

IOLA CAMPUS HISTORIC RESOURCE EVALUATION



CLIENT:

Bergmann Associates
200 First Federal Plaza
28 East Main Street
Rochester, NY 14614-1909

Monroe County
Department of Environmental Services
City Place
50 West Main Street, Suite 7100
Rochester, NY 14614-1228

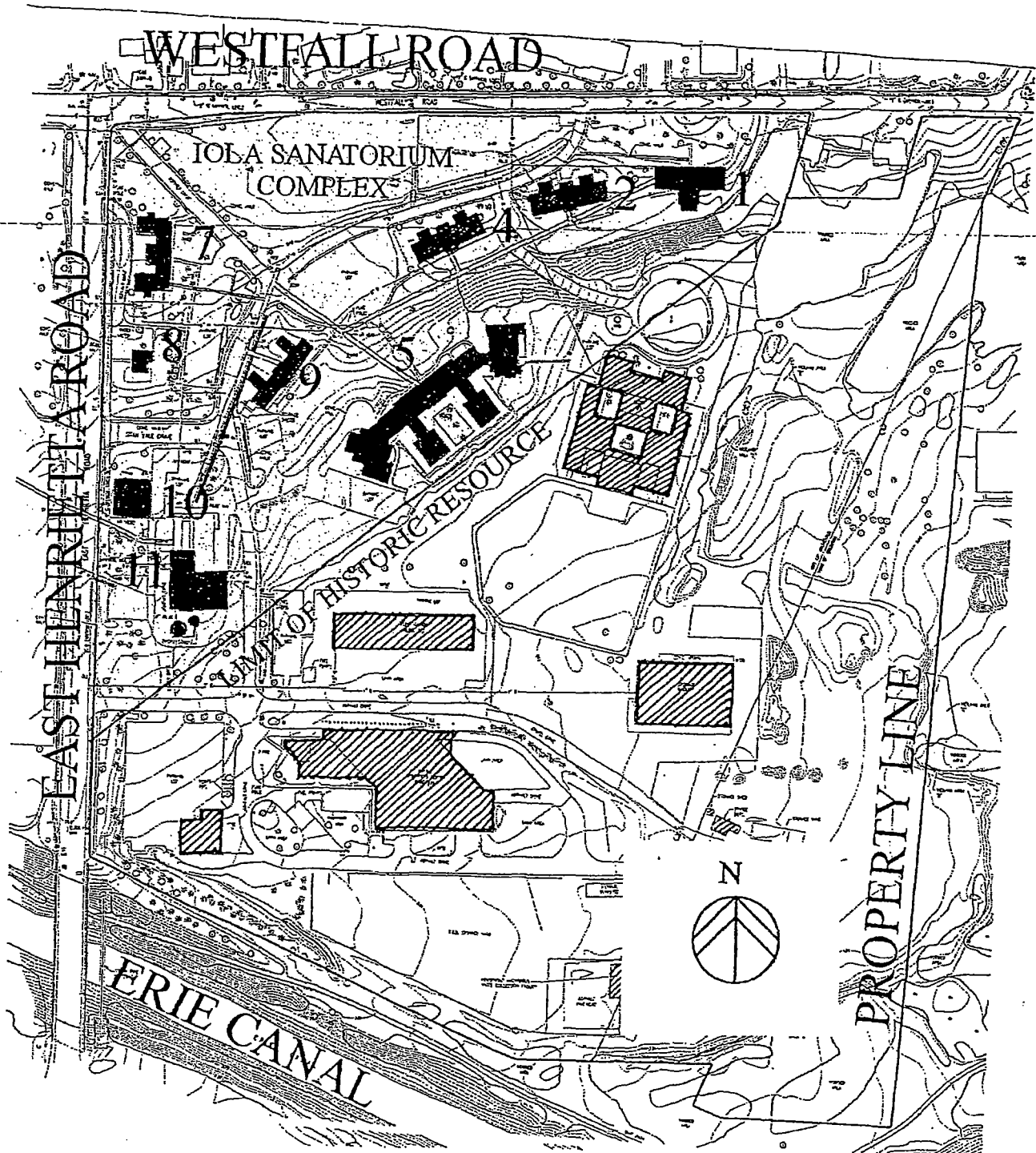


PREPARED BY:

Bero Associates Architects
32 Winthrop Street
Rochester, New York 14607
(716) 262-2035

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Iola Site Plan - This current map shows the county property which includes the sanatorium complex. Modern non-contributing buildings are hatched. The section of the property which appears to meet National Register eligibility criteria is shaded. Historic buildings associated with the sanatorium are shaded solid. The numerical building designations shown on this map correspond to those included in the text.

MONROE COUNTY TUBERCULOSIS (IOLA) SANATORIUM

INTRODUCTION

PURPOSE OF THE REPORT

The goals of this report are to document the history and architectural features of the Iola Sanatorium campus and to evaluate the historic and or architectural significance of the complex and its components.

METHODOLOGY

To determine the significance of the complex, Bero Associates staff visited the site, inspected the buildings and their context, identified their architectural features, and researched their history. The complex was then evaluated by applying the National Register eligibility criteria.

The National Register of Historic Places has become the most widely used and recognized tool for assessing historic and architectural resources. Properties that are more than fifty years old, retain a sufficient level of integrity, and possess architectural or historical importance are eligible for listing on the National Register of Historic Places. To ensure a standardized method for determining significance, the National Park Service has developed the following Criteria for Evaluation¹:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose individual components may lack distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history.

Listing a property on the National Register requires an extensive documentation and approval process. If a property is not listed but appears to meet the eligibility criteria, it may be referred to as "potentially eligible." The actual determination of a property's eligibility status is made by the regional National Register representative of the New York State Department of Parks, Recreation, and Historic Preservation, Field Services Bureau (FSB). If FSB staff

¹*Code of Federal Regulations, Title 36, Part 60*

determines a property is eligible, the property is referred to as "deemed eligible."

Boundaries for the historic resource were determined by applying the following the National Park Service's "Guidelines for Selecting Boundaries":²

Select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property

Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.

Exclude peripheral areas that no longer retain integrity due to alterations in physical or setting caused by human forces, such as development, or natural forces, such as erosion.

Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.

This report follows the National Park Service's guidelines for historic resource documentation. Terminology, classification, and format standards have been established by the Park Service to ensure consistency in the evaluation of historic properties.

The documentation text of this report is divided into three sections. The Description provides a narrative describing the current physical condition of the property, including its setting, landscape features, buildings, and other physical characteristics and documents the evolution of the property including known major changes. The Statement of Significance summarizes how the property meets the National Register criteria. The Historic Overview provides factual information substantiating the Statement of Significance including the chronology and historic development of the property, the relationship between the property and important themes of the community, state or nation, the quality of design present on the property, and facts about the careers of important designers or other persons associated with the property.

²National Register Bulletin 16a. *Technical Information on Comprehensive Planning, Survey of Cultural Resources and Registration in the National Register of Historic Places* p.56 and National Register Bulletin 21. *Defining Boundaries for National Register Properties.*

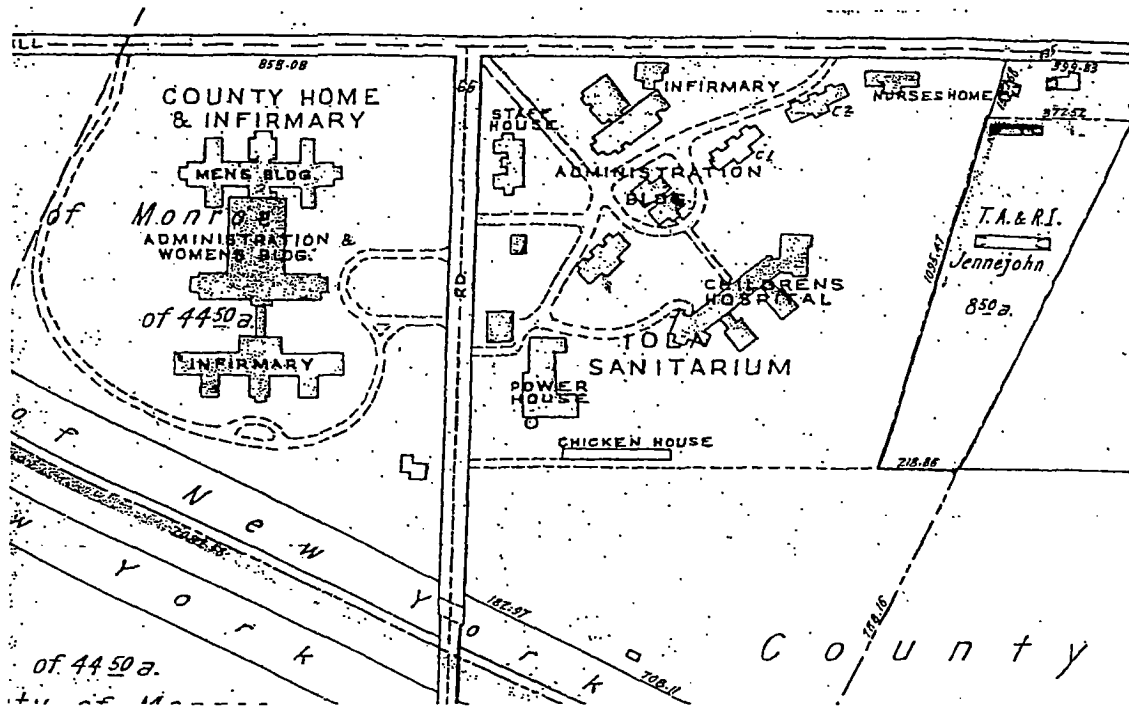
DESCRIPTION³

The former campus of the Monroe County Tuberculosis (Iola) Sanatorium is located at the southeast corner of Westfall and East Henrietta Roads in the southeast quadrant of the City of Rochester. The complex consists of nine buildings constructed between 1911 and 1931 as a residential and out-patient treatment center for persons suffering from tuberculosis. The buildings of the complex represent the Neoclassical, Georgian Revival, Craftsman, Art Deco and Beaux Arts architectural styles.

Although the sanatorium complex is located on an approximately sixty-five-acre parcel of land owned by Monroe County, the extent of the historic resource is limited to the approximately twenty-acre triangular area occupying a plateau in the extreme northwest corner of the site. This portion of the property includes the bulk of the original sanatorium campus, significant landscape features, and all of the remaining historic buildings. The geographical limits of the historic resource are defined by Westfall Road on the north, East Henrietta Road on the west, and a diagonal line following the base of the hill on the southeast. The boundaries for the significant portion of the property are shown on the property site plan located at the beginning of the report.

The campus is bounded on the north by a circa 1960 apartment complex, to the west, across East Henrietta Road, is Monroe Community Hospital, built 1930-32 and designed by one of the major architects of Iola, Siegmund Firestone. The Town of Brighton abuts the south and east sides of the site. To the south and east of the sanatorium's formal campus are an additional fifty acres of land owned by Monroe County. The eastern portion of this land was acquired by the County in the last quarter of the twentieth century and has no historic association with the sanatorium. The remaining land was historically part of the sanatorium parcel but was never developed with the walks, landscaping or buildings associated with the formal complex on the plateau to the northwest. At different times, the sanatorium's waste water treatment plant, leach field, a chicken coop, and vegetable gardens were located on portions of this land. Beginning in the 1960s, Monroe County began constructing facilities for various county agencies. Currently the site contains storage buildings, the county fleet maintenance garage, a children's detention facility, parking lots, roadways, and the Pure Waters operations and storage facility. This area is not eligible for National Register listing and is excluded from this report because it has been compromised by modern construction.

³Note: The text is keyed to photographs beginning on page 15. The photographs are indexed by number. Within the text, the photograph numbers are indicated by paired brackets, for example [3].



Detail of 1938 *City of Rochester Sanborn Insurance Map* showing Iola Sanatorium and adjacent Monroe Community Hospital.

CAMPUS LAYOUT

The Iola complex is laid out as a park-like campus in a style typical of institutional planning in the first quarter of the twentieth century⁴. The buildings of the complex are arranged informally and are set amidst sweeping lawns and mature specimen trees [1].

The Sanatorium's four original buildings were located along a curvilinear drive which traverses the site from southwest to northeast [2, 3]. Between 1915 and 1931, the campus was expanded incrementally by the addition of buildings loosely ringed around the original group. Although the newer buildings introduced Georgian Revival and Neoclassical architectural elements, the consistent use of brick and gray cast stone gives the complex a unified appearance. A natural rise at the site provides views of the Erie Canal, the Rochester outwash plain and distant hills located to the southeast. Most of the patient and staff buildings were designed with sleeping porches, sun porches and wards oriented toward this view.

Perpendicular to the curvilinear drive is a straight entrance road, leading from the center of the complex to the intersection of Westfall and East Henrietta Roads. The entrance road,

⁴John Musgrove, editor. 1987. *Sir Banister Fletcher's A History of Architecture*. London: The Royal Institute of British Architects and the University of London. Page 1400

lined with an allée⁵ of mature sycamore trees [4], curbing and sidewalks, provided a formal entrance to the complex. Originally the sanatorium administration building was located in a semicircular island at the intersection of the entrance drive and the complex's primary road. Today, the entrance drive is sealed off at the street, but the trees, curbing, and sidewalks remain and it remains one of the site's most distinctive landscape elements.

Although the physical appearance of the campus has been altered by the addition of parking lots, minor roadway realignments, and the development of the open land to the south and east, it retains its park-like character.

NURSES' HOME (Building 1)

This symmetrical masonry T-plan, thirteen-by-three-bay, three-story, brick, Neoclassical Nurse's building, located at 375 Westfall Road, was built in 1927 [5]. The building was designed by Rochester architects Siegmund Firestone and Joseph P. Flynn. The building is sited on a slope, allowing the basement to open to grade at the rear. The red brick cladding is accented with a cast stone belt course at the second-floor level and a cast stone entablature embellished with dentils and modillions. The building's fenestration is regular and symmetrical. The original wood double-hung six-over-nine windows have been replaced by black fixed-light aluminum window units. The window openings have splayed brick lintels and cast stone sills.

The front facade is dominated by a projecting tetrastyle temple-front pavilion featuring two-story brick pilasters with cast stone bases and Ionic capitals and a pediment containing an oval window at the tympanum [6]. The pilasters are elevated above the first floor. The elliptical-arch main entrance is located at the base of the temple-front pavilion. The original six-panel wood door with a leaded fanlight and sidelights has been replaced with a modern aluminum entrance system.

A second entrance, located in the south wall of the main block has a surround of cast stone and a console-supported cornice. At the center of the rear, projects a four-story (due to the grade change) four-bay-by-three-bay wing. At the first, second and third floors a sun porch is located at the south end of the wing [7].

The interiors of the first, second and third floors consist of uniform sized rooms located off straight corridors running the length of the building [8]. The building retains a high level of interior integrity. At the basement is a small auditorium with terrazzo floor, stage and double six-light doors. On the first floor at the east end of the main wing is a former lounge featuring pilasters, a beamed ceiling, gas fireplace with an oak mantel, and symmetrical leaded oak bookcases located at either side of the fireplace [9]. The entrance vestibule

⁵An allée is a landscaping device consisting a straight roadway or path lined on both sides by regularly spaced trees.

features a vaulted plaster ceiling. The cross-plan lobby has an elaborate plaster cornice. At several of the toilet rooms the original fixtures, tile finishes, and marble stall partitions remain intact. The corridors retain original incandescent globe light fixtures and natural finish oak trim and doors. Most rooms have wood base moldings, oak six panel doors, wide molded casings and operable 2-light hopper transom sash. The stair entrances have double ten-light metal doors grained to match the wood finishes [10].

DORMITORY PAVILIONS (Buildings 2, 4, and 9)

Three of the four original 1911 Sanatorium buildings remain. These one-story Craftsman style dormitory pavilions, two for advanced cases and one for incipient cases, were designed by architect Charles F. Crandall.

Two of the dormitory pavilions are of an identical design. Buildings 2 and 4, constructed of structural clay tile with a brick exterior, are long narrow buildings covered with a gable-on-hip roof [11, 12]. The broad eaves have exposed rafter tails cut in a decorative shape. The buildings are symmetrical with a gabled center entry porch located on the southeast side. The porches are supported by four simple square wood posts embellished with small scroll brackets. The gable ends above the porches feature a wide rake fascia and imitation half-timbering. The buildings' fenestration consists of regularly spaced paired eight-light, wooden casements with paired four-light transoms above and cast stone sills.

The entry porch of each building leads directly into a large square reception room dominated by a large fireplace centered on the opposite wall [13]. The ceiling of the reception room is coved. At each side of the room, doors open to enclosed sun porches which run the length of each wing [14]. From the rear of each sun porch, triple-hung windows and doors open to individual patient rooms [15]. Behind the rooms is a service corridor which runs the length of the building [16]. On the opposite side of the corridor from the patient rooms are three small service wings, which originally housed toilets and a kitchen [17]. On the sections of the hallway between the wings, large windows provide light and ventilation. To allow cross ventilation and to maximize the amount of natural light, the patient rooms, located between the service corridor and the sun porch, are equipped with operable windows to both adjacent spaces.

The interior of Building 2 has been altered by the removal of interior partitions to create a maintenance garage in the northeast wing.

Building 9 is larger than Buildings 2 and 4 but is similar in detailing, layout and form [18]. This long, narrow, symmetrical, one-story, structural clay tile and brick building has a gable roof. Rising above the main ridge is a cross gable over the building's reception area [19]. The gable ends of the primary roofs have wide rake fascias and imitation half-timber detailing. On either side of the lobby gable are symmetrical entrances and enclosed sleeping porches. The shed-roof porches are one bay wide and five bays long. Two gable-roof one-


story service wings project from the back (northwest) side of the building. The interior consists of a central reception room located between two wings of patient housing, with a service corridor running along the northwest side of the building. Like buildings 2 and 4, the reception area is a large square room dominated by a large projecting fireplace. The interior has been altered by the removal of partitions in the former patient areas [20]. The exterior of the building has been altered by the installation of a wood sectional overhead garage door at the end of the southwest porch.

CHILDREN'S BUILDING (Building 5)

This sprawling symmetrical Georgian Revival building is the largest remaining building at the Iola complex [21]. The building was designed by Rochester architect Horace T. Hatton as a children's treatment facility. The three-story steel-frame structure was constructed in 1927. The building's exterior walls are constructed with concrete block with a red brick veneer. The basement story of the building at the front of the building is clad with cast stone. Cast stone is also used for the entablature, coping, sills, keystones, and pilasters. The building's fenestration consists of regularly spaced 6'-8" high multi-light double-hung wood windows with steel angle lintels.


The building is oriented perpendicular to the old main entrance drive and is sited on a slope so the basement opens at grade on the southeast side. As constructed, the main entrance of the building was located on axis with the main entrance of the now demolished Administration Building. The semicircular island which contained the Administration building is now a parking lot. A concrete walk with concrete stairs leads down a small slope from the old roadway (now a parking lot) to the building's main entrance [22]. At the midpoint of the entrance walk is a circular shaped terrace with cast stone benches, contoured to follow the circular shape of the terrace. The terrace was originally lit by four fluted cast iron light poles with translucent acorn style globes. Two of the poles remain.

