

An Analysis of Coffman Corridors

Presentation to the AIC

February 1, 2021

By Sharon Roe

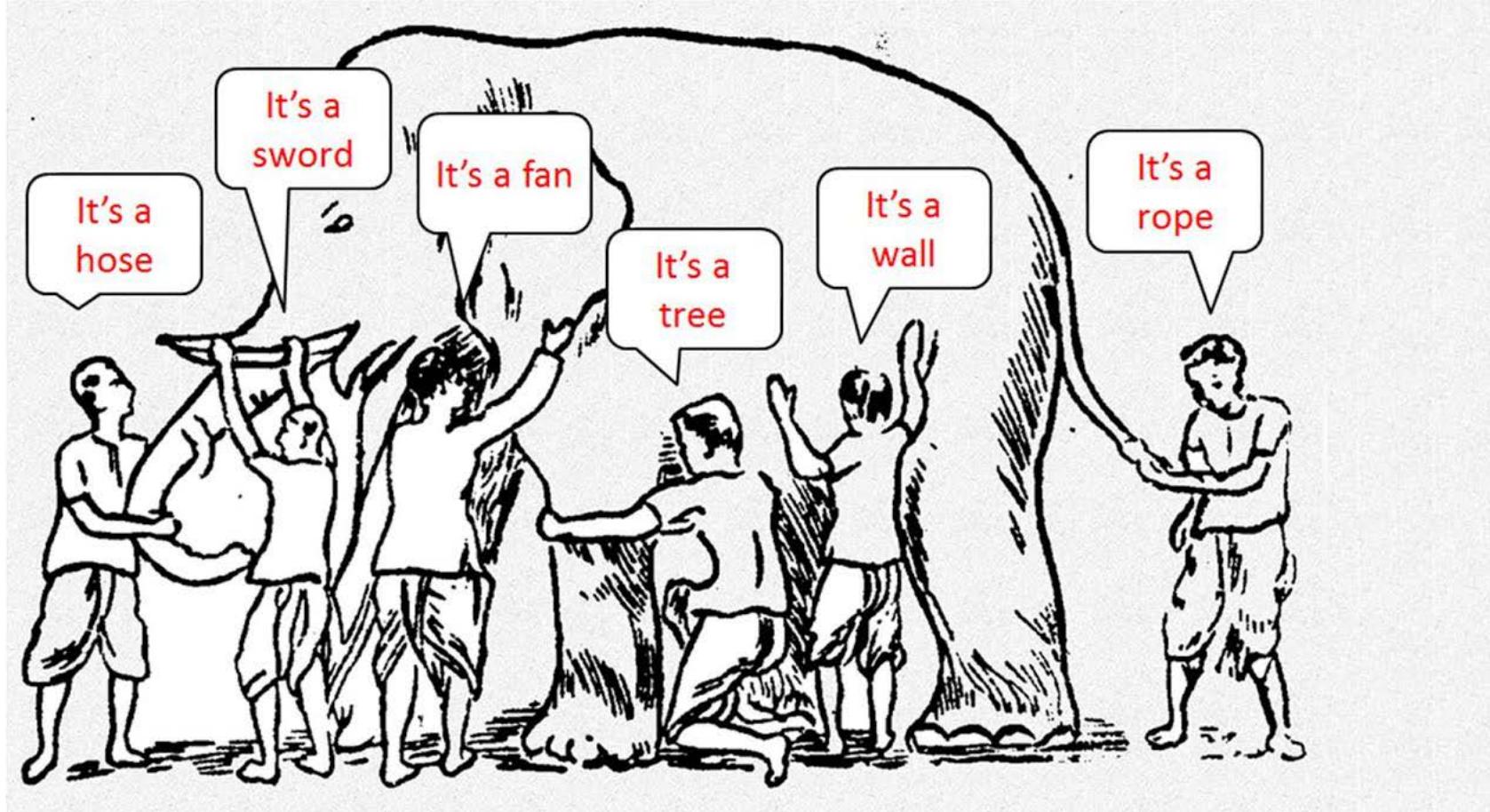
(Quotations are from the 2009 Coffman Master Plan)



“The overall feel of the corridor and gallery places is rather dull, dark, and gray. This is partially a result of the quality and quantity of lighting. Because of poor lighting, the colors are less vibrant and appear even more gray than they actually are. In our opinion, the gray tone of these corridors creates a rather dreary feeling

