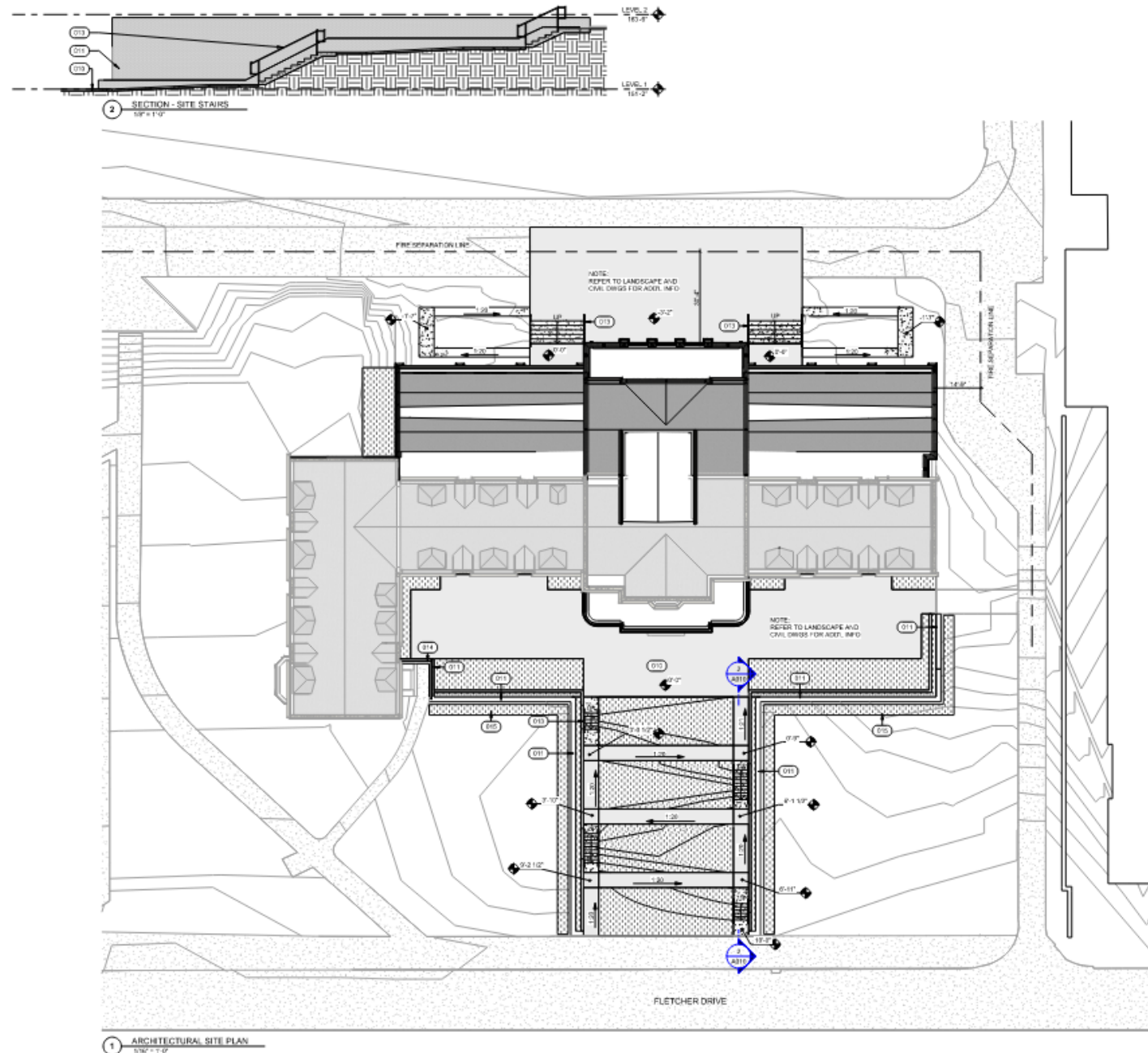


# UF 689-HAMILTON CENTER

## Site Conditions

- Slope: ~14 ft fall southwest to northeast.
- Bounded by alleys (west/north), campus axis (east), future Disability Resource Center (south), Pugh Hall (east).
- Eastern side is primary entry point.
- Sidewalks:** Generally good, but show **cracking/settlement** in some areas
- Landscaping:** Well-established; needs trimming near facades.
- High moisture** noted near some building edges.