The primary facade of this symmetrical Georgian Revival building is dominated by a projecting two-story, thirteen-bay main block with a shallow recessed seven-bay, two-story portico [23, 24]. The portico is supported by brick piers. The piers have cast stone pilasters applied to the front faces and cast stone foliated capitals. The frieze of the entablature contains Adamesque elliptical fan reliefs located above the portico pilasters. At the exterior wall behind the portico is a row of elliptical-arch openings. Within each opening is an eight-over-eight double-hung window set within a stucco surface. At the center arch, the entrance door has an Adam style wood surround, including a fan relief. The original wood door has been replaced with an aluminum and glass entrance system. The cast stone roof parapet located above the portico is constructed with open panels filled with decorative steel grilles. Above the end pavilions, the rooftop parapet is constructed of brick with cast stone trim and swag relief panels aligned with the windows below. Two rooftop penthouses, with Bull's Eye windows at the front wall, align with the end bays of the portico below. The penthouses' pyramidal standing seam metal roofs are modern additions.




At either side of the central pavilion, the grade falls away exposing the basement story of the building's end wings. Each end wing has a seven-bay section parallel to the main block and an additional section which is splayed back from the plane of the main facade. The symmetrical end wings feature identical sets of Federal-inspired entrances. The entrances adjacent to the main block are set within wood pedimented surrounds. Each of the other entrances is articulated by a half-round opening with fanlight set within a flat-roof, cast stone pavilion. The original paneled wood entrance doors have been replaced by flush steel doors.

Connected to the splayed sections of the end wings are two service wings which are a story lower in height than the rest of the building and are not symmetrical. The east wing contains classrooms and an auditorium. The west wing originally housed dining, a kitchen and service functions. A non-contributing one-story brick-clad addition, housing the county's traffic control center, was added to the rear (south) corner of the west wing about 1980.



Two symmetrical two-story dormitory wings project from the rear (southeast side) of the central pavilion [25]. The exterior wall surfaces of the dormitory wings are dominated by numerous large multi-light double-hung windows and doors providing light, ventilation, and ready access to the outdoors [26]. The doors have been removed and the openings filled with vertical wood siding. Around the perimeter of each wing are continuous broad concrete terraces. At the three-sided courtyard located between the two dormitory wings, the area between the terraces, originally occupied by an ornamental pool, is now planted with a grove of spruce trees. The dormitory wings have a stepped profile providing a terrace at the second story. Around the building's entire perimeter, the exterior walls are enlivened by a variety of creative detailing [27, 28].

The building contains two principal public spaces; the entrance lobby and an auditorium. The lobby originally was a light and airy space, occupying the full width of the main block and providing visitors access to the view south. The south portion of the lobby has been partitioned into a separate room [29]. The lobby's remaining significant features include 18 inch black and white floor tile, brown marble wainscot (located at the vestibule and north wall), freestanding piers with Tuscan capitals, beamed ceiling, projecting wood vestibule enclosure with herringbone tile floor, gumwood wood trim and public counter, and original hanging light globes with floral/swag design [30, 31]. The building's other large space is the auditorium, located in the basement of the eastern wing [32]. This five-by-two-bay room is articulated with Tuscan pilasters and a beamed ceiling. The room has a maple floor. At the north end of the room is the stage and (now enclosed) stage opening which is located asymmetrically on the end wall of the room [33]. The auditorium floor is depressed below the other areas of the basement providing greater ceiling height. Several of the building's dormitory wings retain open wards [34]. Although altered by suspended ceilings, these bright naturally lit rooms, with continuous bands of windows on three walls, retain much of their original character.



Much of the building's original interior detail was altered when the building was converted to county office space. In most cases the original plaster ceilings are now concealed by

acoustical suspended ceilings and the original oak doors and casings have been replaced with steel frames and doors. Nonetheless a few significant period finishes and features remain. At a classroom in the north end of the east wing are oak cabinets with glass multi-light doors, vertically sliding slate chalkboards, and a terrazzo floor and base [35]. Connecting a corridor to the room adjacent to the above described classroom is an oak door surround including two-light hopper transoms, six-light sidelights, and six-light double doors [36]. At the southeast corner of the same wing an office retains a row of recessed quarter-sawn oak bookcases with six-light glass doors and turn-latch hardware [37].

STAFF HOME (Building 7)

The last structure to be built at the Iola complex was the 1931 Beaux Arts building at the southeast corner of Westfall and East Henrietta Roads, designed by Siegmund Firestone. This symmetrical 2-story brick E-shaped building has three, three-bay pavilions projecting toward East Henrietta Road [38]. The red brick exterior walls of the building are articulated by cast stone quoins, string courses, cornice and parapet coping. The building's regular and symmetrical fenestration consists primarily of steel twenty-light windows. Each window unit incorporates operable casement and hopper sashes. The window openings have splayed brick lintels with cast stone keystones and cast stone sills. The rooftop parapet incorporates a variety of panel treatments including cast stone panels embellished with urns, garlands, or shields in low relief. Sitting on the parapet at the building's corners are cast stone urns.

The primary feature of the East Henrietta Road facade is the hip-roof, two-and-one-half-story, three-bay central pavilion [39]. The building's main entrance is centered in the facade of the central pavilion. The entrance is set within a cast stone swan's neck pediment surround. At each side of the entrance cast panels, depicting a stage coach and horses, are located between, and are aligned with first- and second-floor windows. The steeply pitched roof is clad with standing-seam copper. On the slope facing East Henrietta Road are three copper-clad Half-round dormers containing fixed multi-light sash. A flag pole is mounted at the center of the roof ridge. An exterior chimney on the south wall of this pavilion continues as two individual brick octagonal flues above the roof line. Each flue has a cast stone cap and a chimney pot.

Each of the two end pavilions facing East Henrietta Road has a cast stone entablature with a projecting cornice. The front facades of the pavilions are decorated with Beaux Arts cast stone panels. One panel depicts a caduceus, the symbol of the medical profession. At the front facade of each pavilion is a half-round doorway incorporating a glass transom and a brick arch with cast stone keystone. On the interior sides of these two pavilions, facing the central pavilion, are copper standing-seam metal hip-roof entry porches supported by decorative steel posts. The building's original six-panel wood doors have been replaced with flush steel doors. At both the north and south ends of the building are projecting 2-story sun porches [40].

At the rear (east) facade, facing the rest of the Iola campus, two five-bay end pavilions frame a ten-bay central section [41]. Above the central section, a cast stone panel with a shield relief is located within a mission-shape parapet.

The building's interior remains largely intact. The building, on both floors, is organized off a central corridor. On the east side of the corridor are individual rooms. West of the corridor are suites and the first and second-floor lounges. The first-floor lounge has been partitioned into several smaller spaces but still retains several significant features. At the north end of the original room is an open stair with slate treads and turned steel newel [42]. At the opposite end of the room is a fireplace with beveled mirror, tile hearth and firebox surround and shell reliefs [43]. The room also features crown molding and panel moldings on the walls [44]. At the lounge doorways, ancones support a projecting cornice above an anthemion frieze [45]. The second floor lounge is located directly above the first-floor lounge and remains a single space. The second-floor lounge detailing is similar except the fireplace and crown molding feature a fluted molding and the mantel has a travertine surround and elliptical fan reliefs [46].

SUPERINTENDENT'S HOUSE (Building 8)

The superintendent's house, Building 8, was constructed in 1924 facing East Henrietta Road. This two-and-one-half-story hip-roof house is a wood frame structure, clad with buff brick [47]. Eclectic in style, the house has several distinctive Prairie features including a gently sloping slate-clad hipped roof with broad projecting eaves, leaded casement windows, and a beltcourse of header bricks at the level of the second-floor sills. Below the beltcourse, projecting corner bricks simulate quoins. The focal point of the house's facade is a one-bay entry porch featuring a flared standing seam copper roof supported by square brick piers. Above the porch is a small projecting cross gable, clad with stucco.

The house has a regular fenestration arrangement using a mixture of window types. At the first-story level of the front facade, there are paired, eight light, leaded glass casements with three light transoms above. Second-floor windows are similar but lack transom lights and are fully surrounded by tapestry bricks. Fenestration at the side and rear elevations consists of various sizes and styles of windows, including twelve-over-one leaded glass double-hung windows, paired six-light casements, and paired single-light casements. In the rear (east) elevation, there is an eyebrow window roof dormer and a two-story porch with glass-enclosed, second-story sleeping porch.

Rectangular in plan, the house consists of a kitchen [48], a living room and a dining room [49] organized around a central switchback staircase. A large window located at the landing provides light to the central portion of the house. Four bedrooms and a bathroom are located on the second floor.

SERVICE BUILDING (Building 10)

The service building, located immediately south of the superintendent's house, along East Henrietta Road was built in 1924. This Classical Revival steel-frame three-story building has concrete block exterior walls faced with buff-color brick [50]. The building has a simple utilitarian design. Decorative detailing is limited to a cast stone classically inspired cornice and parapet, a projecting center pavilion at the north and south facades, cast stone sills and projecting corner bricks which simulate quoins. Fenestration consists of single, paired, or tripartite six-over-one wood double-hung sash.

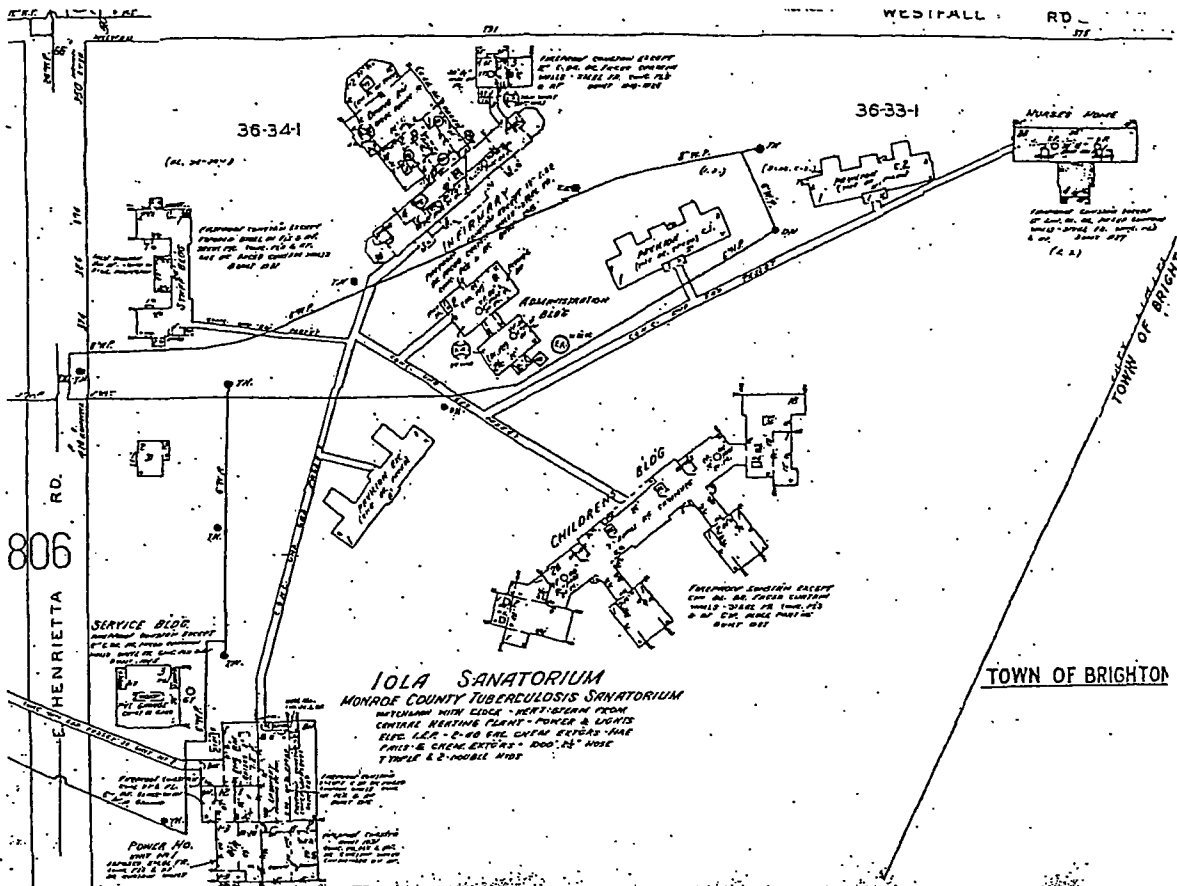
The building was designed with the ground floor serving as a garage, one floor housing children, and one floor housing male staff. Square in plan, the top floor of the building is organized around a central light well. The light well has been roofed over [51]. Originally a skylight at the base of the light well brought additional light into the center of the second floor. The top two floors retain original naturally finished oak doors and casings [52]. Most doors are equipped with hopper transoms to facilitate patient room ventilation.

POWER PLANT (Building 11)

The first powerhouse at the site was constructed sometime before 1920. Siegmund Firestone designed a new power plant to serve the Iola campus as well as the Monroe Community Hospital in 1930. Although the current facility may incorporate portions of the older structure, the plant's primary stylistic characteristics represent the 1930 construction date [53].

The 1930 section of the plant consists of a 150 foot tall smokestack, a tile cylindrical elevated coal hopper, and a two-part rectangular building constructed with buff colored brick. The three-bay south section of the building is four stories tall and is articulated with buttresses and finned cast stone decorative panels. At the parapet, the bay divisions are marked by fin-like Art Deco cast stone ornamental panels. The north section is a story lower and has narrower bays. In each bay the windows become progressively smaller and narrower with each increasing story. A corbeled brick cornice extends around both sections of the building at the level of the second story. Together the buttresses and fenestration pattern give the street facade of the power plant a distinctively fortress-like appearance.

To the north and east of the original section of the plant are several wings dating from the second half of the twentieth century [54]. During the last three decades the power plant was modernized and expanded. The facility currently contains four boilers serving the Iola complex, the Monroe Community College campus and the Monroe County Department of Social Services Building at 111 Westfall Road. The wings lack the decorative work of the original building and have a variety of fenestration and exhaust outlets. Adjacent to the stack



1959 site plan of Iola complex indicating utility tunnel location from *Plat Book of Irondequoit and Brighton*, published by G. M. Hopkins Co.

and coal silo, at the south end of the complex is a modern concrete and steel ash silo. A Rochester Gas and Electric power substation is incorporated into the northeast side of the plant.

The steam plant is linked to the buildings of the Iola complex as well as the Monroe County Community Hospital complex by an extensive system of concrete utility tunnels. Small flat-roof ventilators, serving the tunnels, are scattered around the complex grounds [55]. The central steam plant/tunnel system was a popular campus design feature during the second quarter of the twentieth century. Two other similar local examples of this arrangement, constructed during the same period, are the University of Rochester River Campus and the Nazareth College/Sisters of Saint Joseph Motherhouse campus in Pittsford.

DEMOLISHED BUILDINGS

The integrity of the Iola campus has suffered from the loss of two of its primary buildings which together formed the nucleus of the campus. The fourth original building on the site

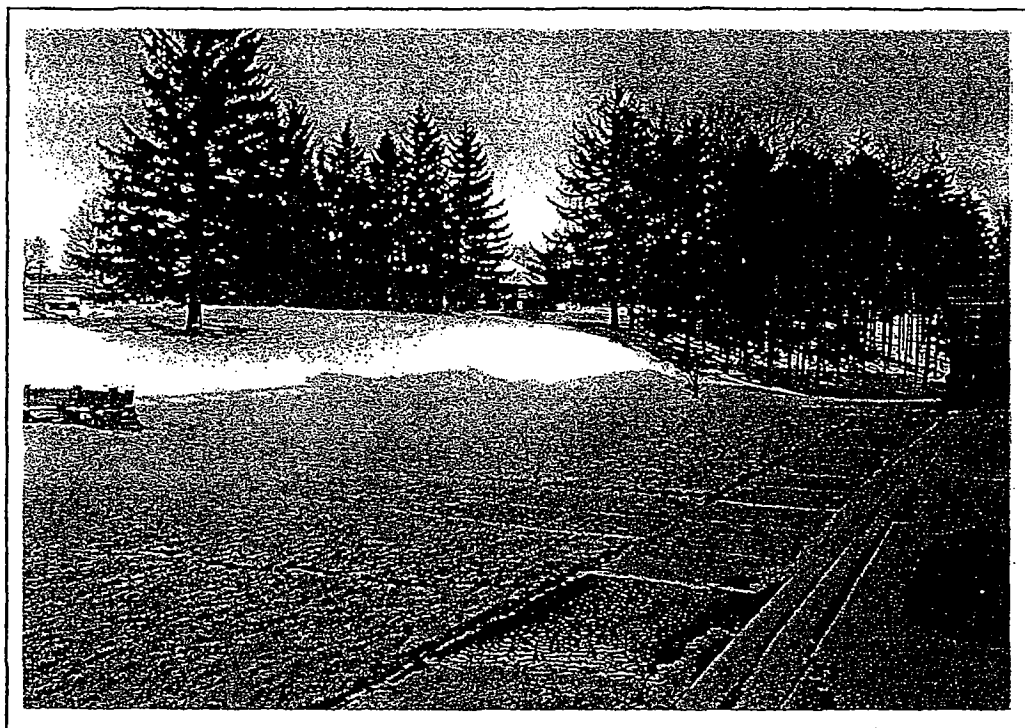
was the two-and-one-half-story, wood frame and brick, gable-roof, Craftsman style, administration building, which was demolished in 1975.



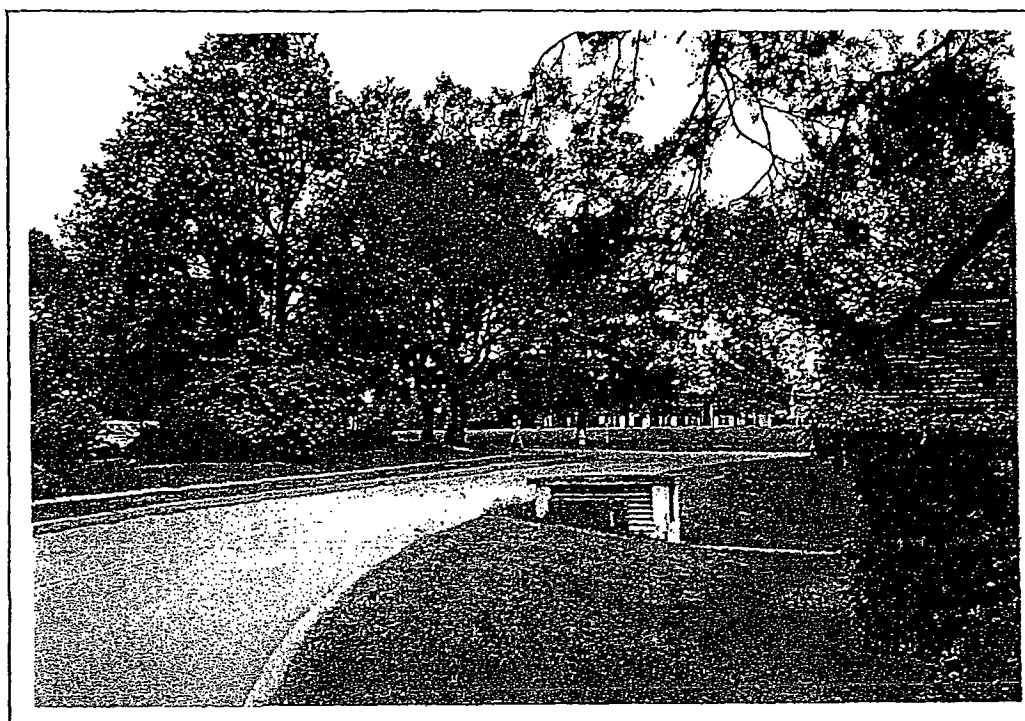
One of the larger buildings on the site was the circa 1915 Infirmary. This three-story, steel framed, brick-clad infirmary was demolished in 1985. The architect of the infirmary is unknown but plans indicate additions made to it in 1925 and 1927 were designed by Siegmund Firestone.