The result is dim corridors that, in our opinion, do not provide adequate light for safe circulation.”
(p 1.1)

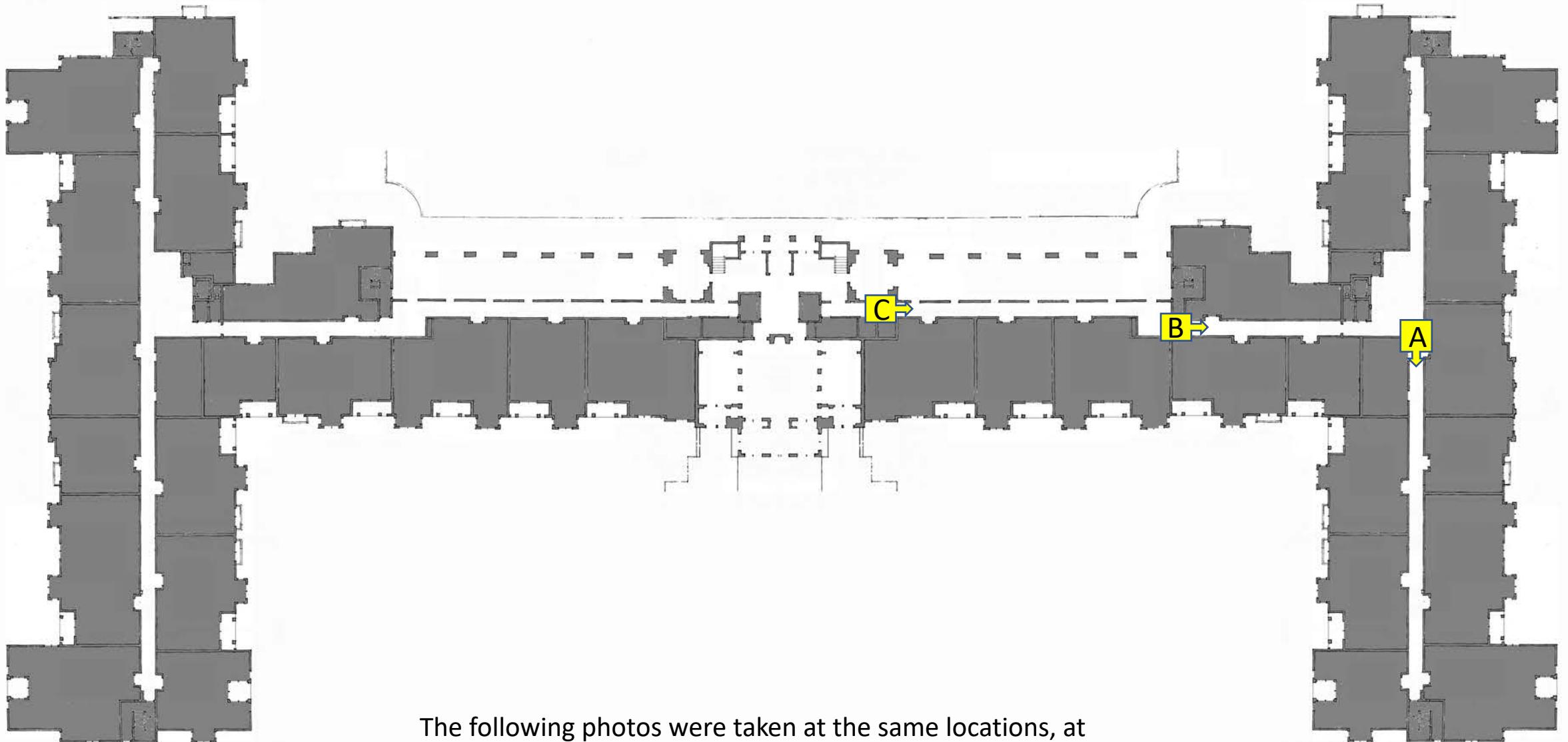
(This is the corridor outside my apartment)



THE BLIND MEN AND THE ELEPHANT

A Hindu Fable

Just one view doesn't tell the whole story.



The following photos were taken at the same locations, at the same time of day and with the same cell phone. No adjustments were made to the images.