*Refer to the Historic Structures Report for more detailed documentation*





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## Building Conditions

### Masonry:

- **Brick masonry** in good condition overall.
- Some **cracks at mortar joints** and possible **moisture intrusion** observed.
- Conditions should be **monitored and repaired** as needed.

### Roof & Gutters:

- Original **roof drain system** remains; **gutters show debris and poor fit**.
- **Tile condition** varies based on exposure to sun/shade.
- Internal roof drain condition is **unknown**.
- Some gutters are **deformed or poorly installed**

### Windows:

- Some windows **infilled or modified** over time, many remain in place.
- Many windows show **signs of wear and peeling paint**.



**Fig. 4.15.** Staining and some mold growth on cast elements and mortar joints. Photograph: Walker Architects, 2025.



**Fig. 4.16.** Staining and some mold growth on cast elements and mortar joints. Photograph: Walker Architects, 2025.



**Fig. 4.17.** Example of mortar in need of repair. Photograph: Walker Architects, 2025.



**Fig. 4.18.** Example of brick staining and mold growth. Photograph: Walker Architects, 2025.



**Fig. 4.19.** Example of area in shade and/or near condensate drains with excessive plant growth. Photograph: Walker Architects, 2025.

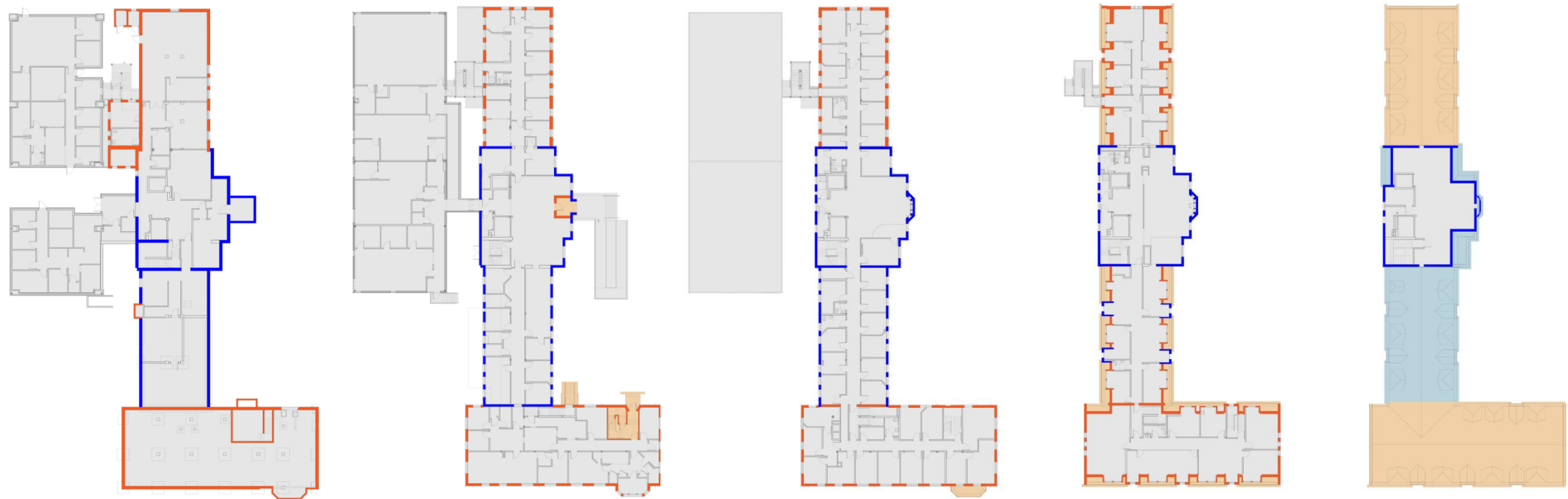


**Fig. 4.20.** Example of area in shade and/or near condensate drains with excessive plant growth. Photograph: Walker Architects, 2025.