Ca. 1935 view of Iola Campus published in the September 29 edition of the *Democrat & Chronicle* showing the original entrance leading into the complex from the intersection of Westfall and East Henrietta Roads. The large three-story building is the now-demolished infirmary. Behind the infirmary (from left to right) are Building 2, Building 4, and the now-demolished Administration Building. Building 5 is visible in the upper right-hand corner of the image. Note that the spruce grove on the slope east of Building 5 was planted shortly before this photo was taken.

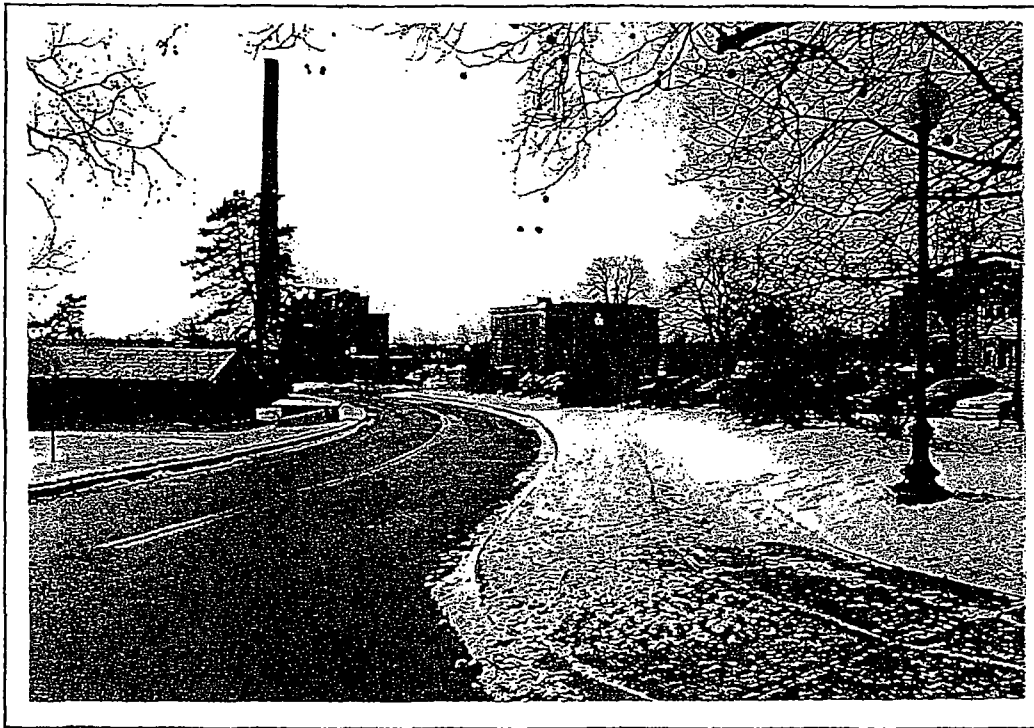
PHOTOGRAPHS



1. View of lawn and spruce grove from Building 5.



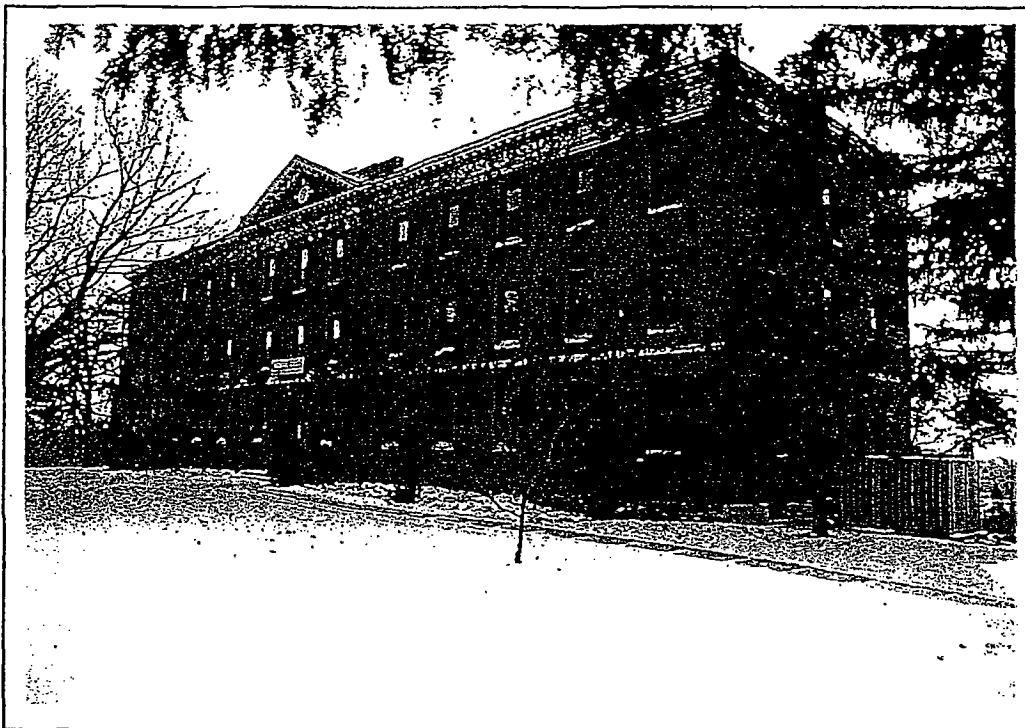
2. Main campus drive, looking north.



3. Main campus drive looking south.



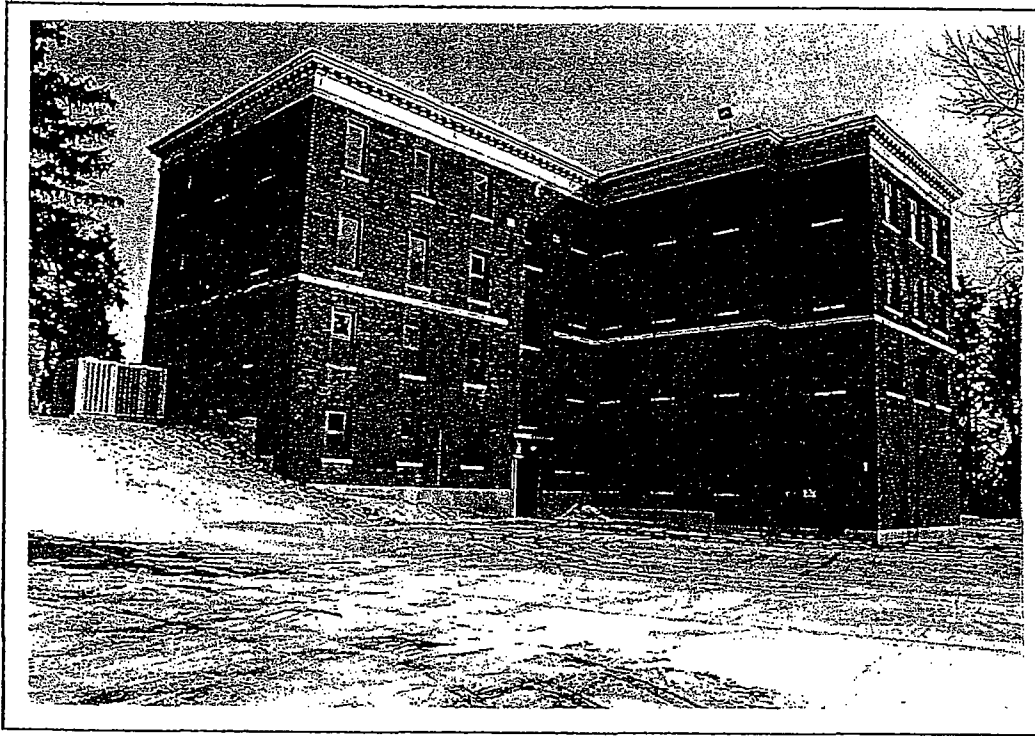
4. Old entrance drive with Sycamore allée, looking toward Building 5.



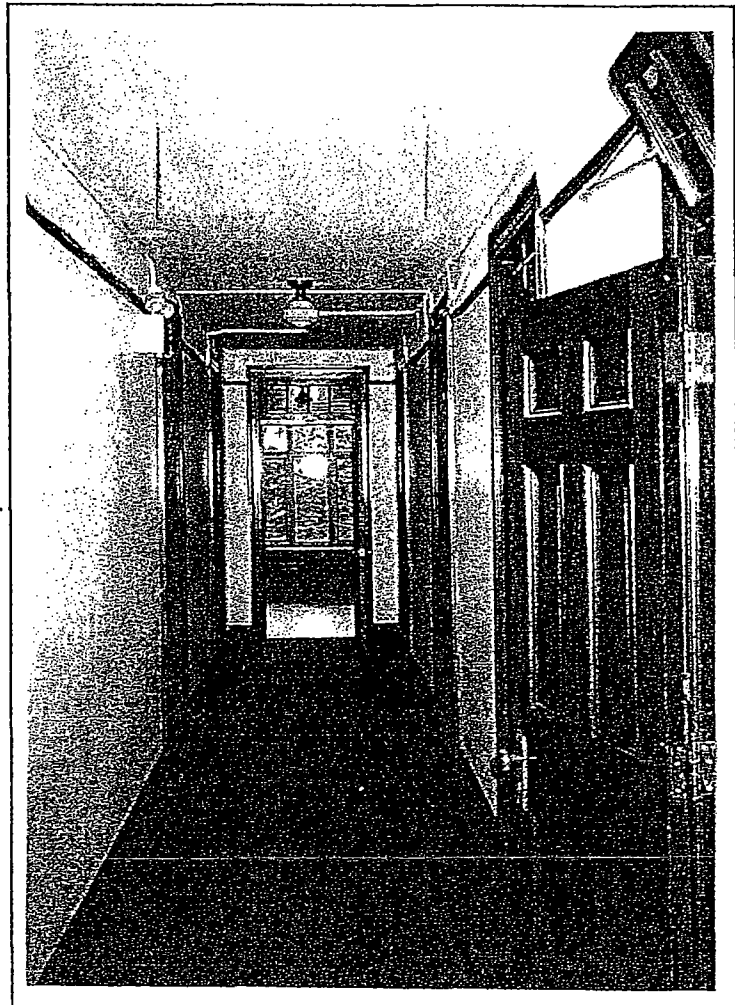
5. Building 1, from the north.



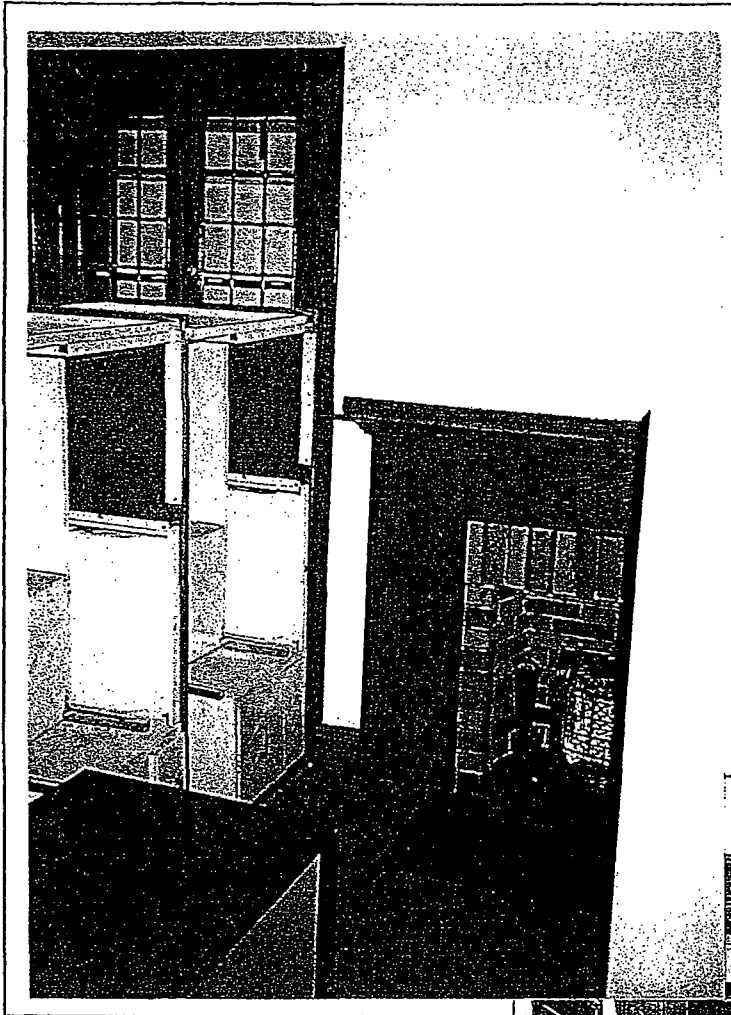
6. Building 1, main entrance.



7. Building 1, from the southwest.



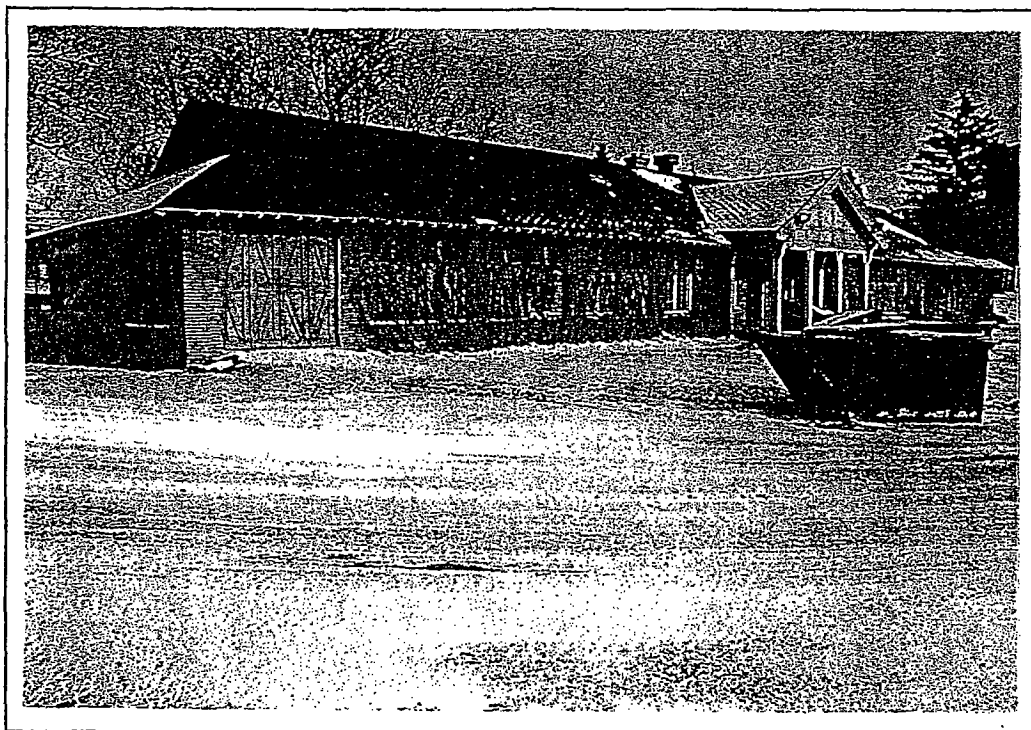
8. Building 1, first floor corridor.



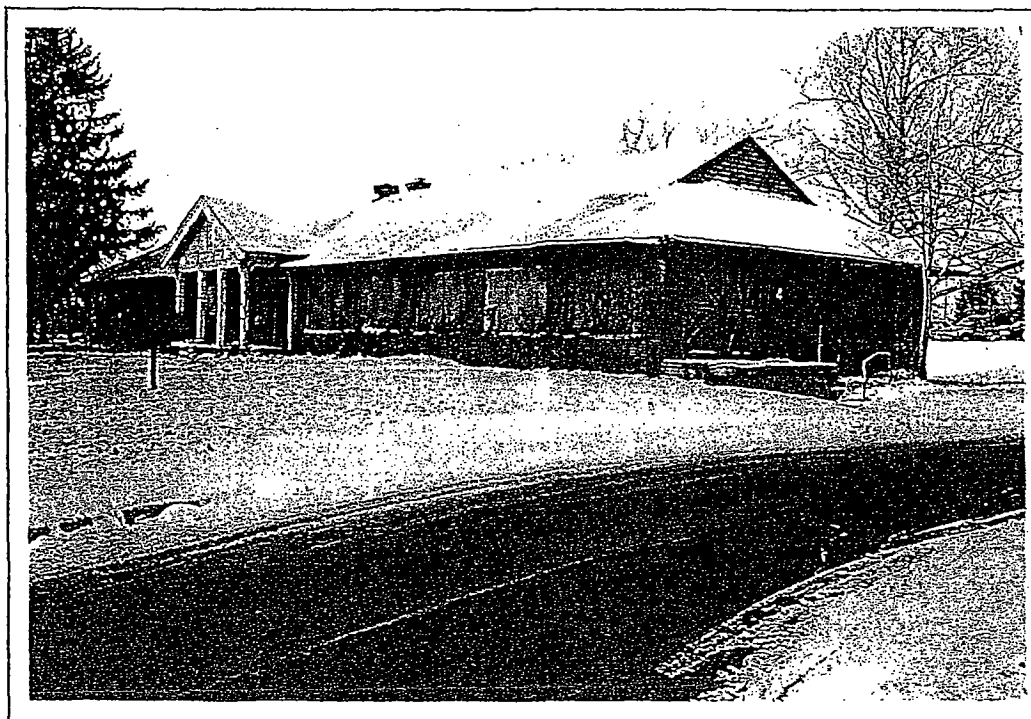
9. Building 1, bookcases and fireplace at lounge.