View A



First floor

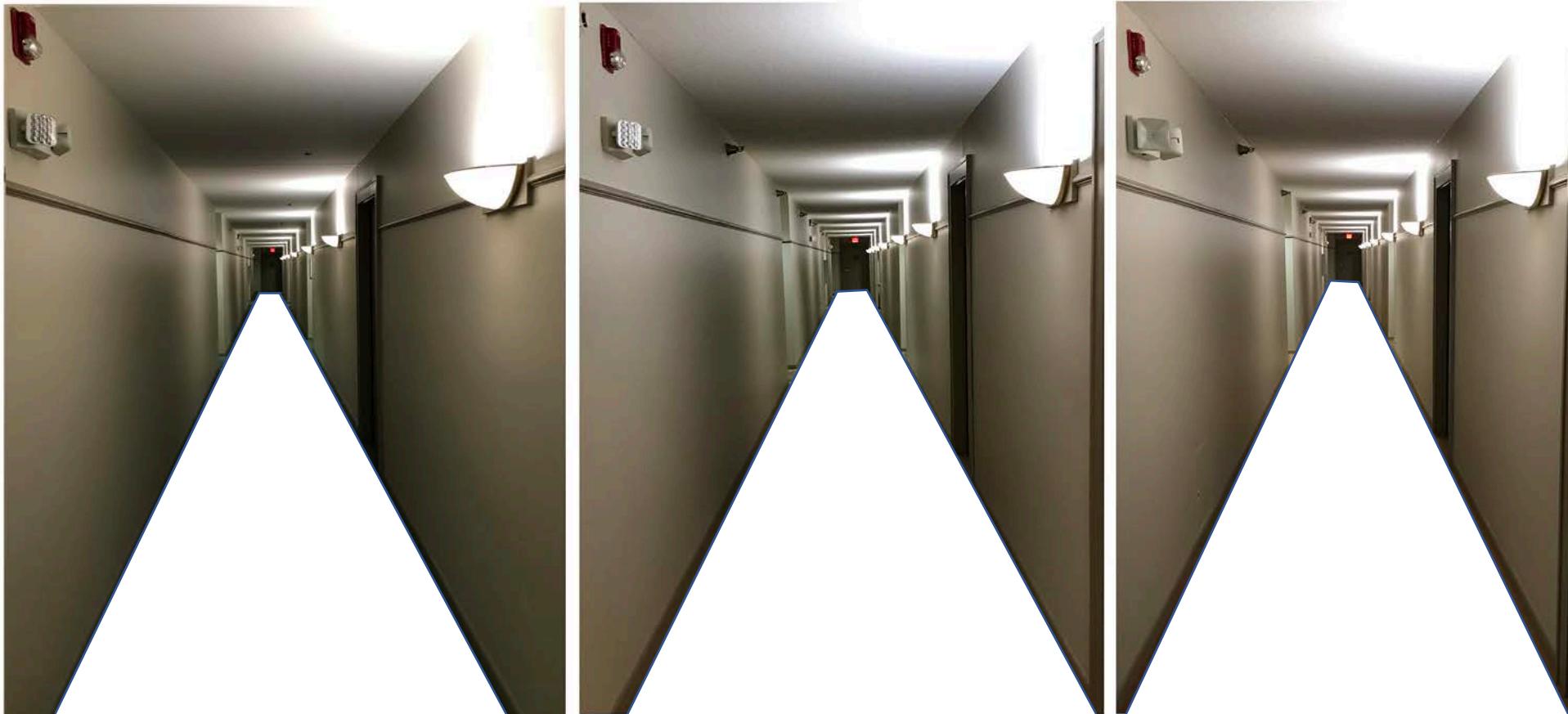


Second Floor



Third Floor

Reflected Color from the Carpet



First floor

Second Floor