# UF 689-HAMILTON CENTER

## Preservation Zoning Strategy



- **Primary significance:** Original 1931 pavilion and south wing facades, retaining key historic features.
- **Secondary significance:** 1947 additions (north wing, Nurses' Home), certain original interior elements like the main stair.
- **No significance:** 1975 and later renovations with no remaining historic features.
- **Undesignated:** Inaccessible areas pending further assessment.



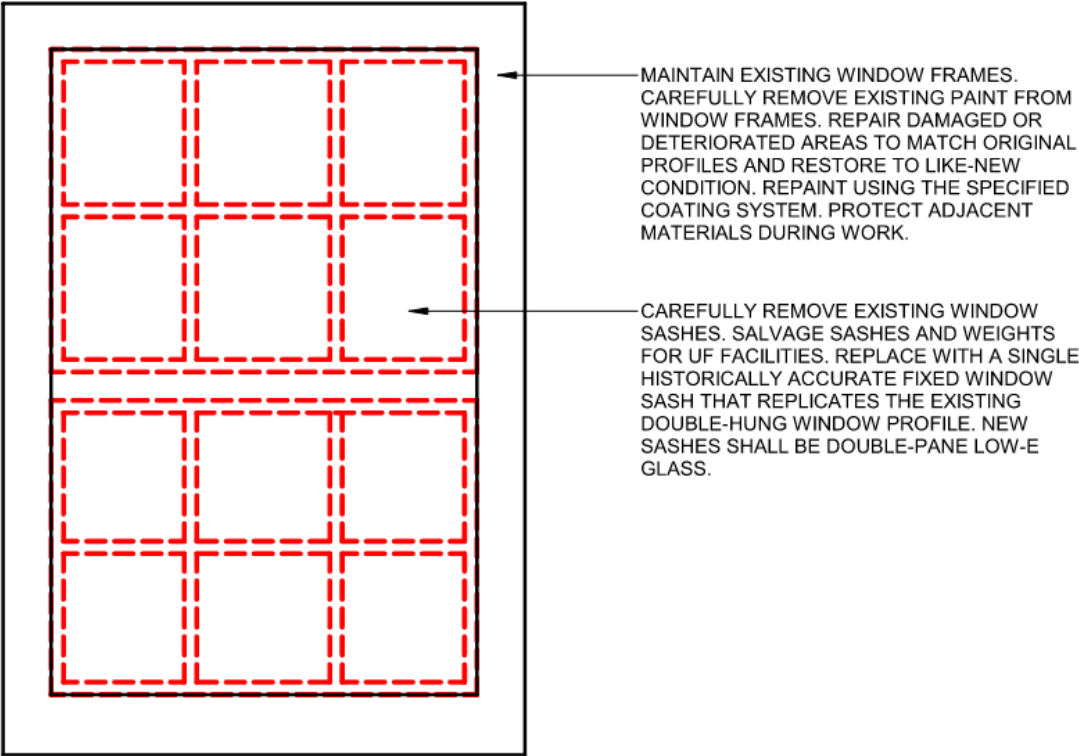
## UF 689-HAMILTON CENTER

### Recommendations

- The Infirmary is historically significant under NRHP Criterion A and C as part of UF's Collegiate Gothic campus.
- Follow Secretary of the Interior's Standards for all work.
- University review is required for changes in primary and secondary zones.
- Prioritize repair over replacement.
- Non-historic portions of the existing interior will be removed and rehabilitated to accommodate the new occupants.
- Replacement materials must match original in composition, color, texture, form, and craftsmanship to preserve historic integrity.



Preserve and restore original window frames in place. Remove and salvage existing sashes and weights; install historically accurate fixed sashes with modern double-pane low-E glass that match the original double-hung profile.



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## Building Design

The new design aims to create an entry experience that feels like it's always been part of the building.





# UF 689-HAMILTON CENTER

## Building Design

The west entry is designed in the Collegiate Gothic style to relate to the surrounding campus architecture. Its use of brick detailing, stone accents, and vertical emphasis creates a strong visual connection to adjacent historic buildings while clearly identifying the entrance as a thoughtfully integrated design move.







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The site design introduces terracing to expose the building's basement level, creating a stepped landscape that enhances visibility and access. All windows and doors will be replaced with historically accurate units, maintaining the building's character while improving performance. At the east entry, new doors are introduced to clearly define and highlight the entrance as a focal point.