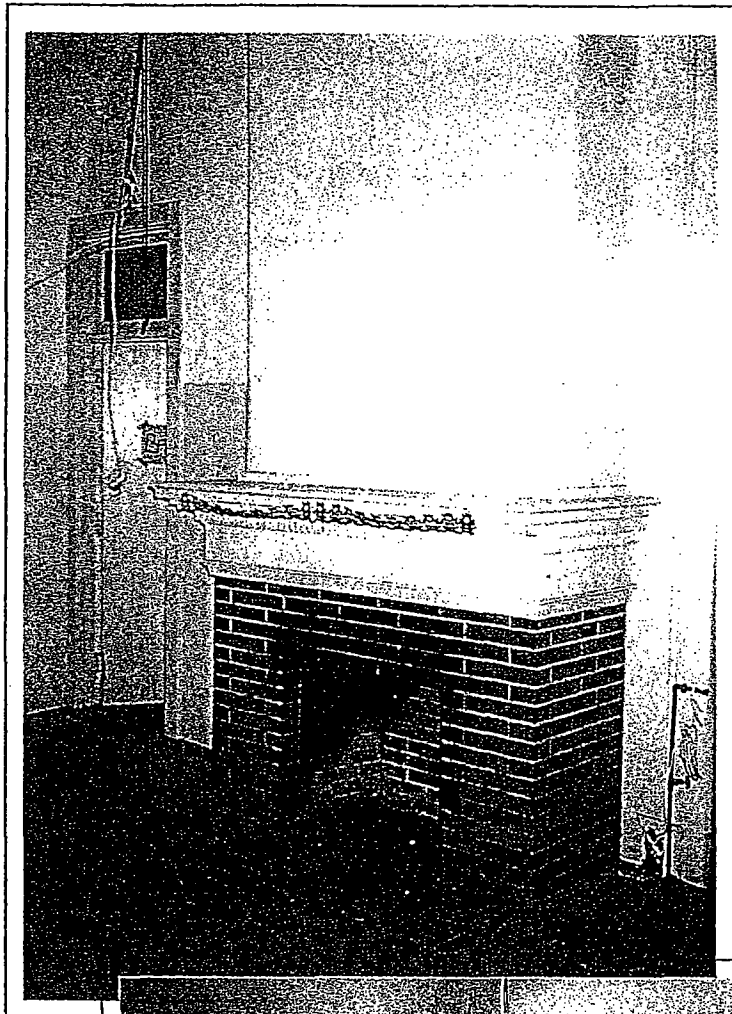
10. Building 1, typical oak six-panel door and stair beyond.



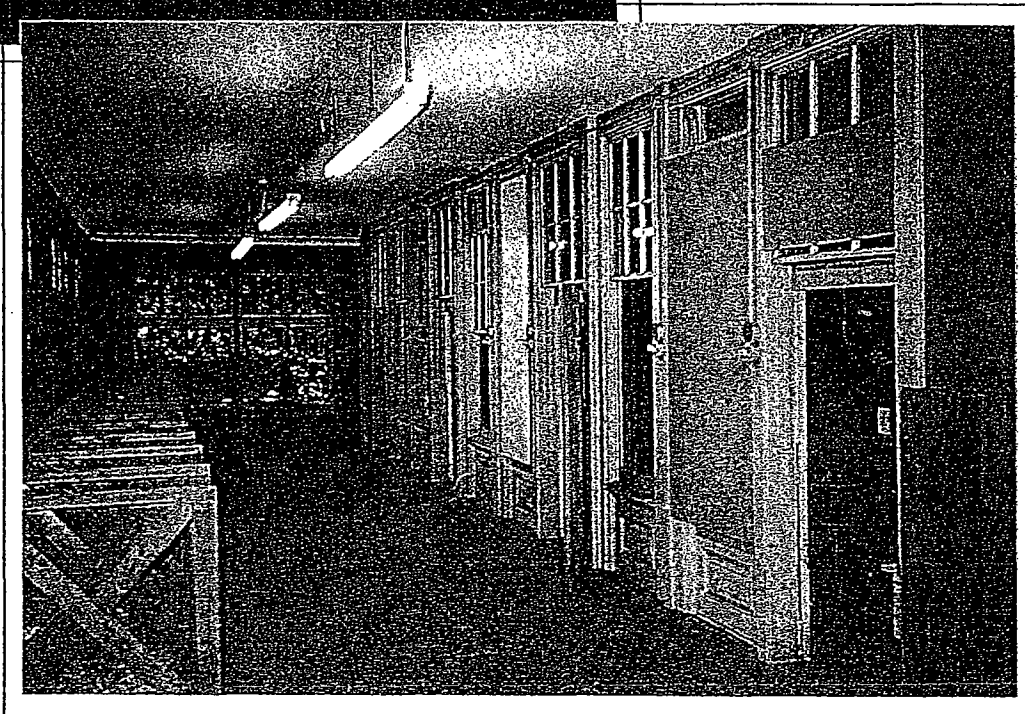
11 Building 2.



12 Building 4.



13 Building 4,
reception room fireplace.



14 Building 4, enclosed porch.



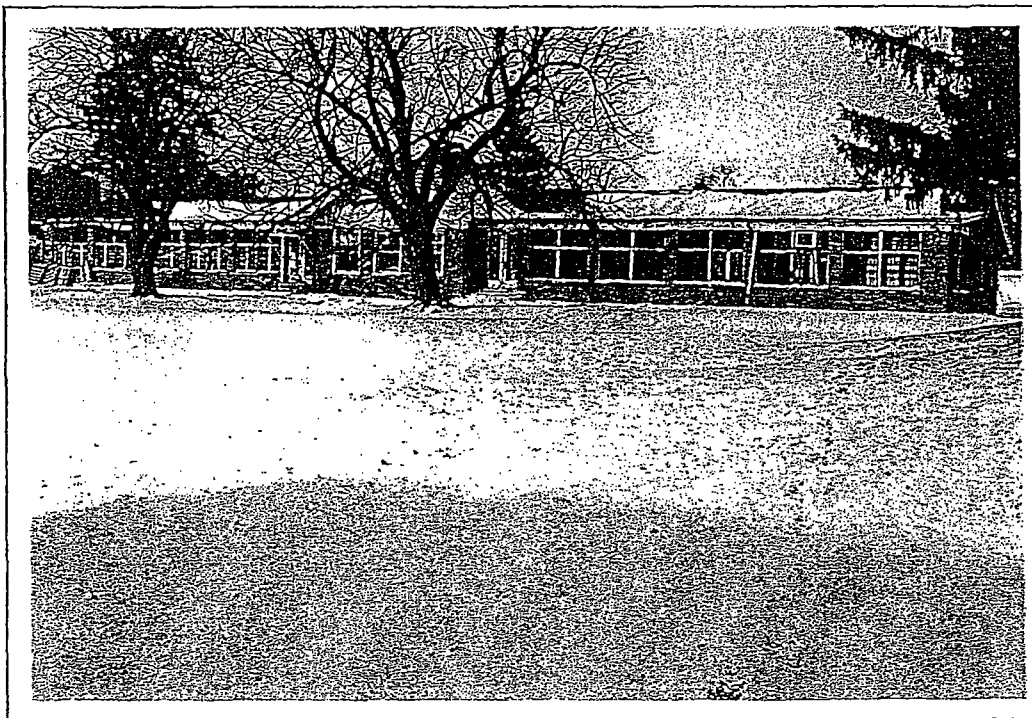
15 Building 4, windows and door between patient room and porch.



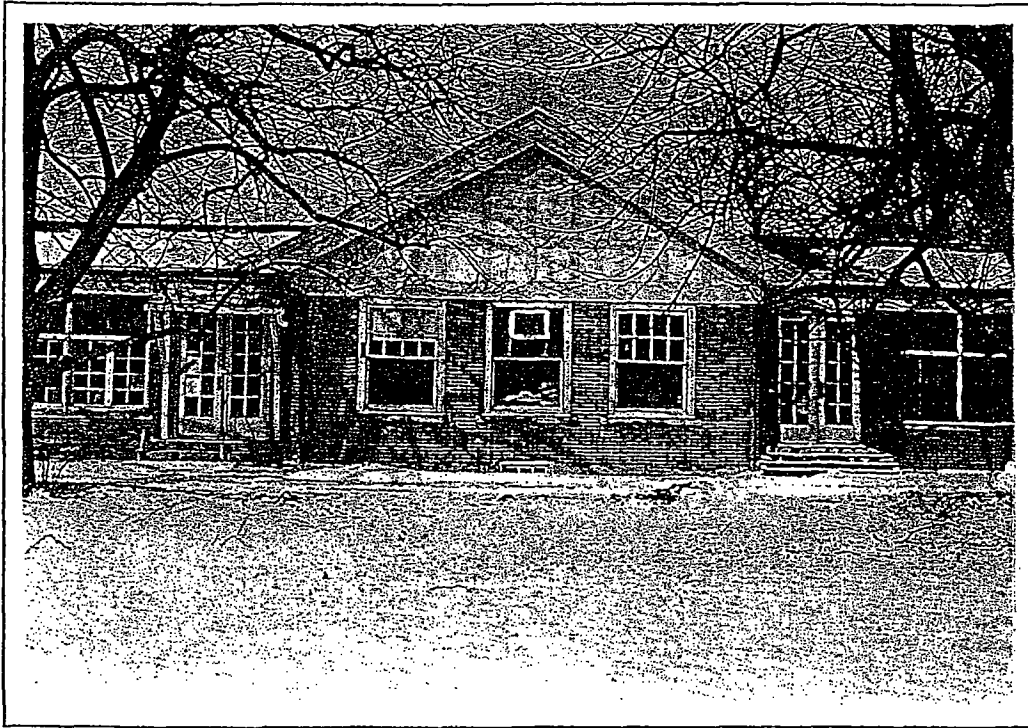
16 Building 4, service corridor.



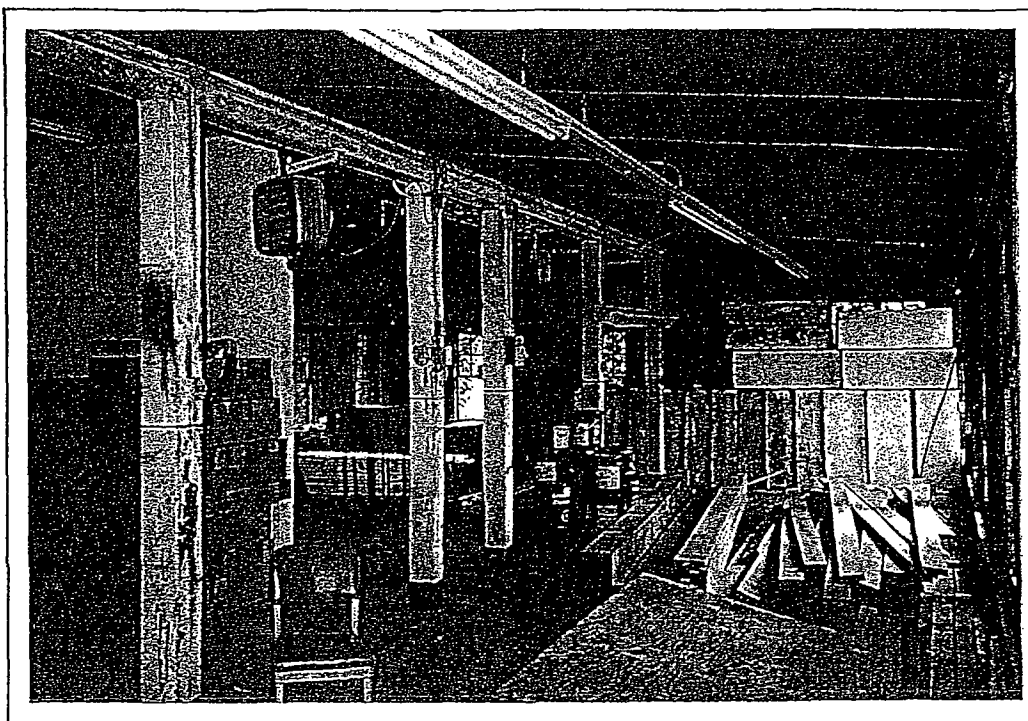
17 Building 4, service wings at north side.



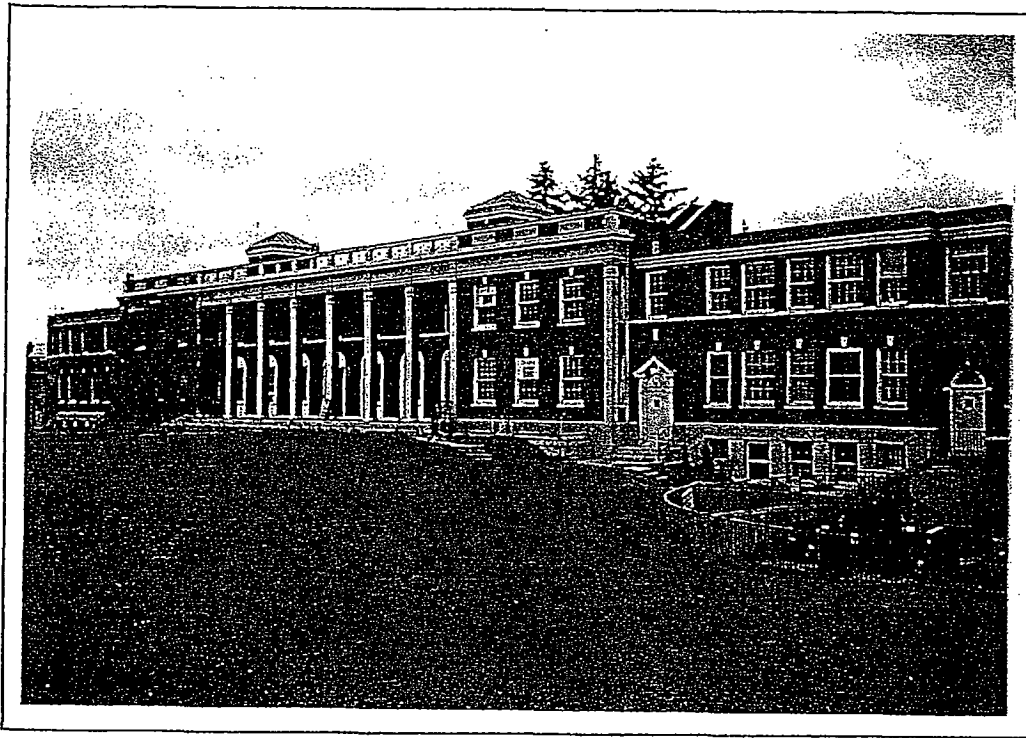
18 Building 9 from southwest.



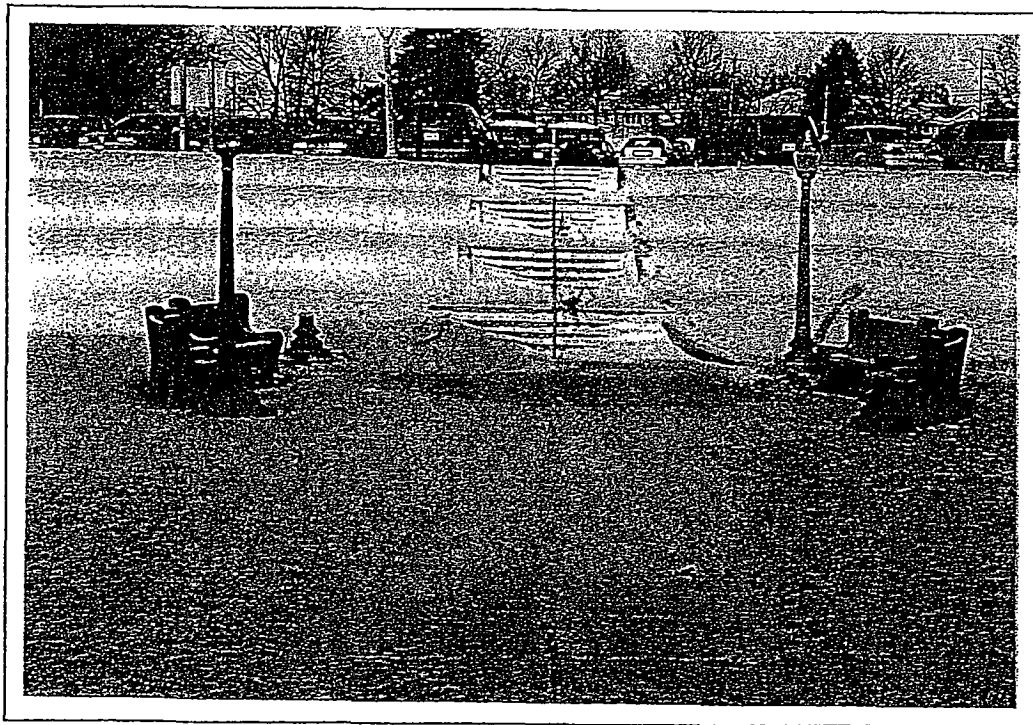
19 Building 9, half-timbered gable at reception area.



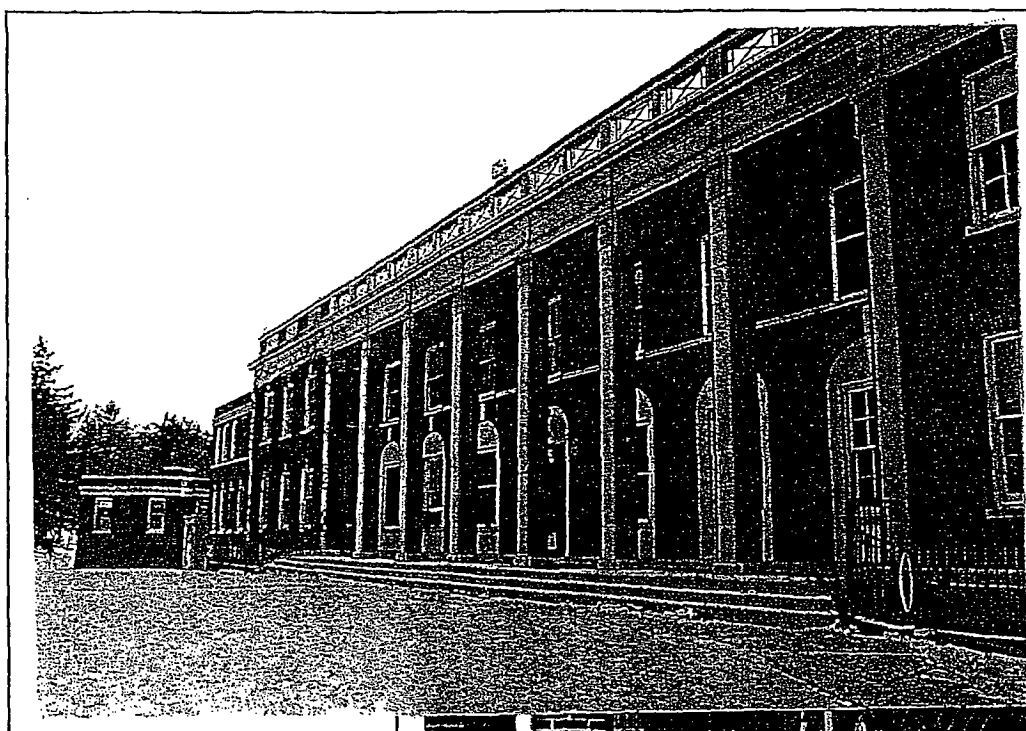
20 Building 9, interior of east wing.