Third Floor

View A



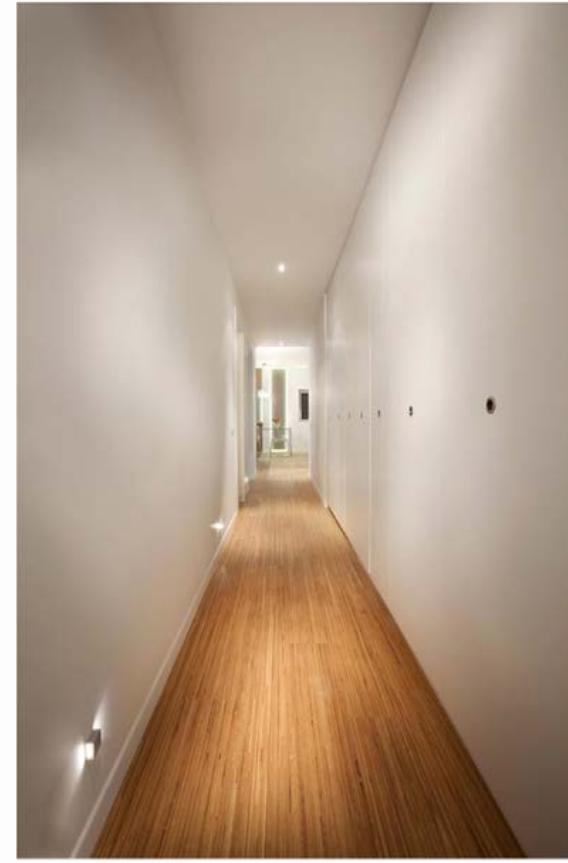
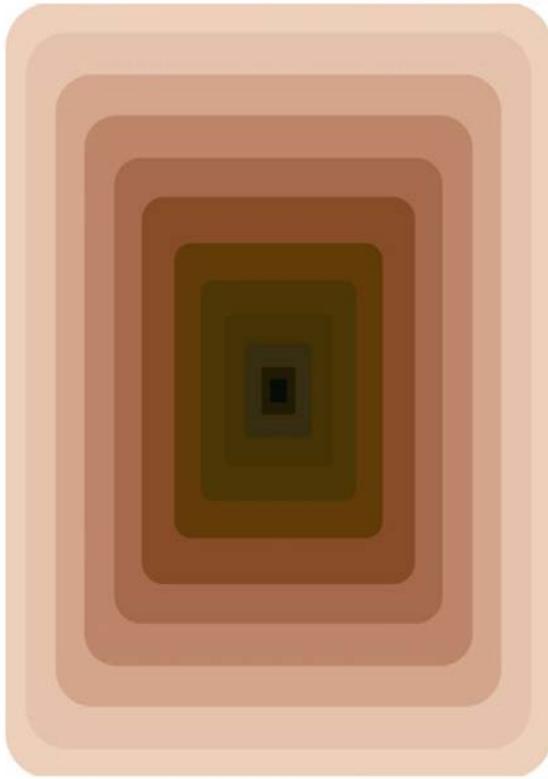
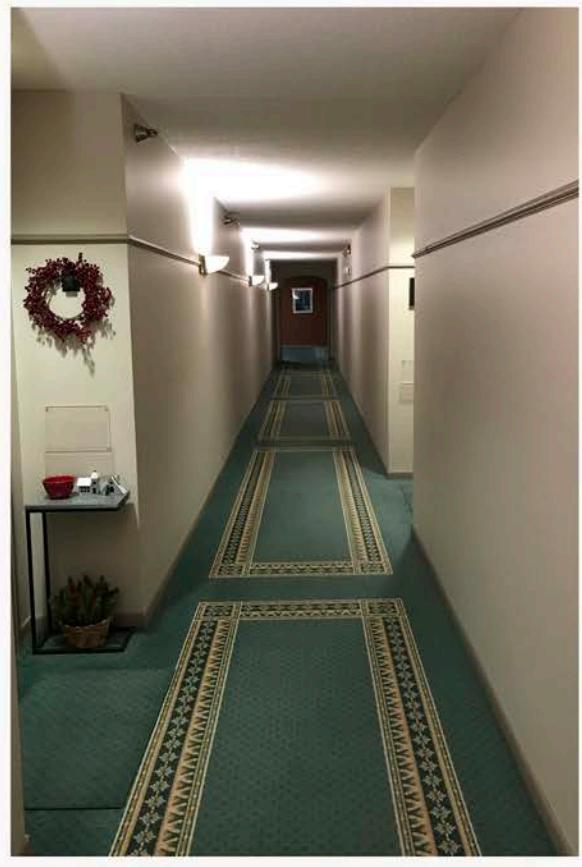
First floor