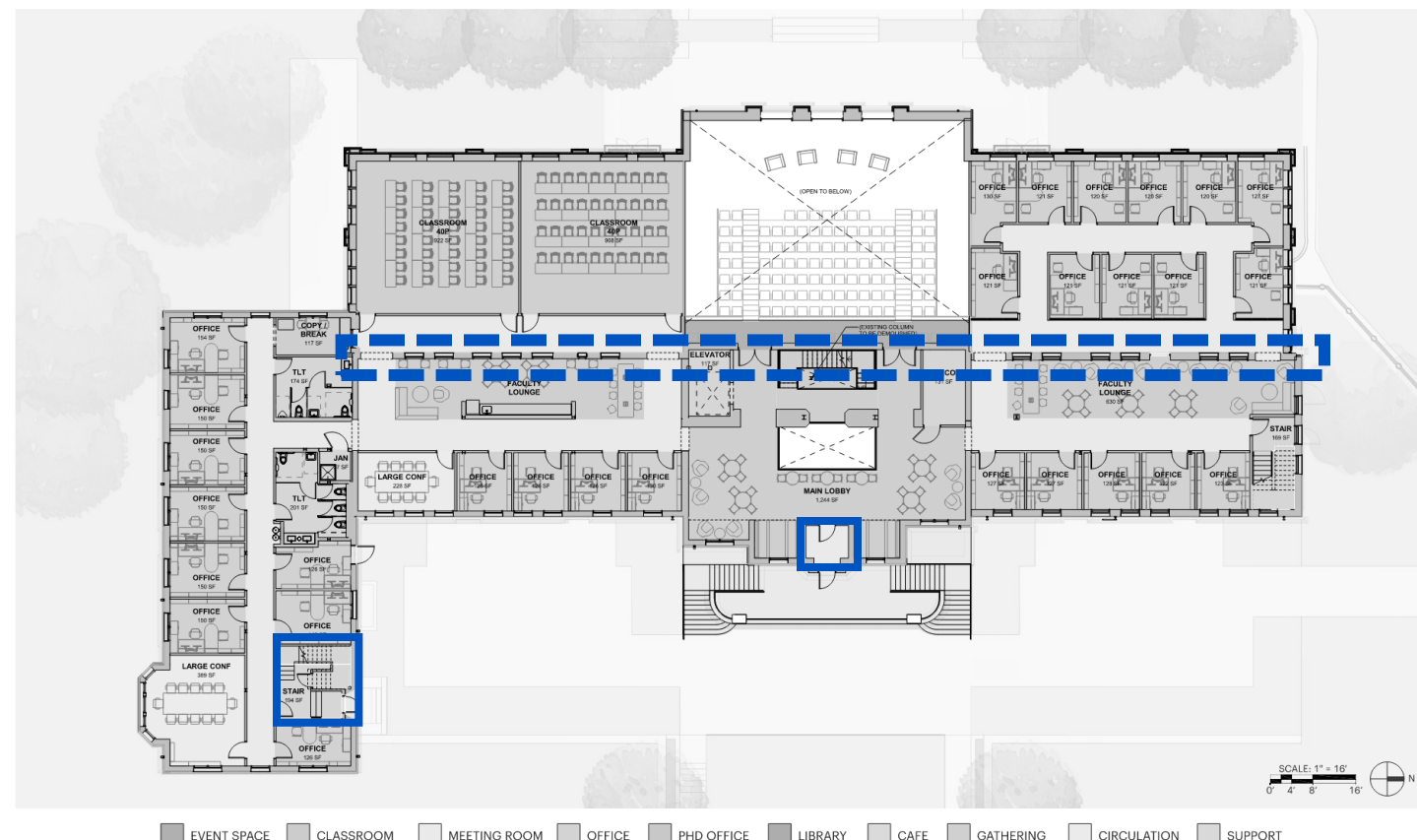




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## Interior Features

- Interior spaces are being fully renovated to meet current programmatic needs; construction after-1975 and holds no historic significance.
- One interior wall, highlighted for preservation, will be retained and repurposed as a feature wall to acknowledge the building's layered history.
- The stair in the south wing and the entry portion on the east side are being preserved as part of the design.





Motion to approve the project as presented.

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