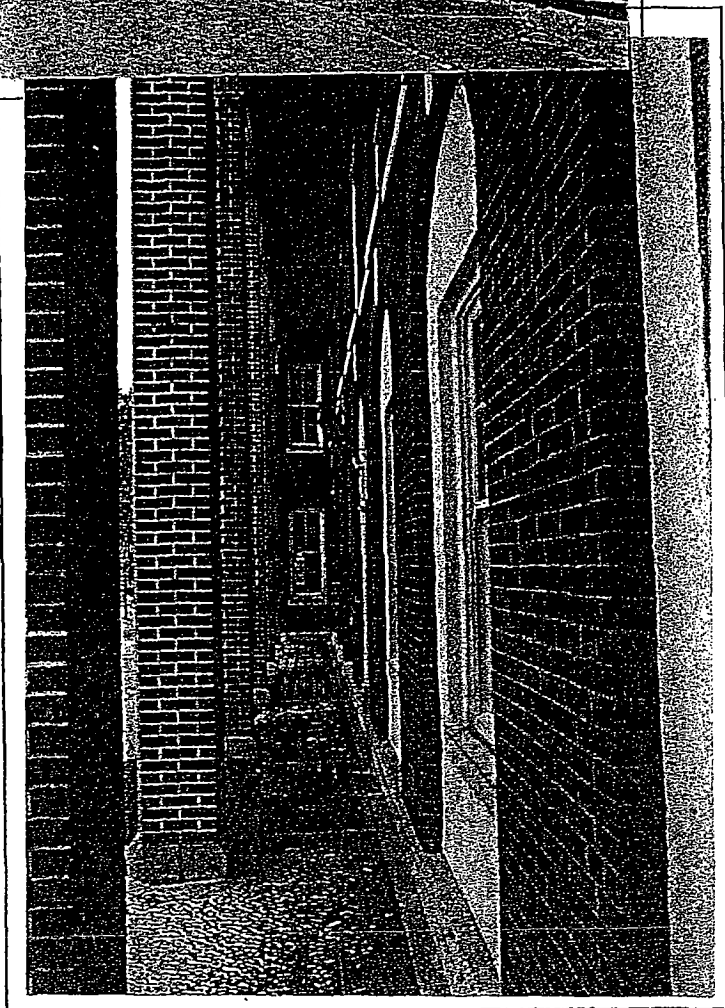
21 Building 5.



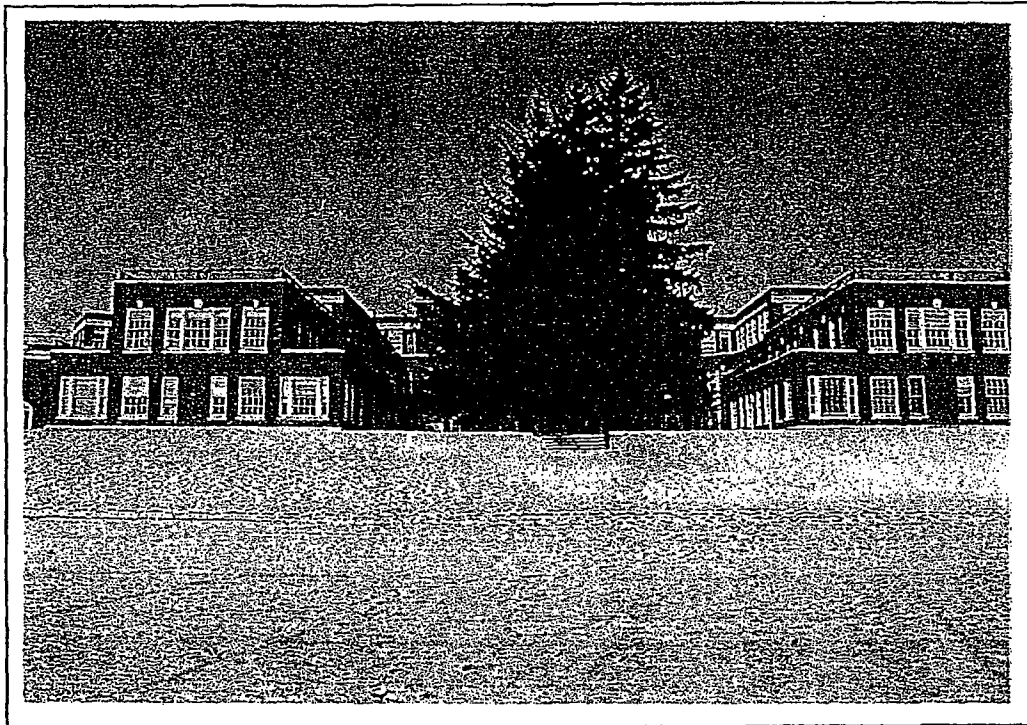
22 Building 5, entrance walkway.



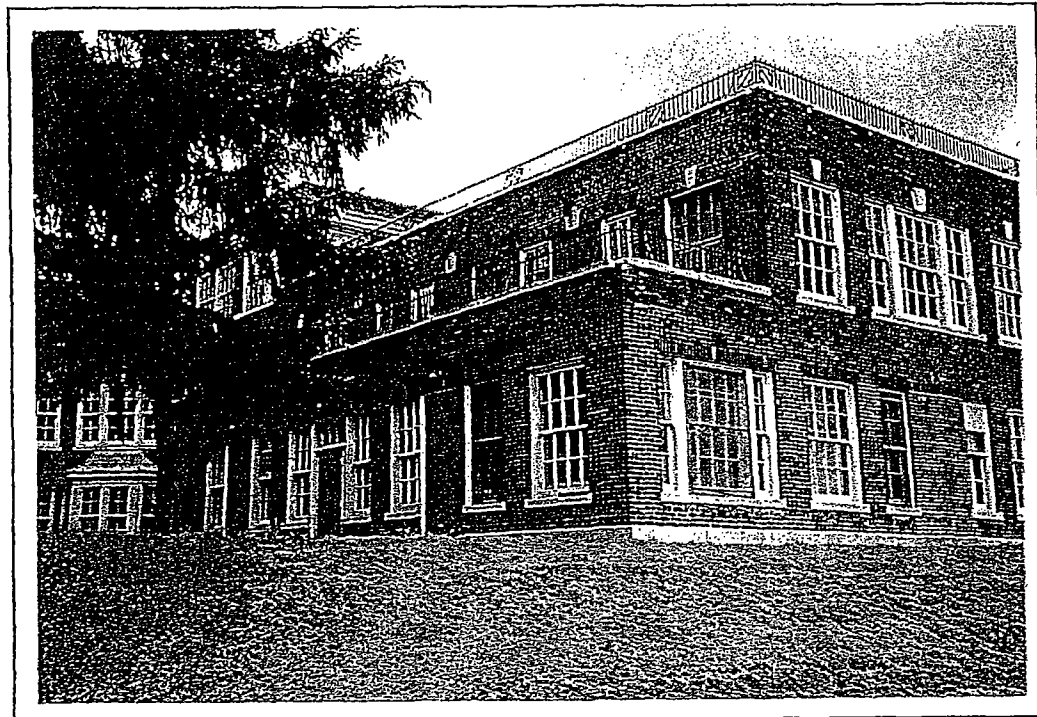
23 Building 5, entrance portico.



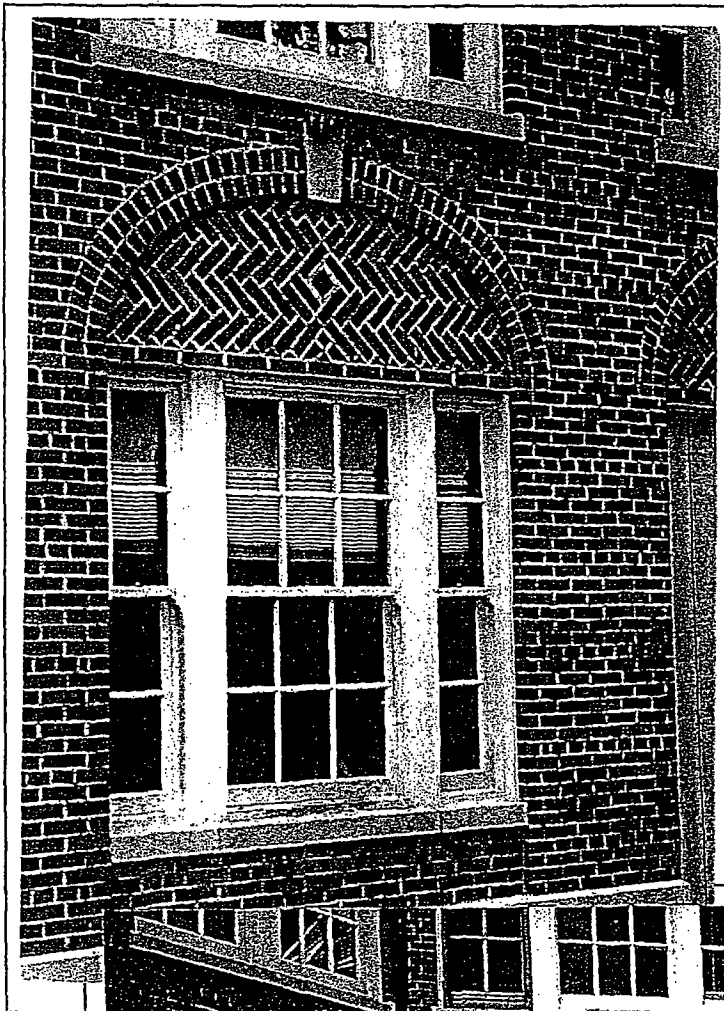
24 Building , entrance portico.



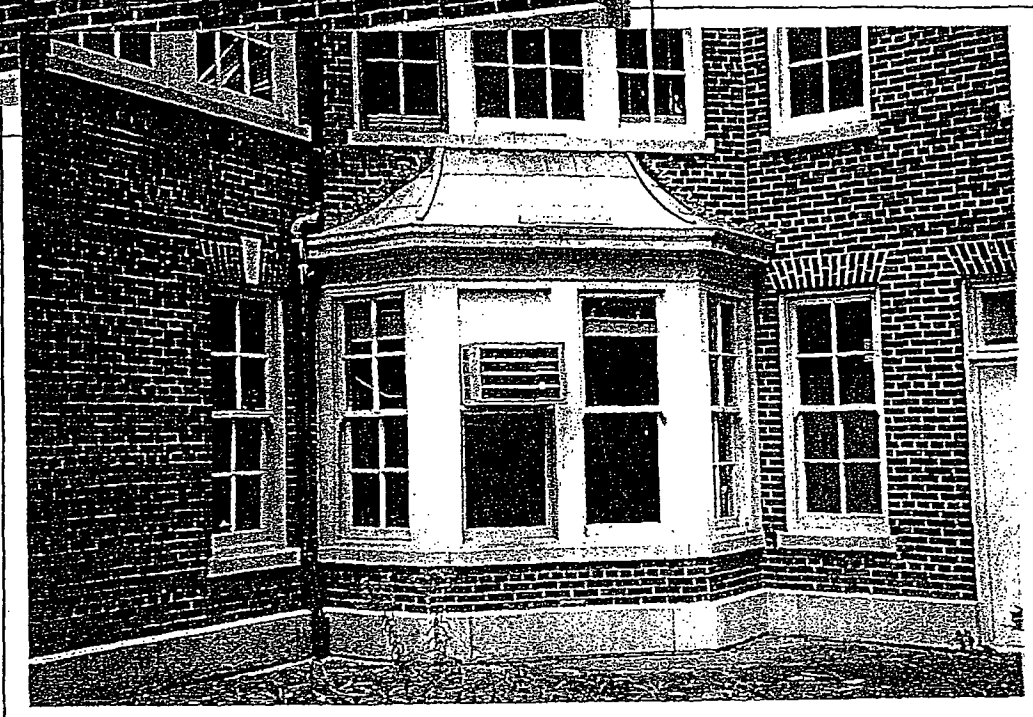
25 Building 5, dormitory wings from the south.



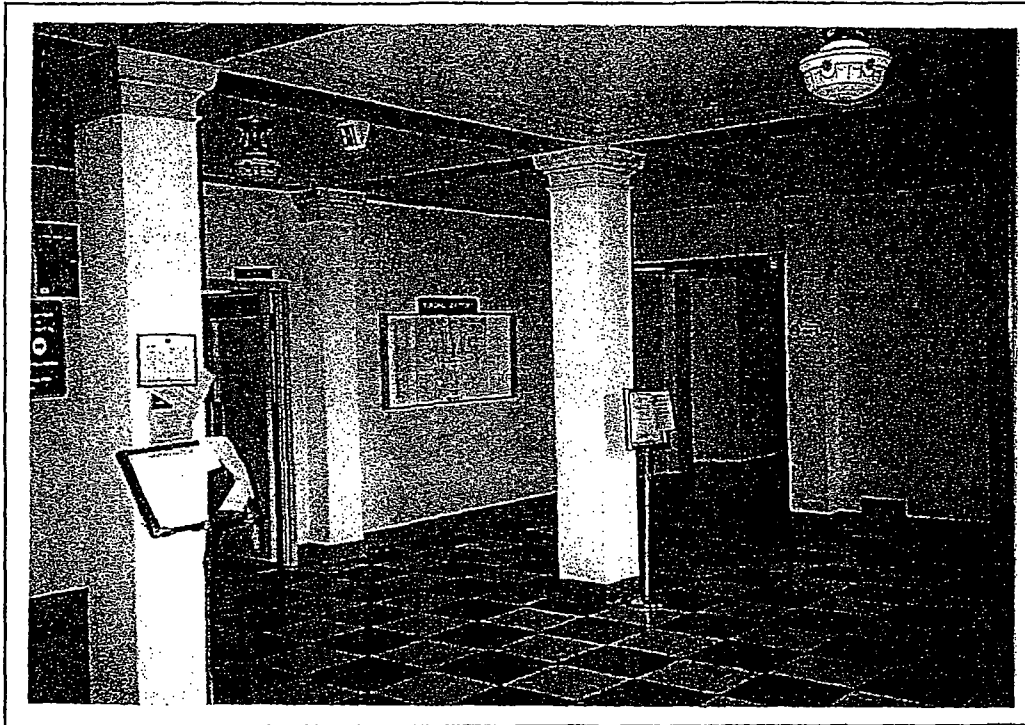
26 Building 5, dormitory wing.



27 Building 5, window detail.



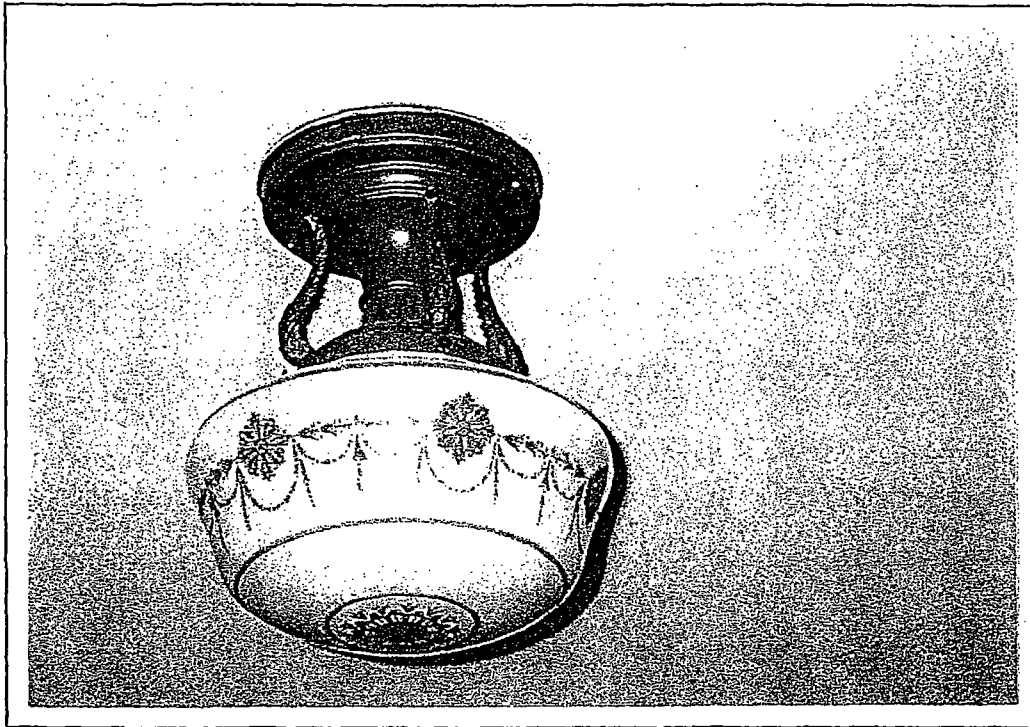
28 Building 5, bay window.



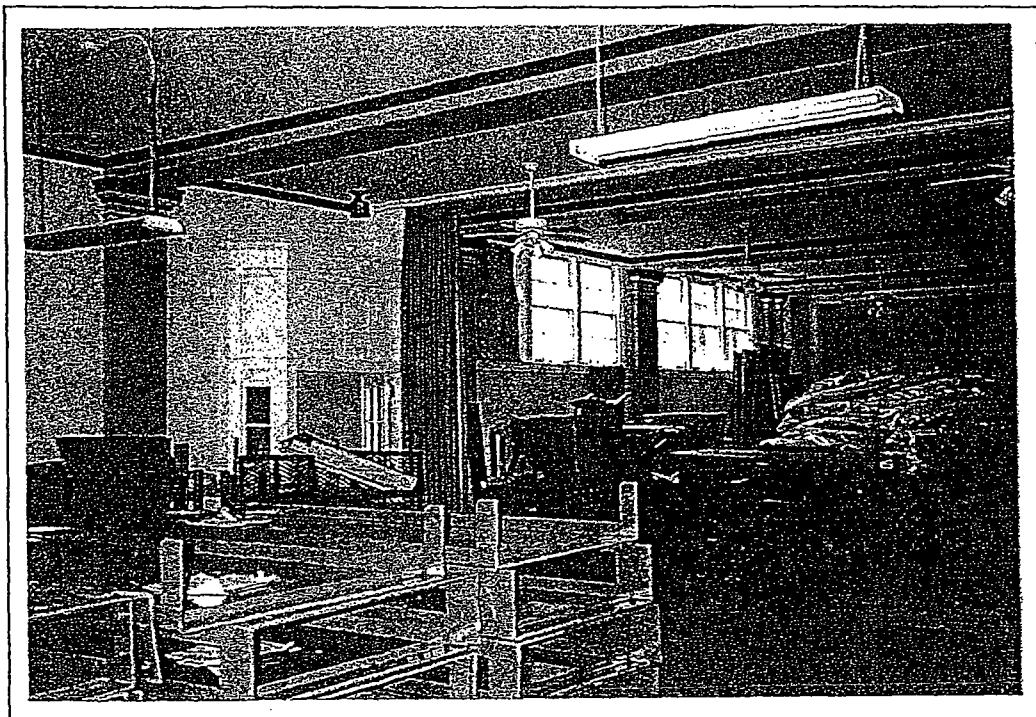
29 Building 5 lobby, showing added partition.