Second Floor

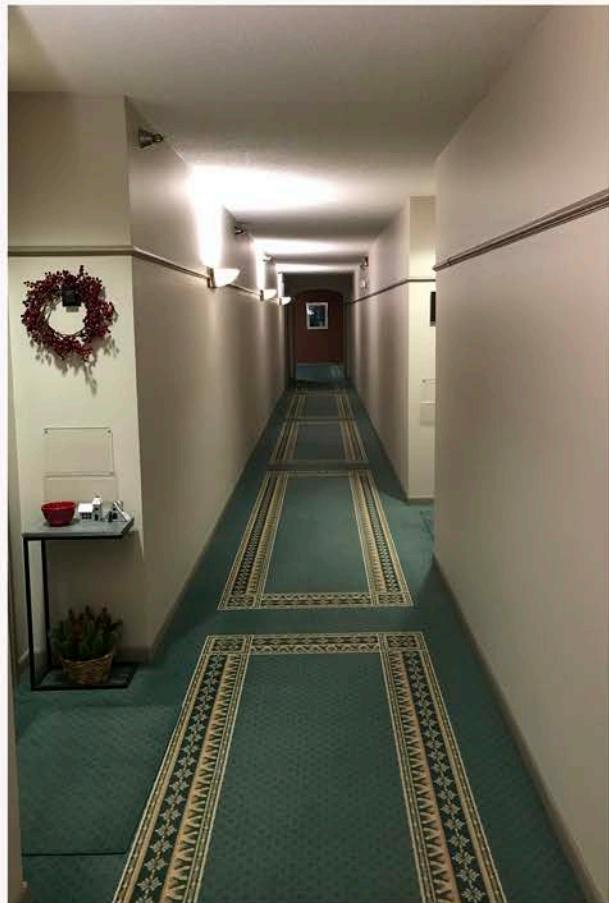


Third Floor



Is there a light at the end of the tunnel?

View B



First floor



Second Floor



Third Floor

Border Size and Placement



First floor:

"The carpet's patterned border contains lighter gold and neutral tan colors. The edge border is significantly wider than the original carpet. This makes the inset "rugs" narrower and makes the overall corridor feel narrower than it actually is."

TOO BIG...



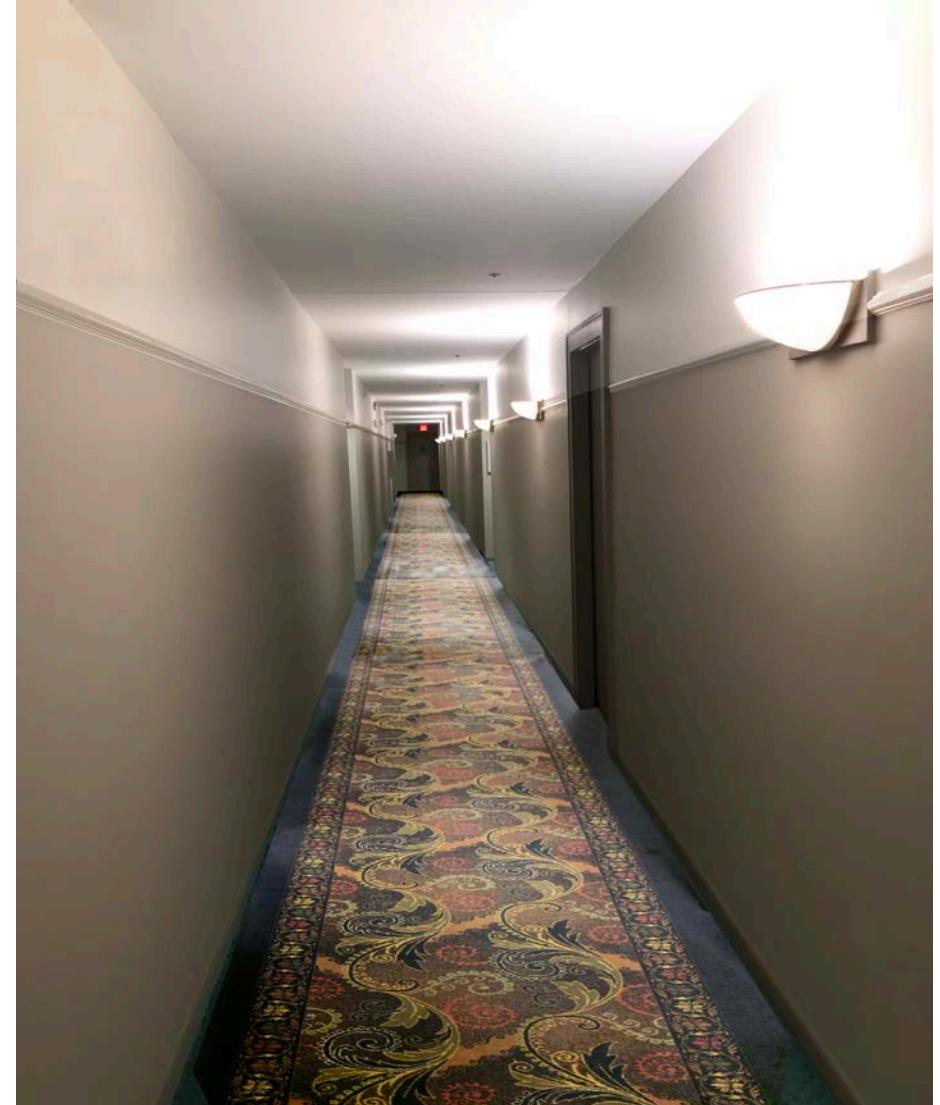
Second and Third floor:

" . . . the original carpet's edge border is slightly too small, making it look as though the carpet is too wide for the hallway. We recommend an edge border that is approximately 50-75% wider than the original."

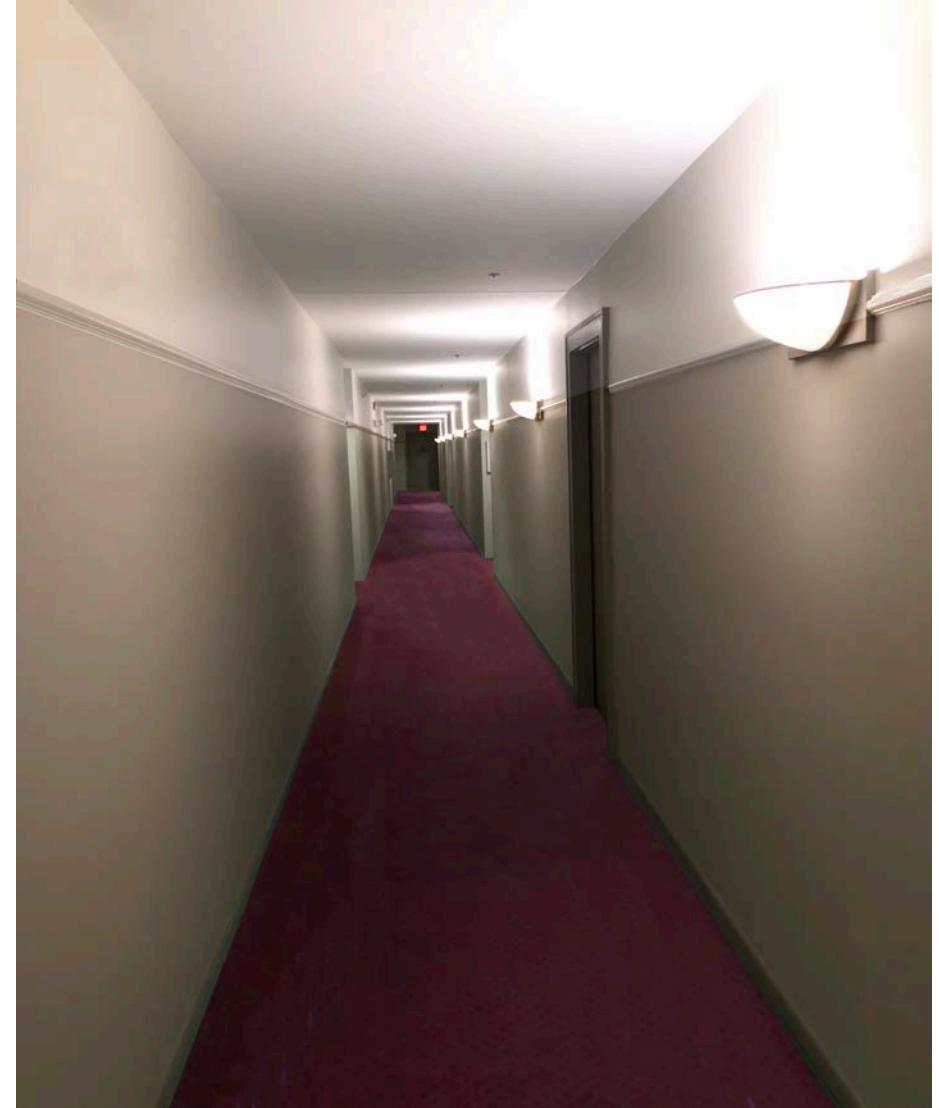
TOO SMALL...