30 Building 5, vestibule public counter at lobby.



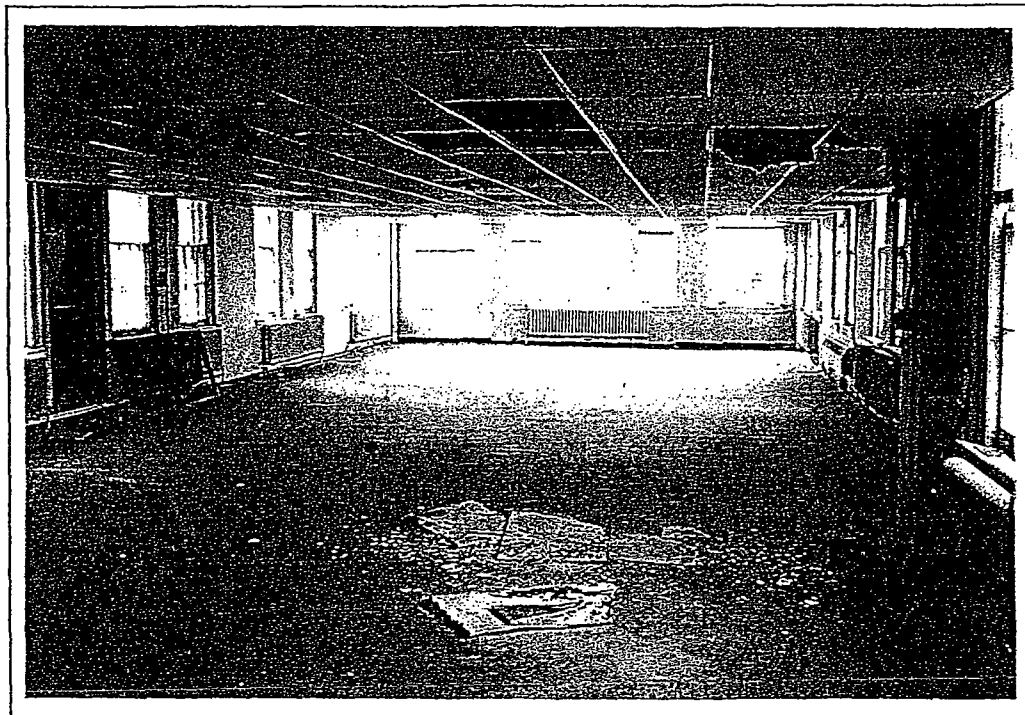
31 Building 5, lobby ceiling light.



32 Building 5, auditorium at east wing, basement level.



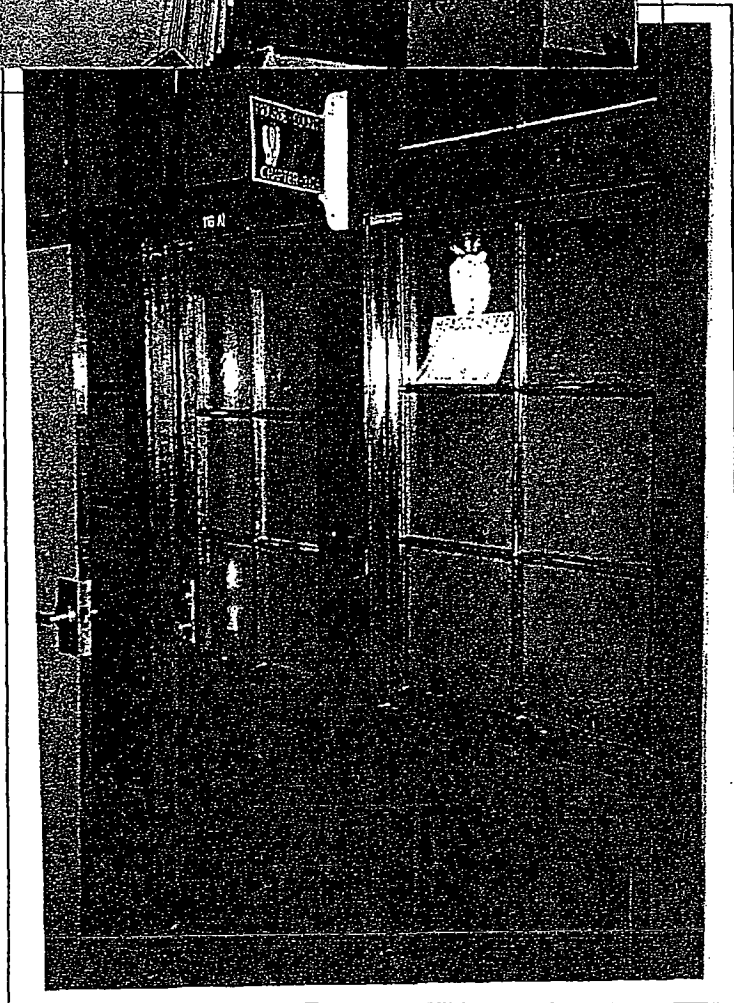
33 Building 5, auditorium stage.



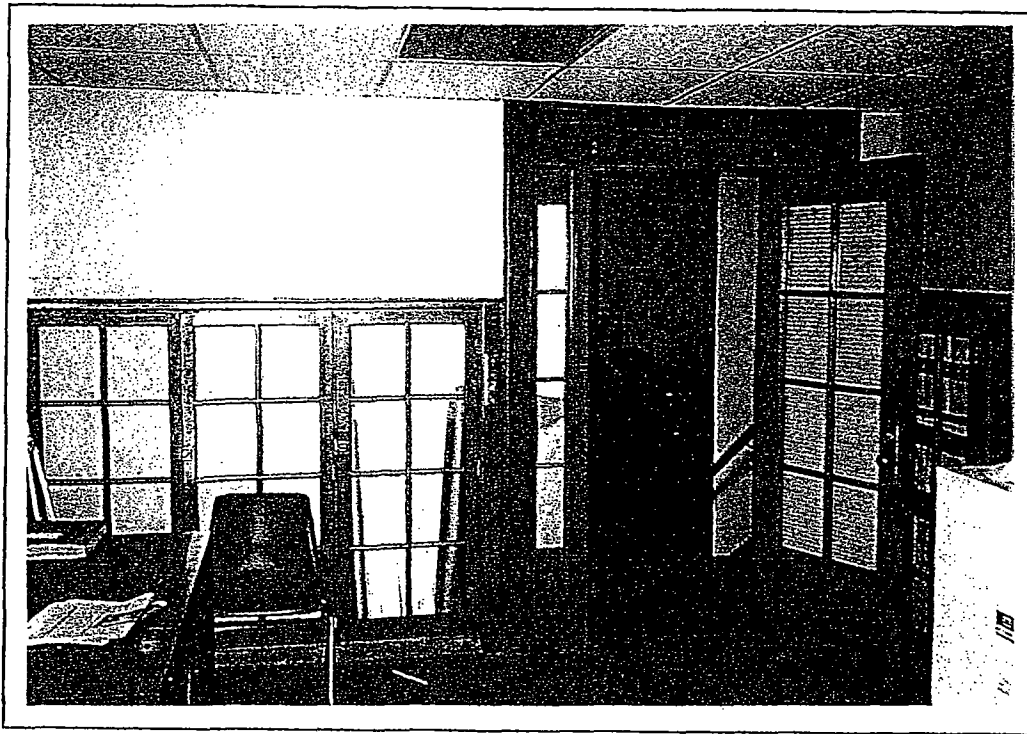
34 Building 5, former ward.



35 Building 5,
classroom
chalkboard at east
wing.



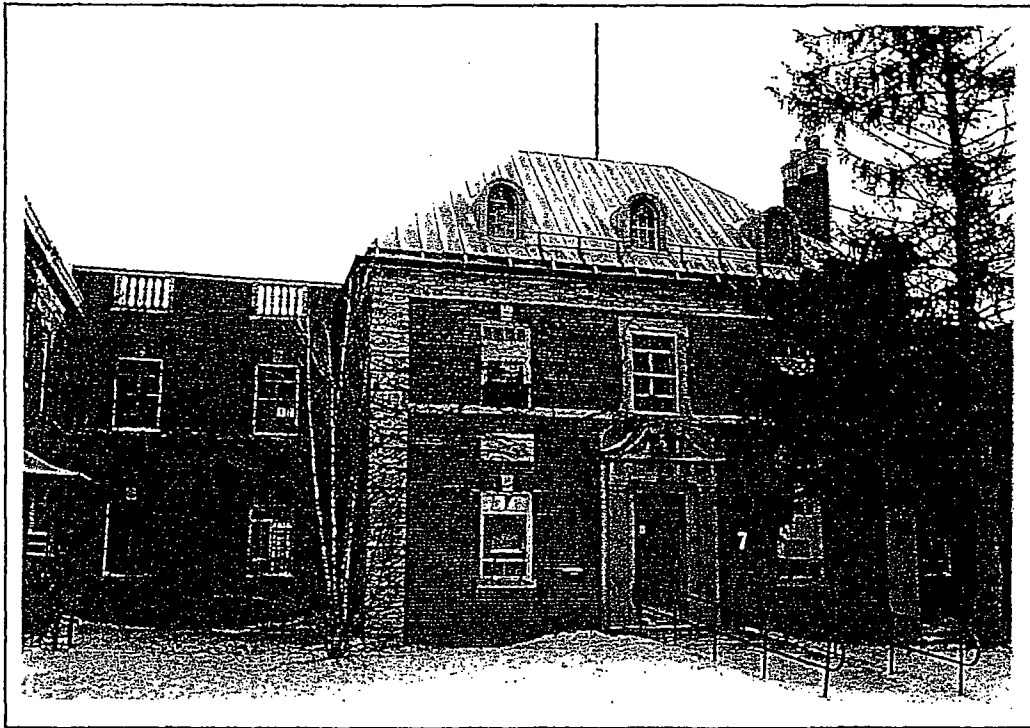
36 Building 5, oak doorway
surround.



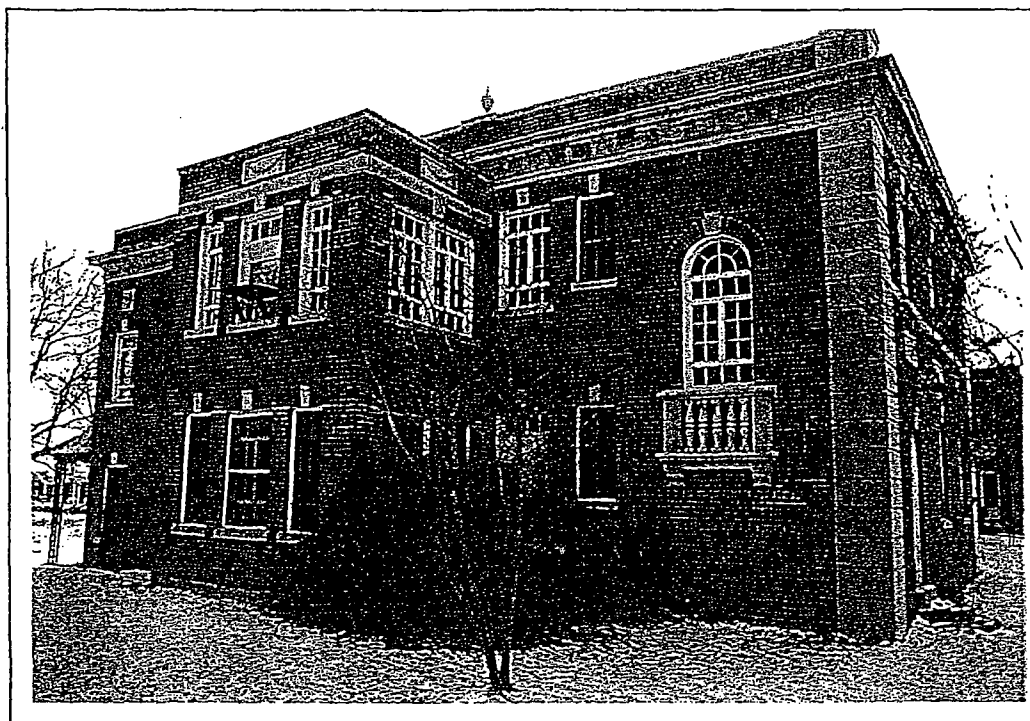
37 Building 5, oak casework and doorway.



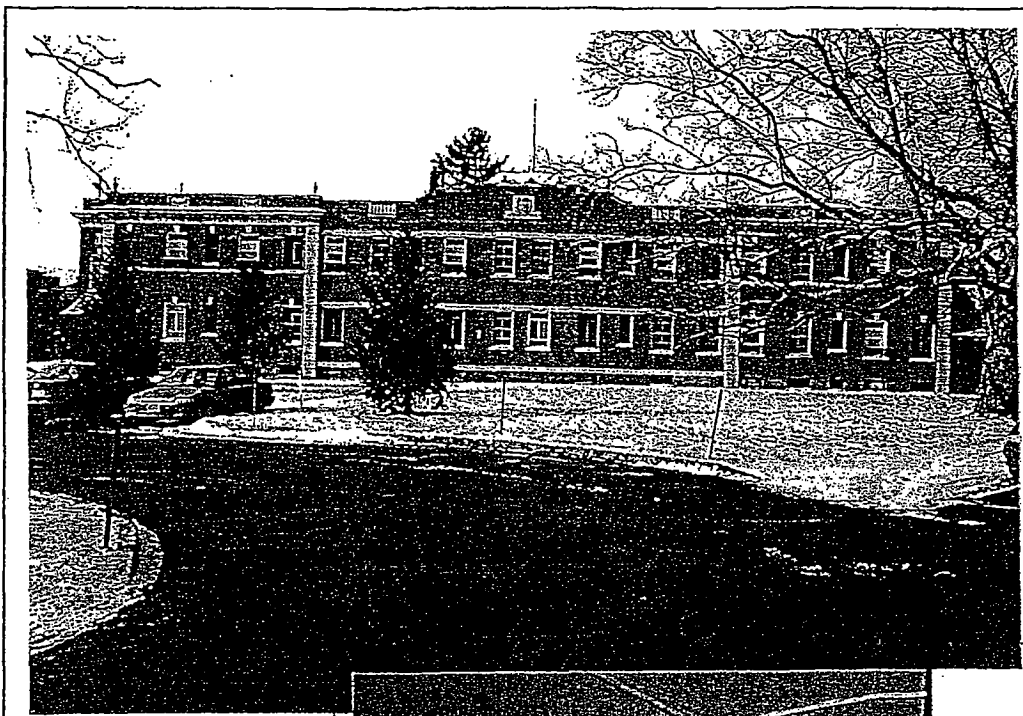
38 Building 7, west facade (facing East Henrietta Road).



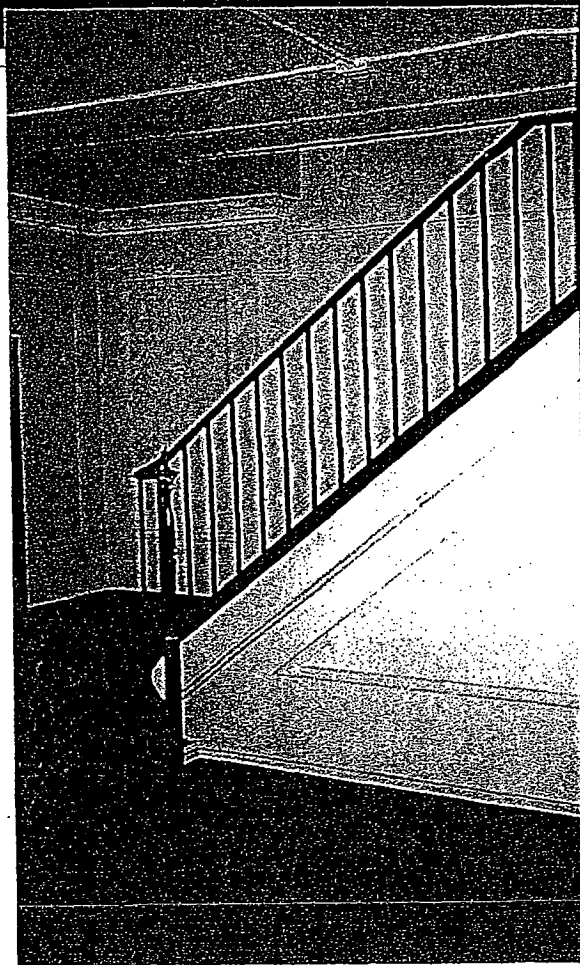
39 Building 7, central pavilion at west facade.



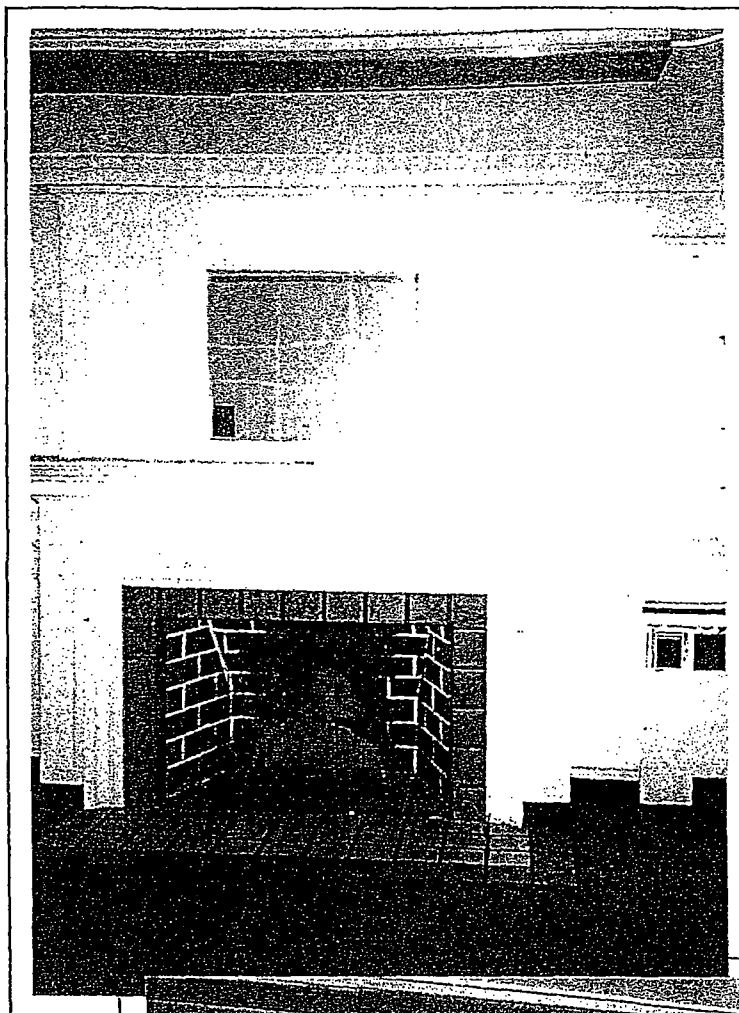
40 Building 7, north facade.



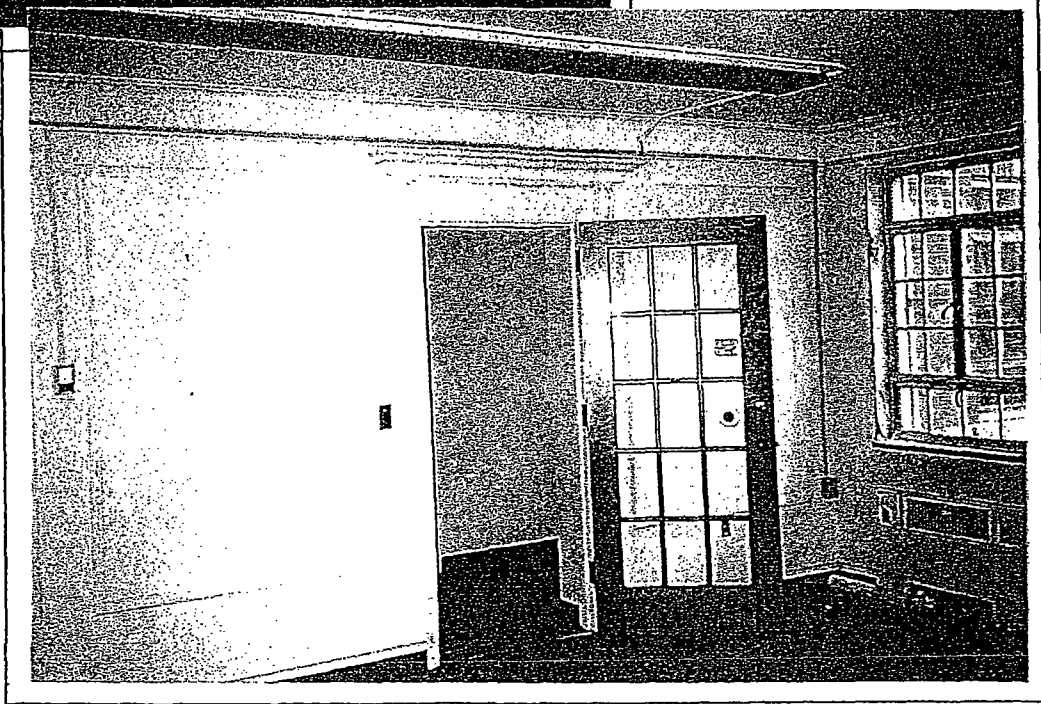
41 Building 7, east facade.



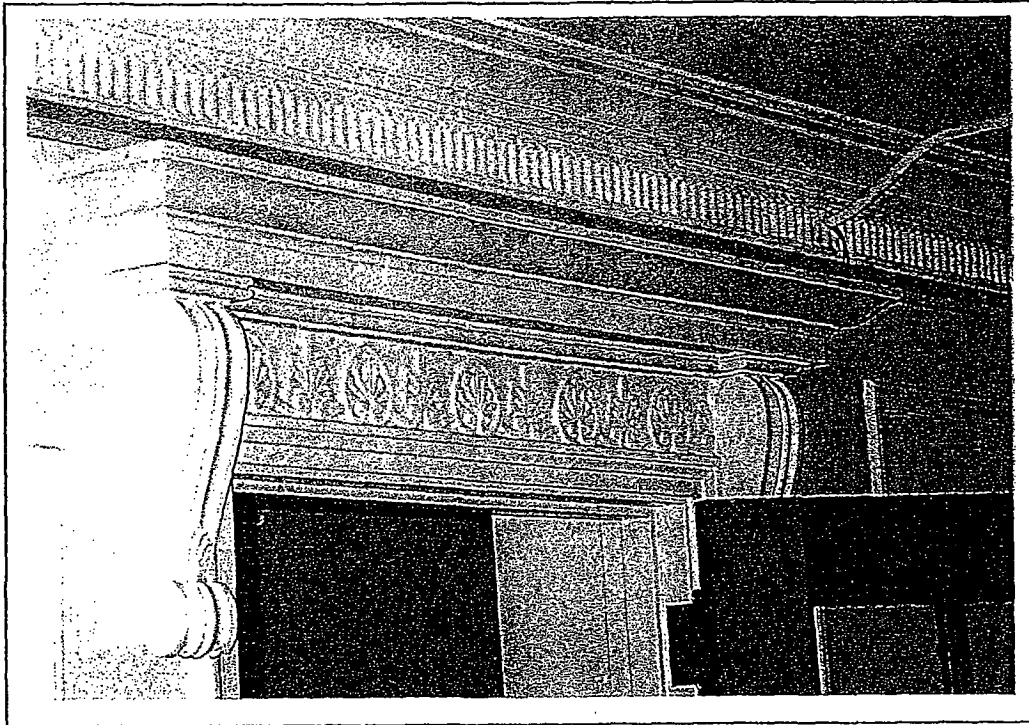
42 Building 7, stair at first-floor lounge.



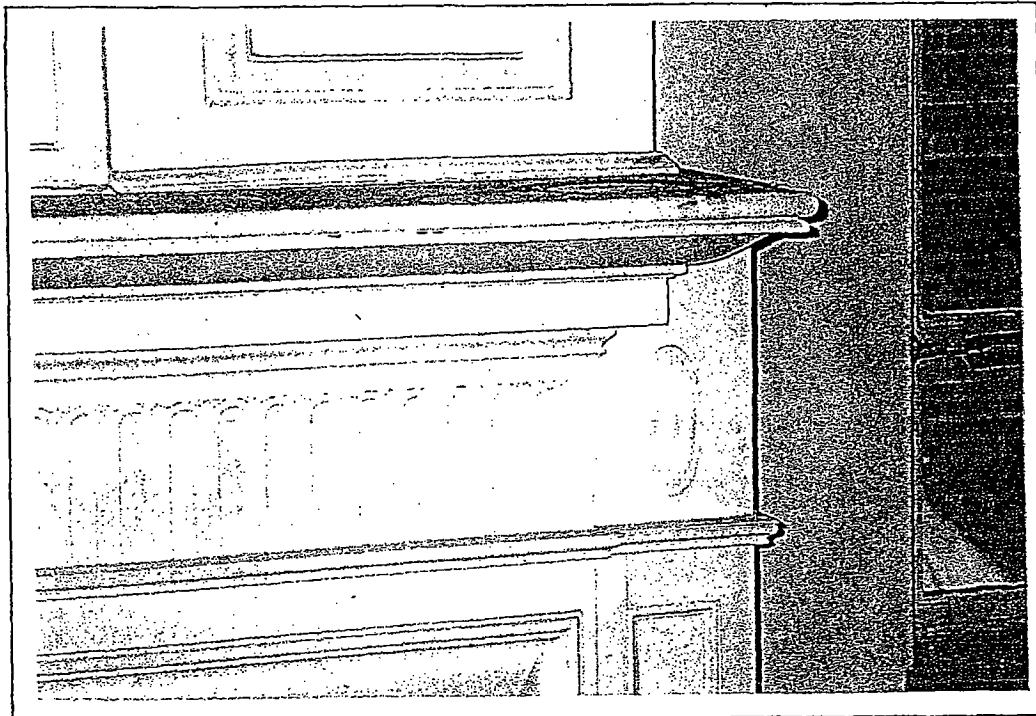
43 Building 7, first-floor lounge fire place.



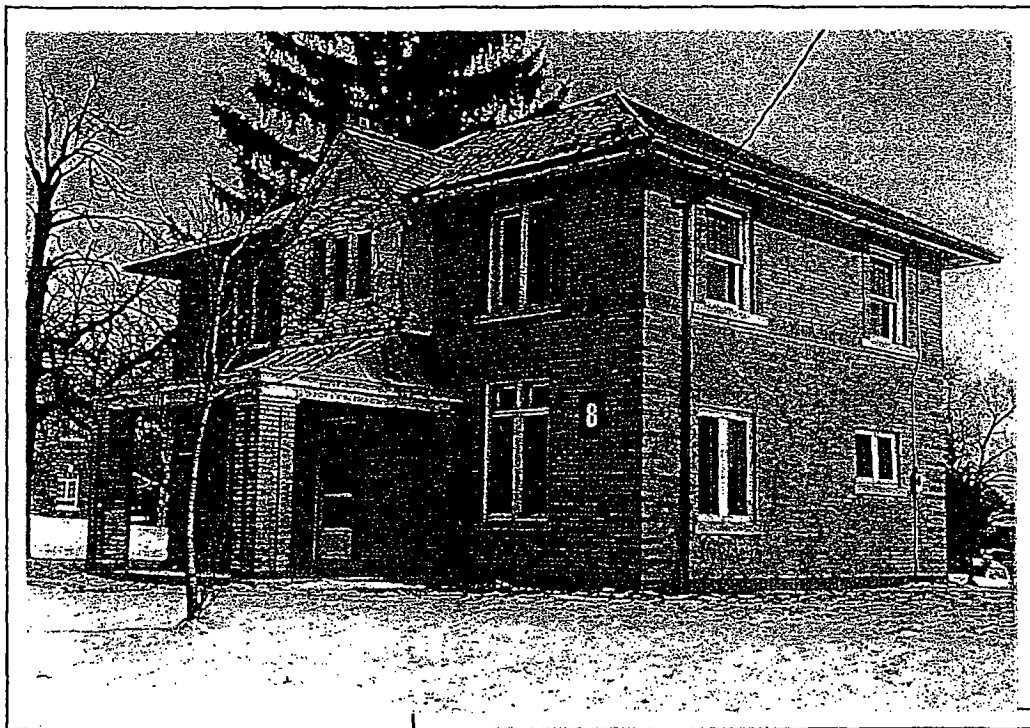
44 Building 7, first-floor lounge, west wall.



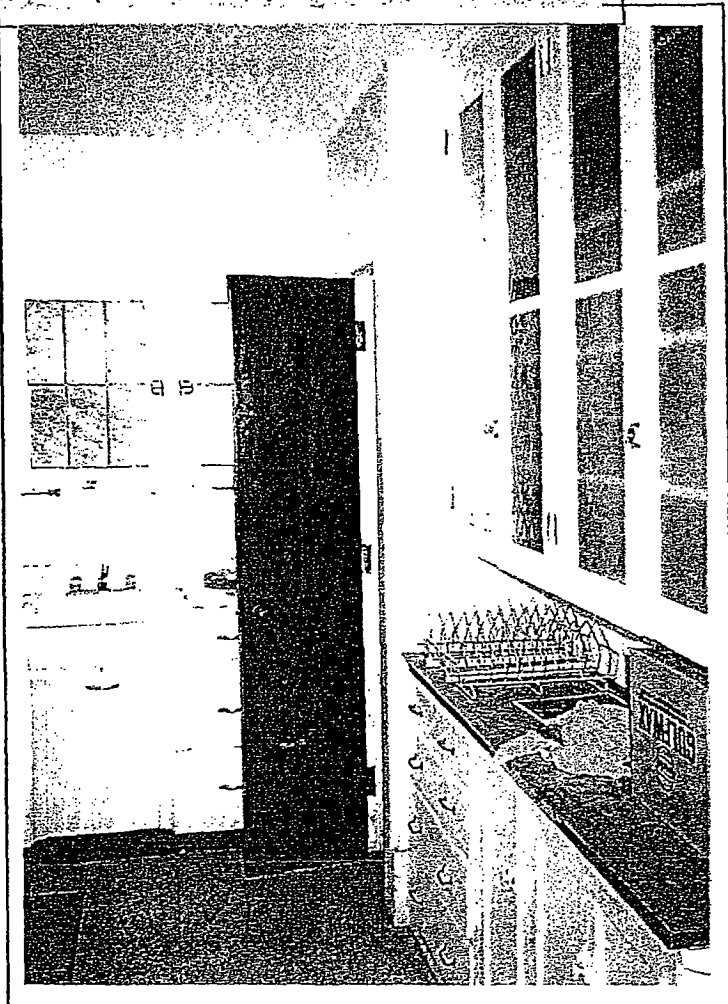
45 Building 7, doorway cornice supported by ancones.



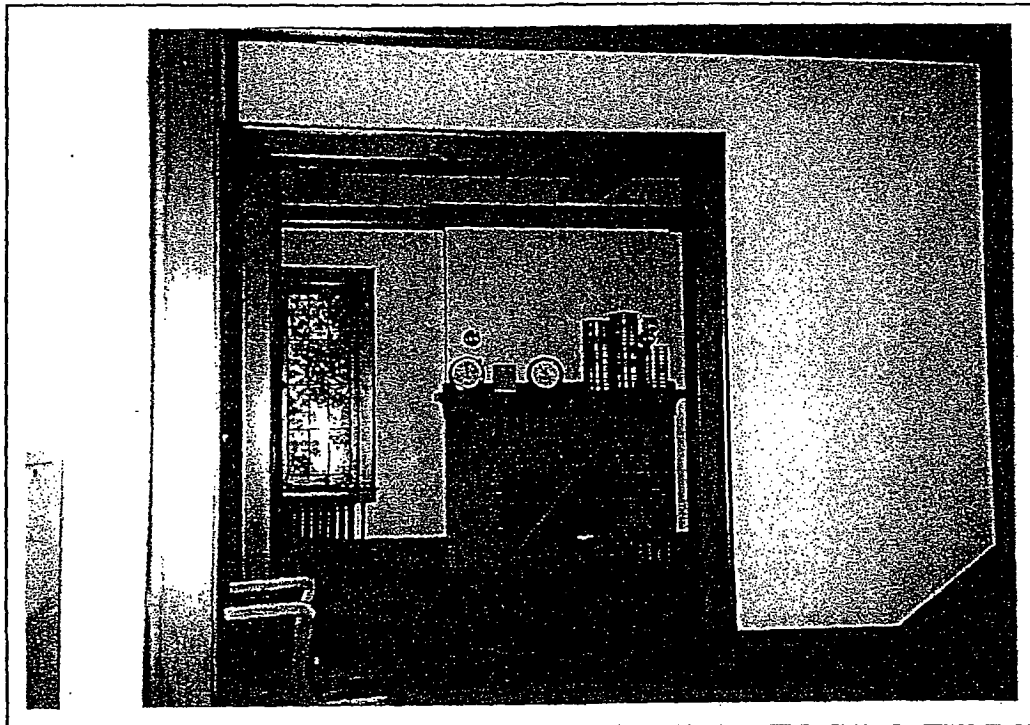
46 Building 7, detail of mantle at second floor lounge.



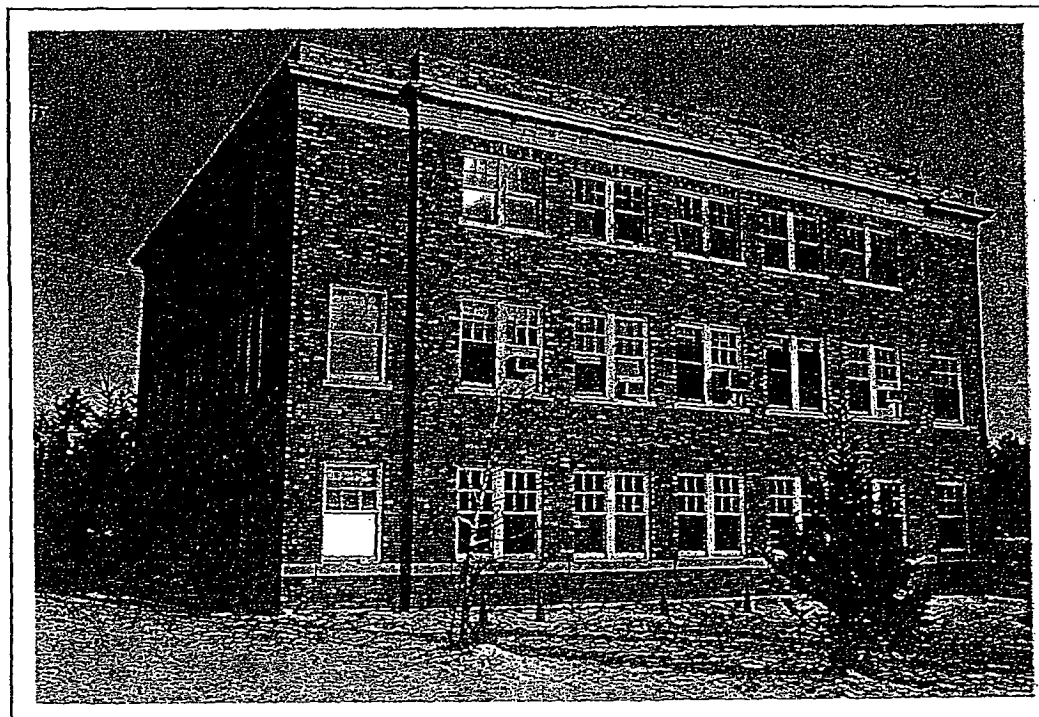
47 Building 8,
superintendent's
house.



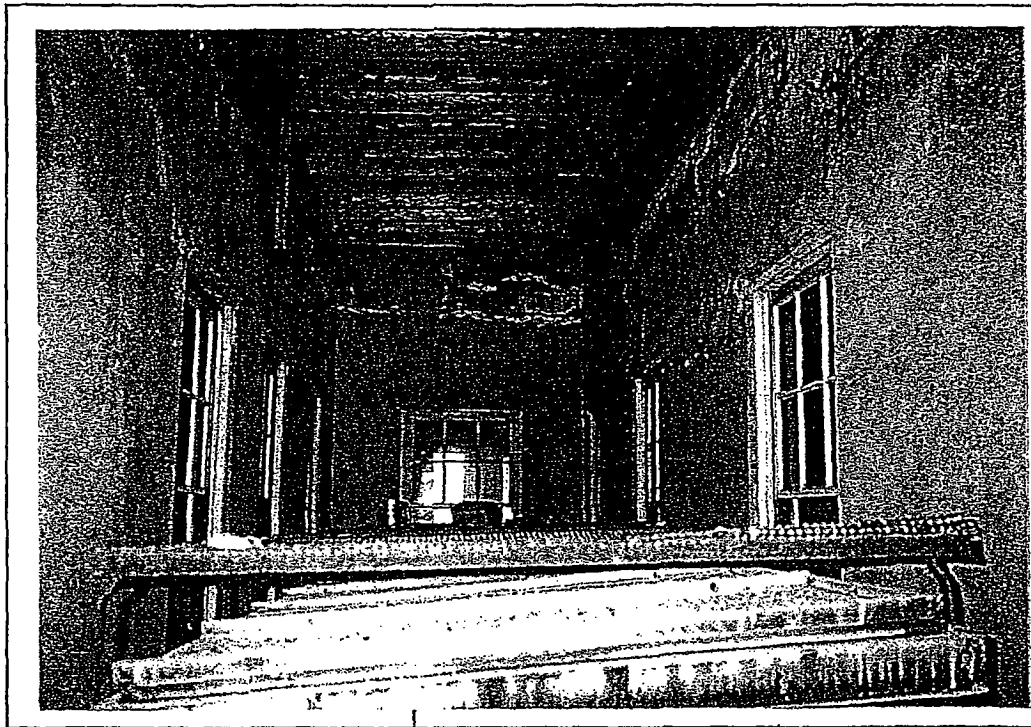
48 Building 8, kitchen



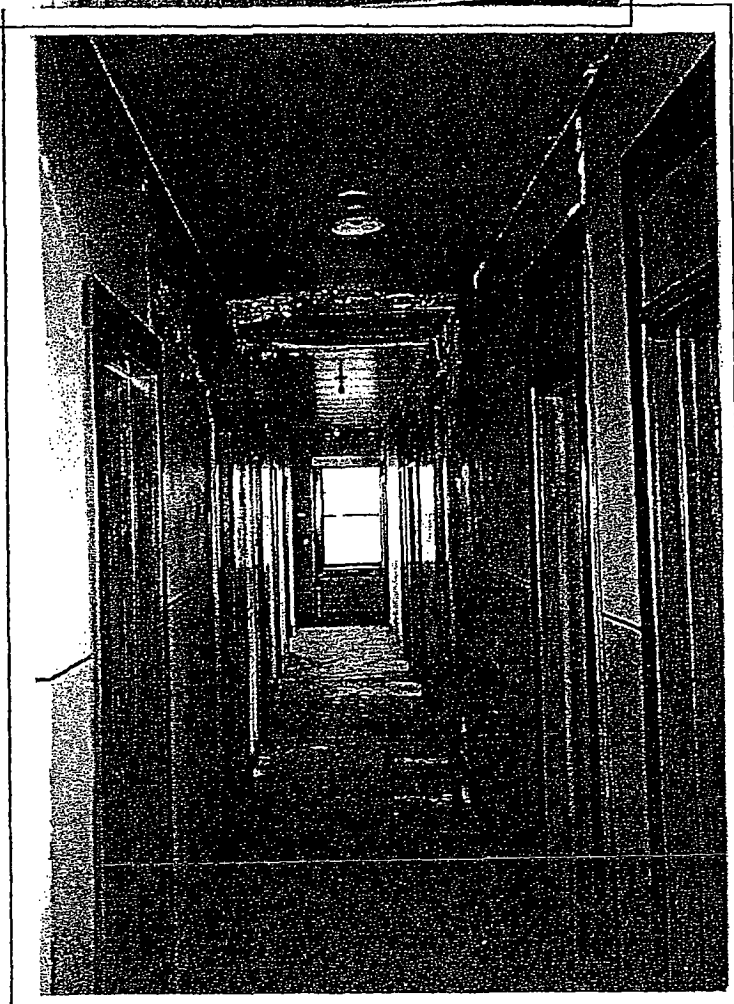
49 Building 8, view from hall toward living room fireplace.



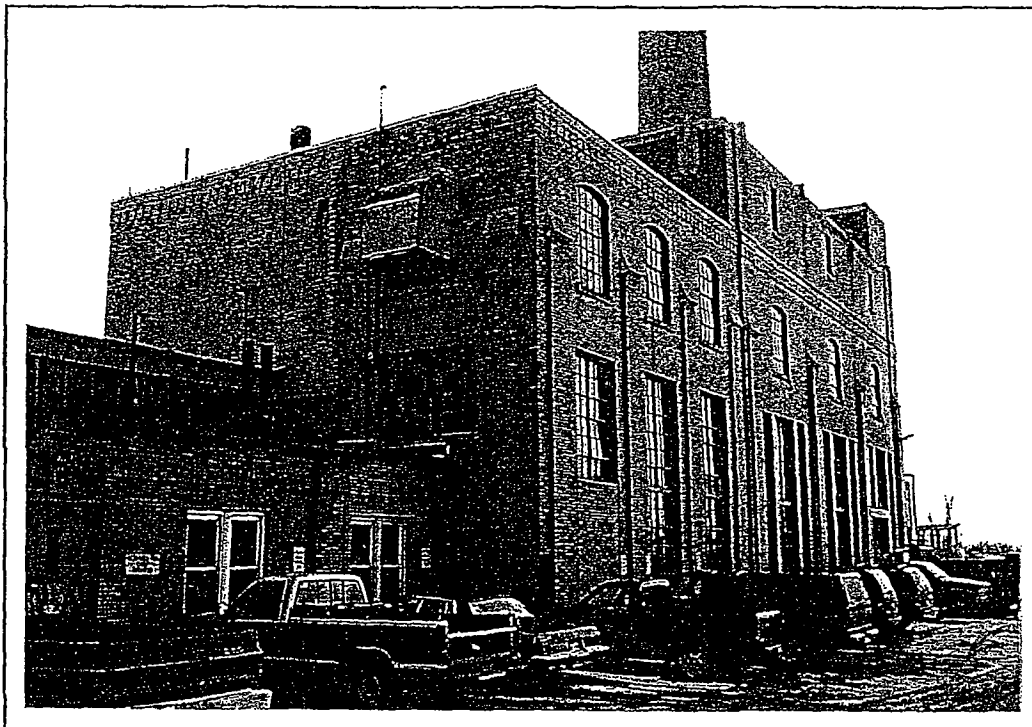
50 Building 10, view from south.



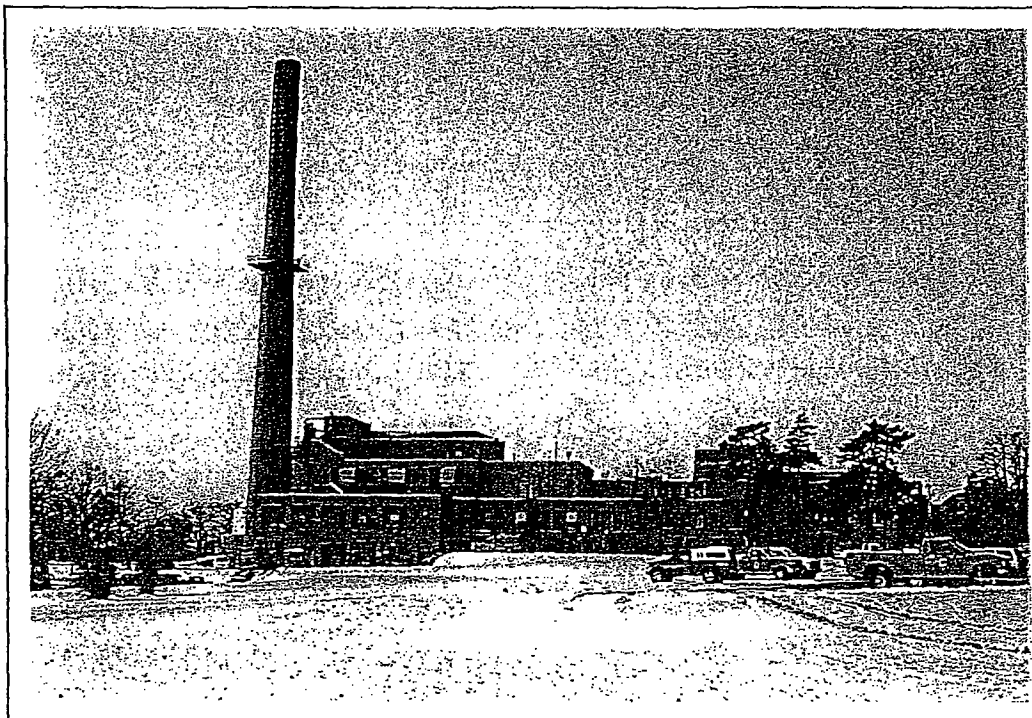
51 Building 10,
former light well
and skylight.



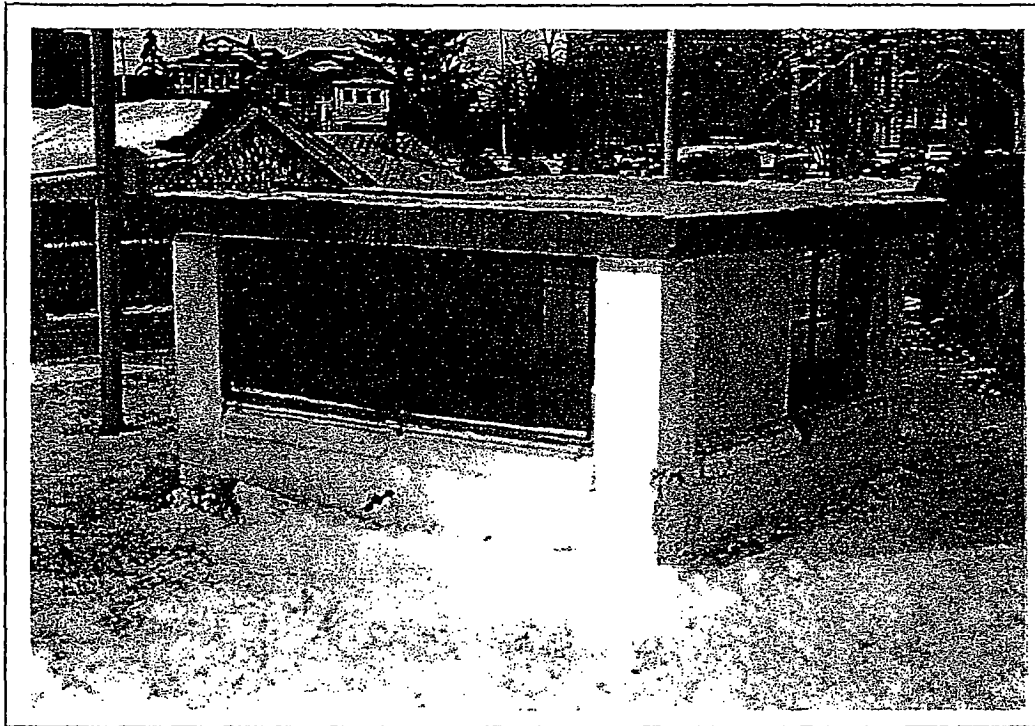
52 Building 10,
third-floor
corridor



53 Building 11, Power Plant.



54 Building 11, view from east.



55 Tunnel system ventilator.

STATEMENT OF SIGNIFICANCE

The New York State, Office of Parks, Recreation, and Historic Preservation has deemed the Iola Sanatorium complex eligible for listing on the State and National Registers for Historic Places⁶. Possessing a high level of integrity of design and setting⁷, the Iola Sanatorium is significant under National Register Criteria A for its association with the history of American medicine and the national trend of tuberculosis sanatorium development which flourished during the first half of the twentieth century. The Iola complex is also significant under National Register Criteria C as a representation of early twentieth-century institutional architecture and campus design. The campus buildings represent significant work of several well-known early twentieth-century Rochester architects including Charles F. Crandall, Horace T. Hatton, and Siegmund Firestone.

HISTORIC OVERVIEW

In 1882, Dr. Robert Koch, a German researcher, isolated the tubercle bacillus, the causative agent of tuberculosis. With the cause identified, the mode of transmission of the disease became clear and hygienic steps to thwart transmission could be implemented. Several years later Doctor Edward Livingston Trudeau popularized the "fresh air cure" for treatment of the disease at Saranac Lake in the Adirondack Mountains.⁸ The fresh air cure required exposure to outdoor air, a proper diet, and plenty of rest. Trudeau's method was widely adopted and by the early twentieth century, sanatoria for the treatment of tuberculosis had been established across the nation.

In Monroe County the growing number of tuberculosis cases at the local hospitals during the first decade of the twentieth century led to the effort by the County Board of Supervisors to establish a sanatorium for tuberculosis treatment. The Board of Supervisors engaged in a protracted debate to determine whether the facility should be operated by the County or the

⁶The Iola Sanatorium complex has been evaluated by the Field Services Bureau of the New York State Office of Parks, Recreation, and Historic Preservation. The complex, including the nine historic buildings, was deemed eligible on December 11, 1992.

⁷Integrity is defined by the National Park Service in "National Register Bulletin 16A" as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period." A "high level of integrity" is a prerequisite for National Register Listing.

⁸Philip L. Gallos, 1985. *Cure Cottages of Saranac Lake, Architecture and History of a Pioneer Health Resort*. (Saranac Lake, NY: Historic Saranac.)

City of Rochester. After that issue was resolved, the County's Public Buildings Commission undertook a survey of sixty-two potential sites. Despite opposition from some of the Town of Brighton community, use of the Westfall Road site was initiated in 1909 when a tent was erected to temporarily house a handful of patients. Through the winter of that year the tent was heated by kerosene burners. The following spring a portable house was erected on the site.⁹

Architect Charles F. Crandall was hired to design the sanatorium's first permanent buildings. Crandall began his architectural career in the office of Charles Coats of Rochester. In 1879, he formed a partnership with fellow employee George T. Otis which lasted until 1892. Crandall worked alone until 1906 when he entered a partnership with John F. Strobel that lasted until 1920 when Crandall retired. It is during the partnership with Strobel that Crandall designed the now-demolished Administration Building and the three residential pavilions. Other Rochester works by Crandall and Strobel include the Duffy Powers Building, Hotel Rochester, Cornwall Building, Franklin Street YMCA, many Kodak buildings, the American Laundry machinery buildings, schools and firehouses, and Grace Methodist Church.¹⁰

Crandall's design for a complex composed of several small structures rather than a single large building reflected the philosophy of treatment developed by Trudeau at Saranac Lake. For medical and hygienic reasons, segregating patients made sense. A sanatorium of small cottages mimicking the human scale and intimacy of home was thought to offer psychological benefits for the convalescing. The Craftsman style design, using open rafters, half-timbering, and glazed sun porches, was well suited to create a residential scale and atmosphere for the sanatorium. Crandall located the three residential pavilions at the upper edge of a sharp slope, providing an expansive view of open farmlands and distant hills to the southeast. In each of the three residential pavilions, the lounge and sun porches are banked along the southeast side of the building to take advantage of the light and view.

Bids for an administration building and three residential pavilions, one for advanced cases and two for incipient cases were received on August 14 1910. After a barn was completed, the site's first permanent structure, the facility was officially opened on October 1, 1910. Ten patients were admitted. The first superintendent, Dr. Montgomery E. Leary, at the suggestion of Colonel Samuel Moulthrop, named the facility "Iola", a Seneca word meaning "never discouraged". The following year, construction of the three patient pavilions, the first power plant, and the administration building was completed. Children patients continued to be housed in temporary wooden structures.

⁹ "25 Years of Fighting and Winning for Health." *Democrat & Chronicle*. September 29, 1935. Rochester, NY.

¹⁰ Joni L. Mack. "City of Rochester Historic Resources Survey." Mack Consulting Associates: Rochester, NY. December 1986.

In 1914 school classes were begun on the campus. Classes were originally held in two tents furnished by Mr. and Mrs. William Bausch. Four years later, the campus underwent a major expansion. The three-story Infirmary was built near the center of the site and increased the sanatorium's capacity to 200 patients. At the same time, a service wing was added to the north side of the administration building to provide kitchen and dining facilities. A short time later, a large one-story surgical wing was added to the north side of the infirmary.

Although the Iola campus was developed incrementally, its design followed the informal style of campus planning which was popular during the first half of the twentieth century. In the United States a tradition of campus design had evolved incorporating free-standing buildings, loosely organized in an open park-like landscape, set apart from densely settled areas, and constituting a community in itself. These campuses often incorporated several design influences including Classical formality, residential scale and the American preference for naturalesque landscape design. At Iola the result is eclectic Classical buildings set within a park.¹¹

The growth of the number of tuberculosis cases required continued expansion of the sanatorium. By the mid 1920s the facility was treating nearly 600 patients a year. As the facility grew the original leach field was replaced by a small waste water treatment plant, located on county land south of the complex, just north of the Erie Canal. The now-demolished sewage plant was expanded over the years to serve the expanding sanatorium and the new Monroe County Community Hospital constructed across the street. The plant operated until the 1970's. In 1924 the Service Building containing a garage at grade level and housing for children and male staff was built along the west side of the site. The adjacent Superintendent's house was built the same year. In 1926 the County Board of Supervisors began considering a capital improvements project intended to increase the capacity of the facility from 292 to 416 patients. The project included improvements to the power plant, a system of utility tunnels, a 200 patient children's facility, a nurse's home for sixty, and improvements to the existing service facilities to meet the increased patient load.

The 1926 children's building was designed by Horace T. Hatton (d. 1943) who was born in Camden, New Jersey and came to Rochester in 1890. He trained at the Frank Institute Drawing School in Philadelphia and began his architectural practice in the office of Stephen Button, also in Philadelphia. Hatton moved frequently to offices in several states. While in the office of C. R. Percival of Buffalo, he was advised to come to Rochester to see J. Foster Warner. He worked for Warner for thirteen years until 1906. At that time, he entered independent practice and attempted to sell small house plans through national advertisements. Most of his work was residential.¹²

The Design of the sprawling Children's Building used the Georgian Revival style which was

¹¹*Sir Banister Fletcher's A History of Architecture.* page 1400

¹²Joni L. Mack. "City of Rochester Historic Resources Survey."

popular for public buildings throughout the first half of the twentieth century. Like the three original pavilions, Hatton's building took advantage of the view of open lands to the southeast. The use of many outdoor terraces and light-flooded wards was intended to provide the ideal conditions for convalescence. Multiple wings broke up the scale of the buildings large size.

Plans indicate that the 1926 design of the Nurse's Home was a collaborative effort between Joseph R. Flynn (1896-1962) and Siegmund Firestone although biographies of the two men do not mention Firestone's involvement. Flynn graduated from the Notre Dame School of Architecture in 1916-1922. Subsequently he entered practice alone, being responsible for the design of the Sisters of St. Joseph Mother House in Pittsford, Catholic churches in Seneca Falls and Phelps, Rochester Fire Headquarters, and St. Mary's Hospital. In 1952 he formed a partnership with Herbert Bochaket which was involved in the design of the Civic Center.¹³

Of the four architects responsible for the design of Iola, the most prominent was Siegmund Firestone (1875-1964). Firestone designed two of the major buildings, collaborated on another, and designed several additions for the now demolished Infirmary. Firestone, a native of Rumania, was a graduate of the University of Heidelberg and did graduate work in architecture and engineering at Mittweida University. He was employed by the Schuchelt Company of Nuremberg, building central stations and electrical distribution systems. He came to the United States in 1902 and to Rochester in 1907 on a business visit as chief engineer of the Brooklyn Rapid Transit Company. He decided to remain in Rochester and opened an office specializing in industrial buildings, hospitals, and power plants. It was said of him, he was "concerned not only about the appearance of a building but its durability and its efficiency." At Iola, Firestone's concerns for utility and permanence are reflected in his Iola buildings. Other significant works of Firestone included The United Shoe machinery Corporation in Boston, the Endicott Johnson Company in Endicott, the Aetna Portland Cement Company of Bay City, Michigan, and Highland Hospital's maternity wing, the Bausch & Lomb plant complex, the Jewish Young Men's & Women's Association, and the Monroe County Home, directly across East Henrietta road from Iola.¹⁴

When the Children's Building opened, school classes were relocated from temporary facilities to dedicated classrooms, offices and an auditorium located in the east wing of the new building. By this time, the sanatorium school enrolled 211 students and employed four teachers.

In 1928 a four-story medical wing including x-ray facilities was added to the infirmary. In the late 1920s, with over 400 patients, the Iola Sanatorium was the largest county tuberculosis facility in New York State. The final buildings to be added were the Staff Home and the enlarged power plant finished in the early 1930's. The power plant was completed in

¹³Joni L. Mack. "City of Rochester Historic Resources Survey."

¹⁴Joni L. Mack. "City of Rochester Historic Resources Survey."

conjunction with the construction of the new Monroe County hospital completed across East Henrietta Road from the Iola site.

A final addition was added to the infirmary's medical wing in 1947. During the late 1940's, Iola maintained a staff of 250, which included many former patients, and housed an average of 350 patients.

Between 1943 and 1945, researchers at the Trudeau Institute in Saranac Lake, New York found the antimicrobial agent streptomycin had an inhibiting effect on the tubercle bacillus. In 1952 a second drug, isoniazid, was discovered.¹⁵ As effective chemical treatments became widely available in the 1950s, the number of patients at the sanatorium declined dramatically. A phased closure of the facility was completed in 1964, when the sanatorium's last patients were transferred to the state tuberculosis facility at Mount Morris.

A debate over the future use of the facility began in the Monroe County Board of Supervisors before the tuberculosis facility closed its doors. Beginning in the mid 1960s, most of the existing buildings on the site were converted to office space and storage areas for county departments. The less easily adaptable administration and infirmary buildings were left vacant. Early in the 1970s the County began to develop the southern undeveloped portion of the Iola property. The first building constructed was the Children's Detention Center located at the base of the slope just east of the former Children's Building. During the 1980s several large public works buildings, including the Pure Waters Operations and Storage Facility and the County Fleet Maintenance Garage were built on the site of the former waste water treatment facility. In 1975 the Administration Building was demolished and the area it occupied was converted to parking serving the county offices located in the former Children's Building. The Infirmary was demolished in 1982. In 1999 Monroe County, citing high maintenance costs and the desire to consolidate county offices, relocated the county departments housed at the site to leased space in downtown Rochester.

¹⁵Philip L. Gallos. 1985. *Cure Cottages of Saranac Lake, Architecture and History of a Pioneer Health Resort.*

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