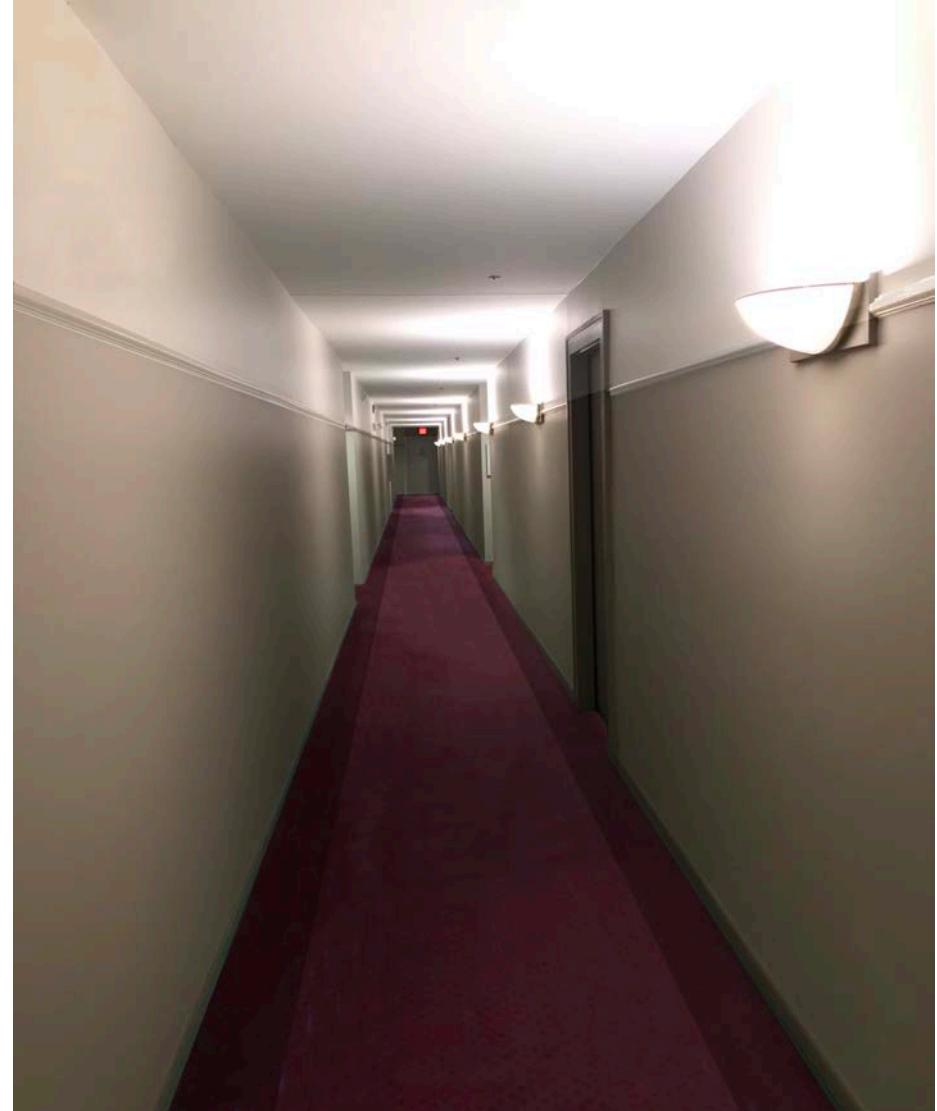
What is ‘just right’ for a border?



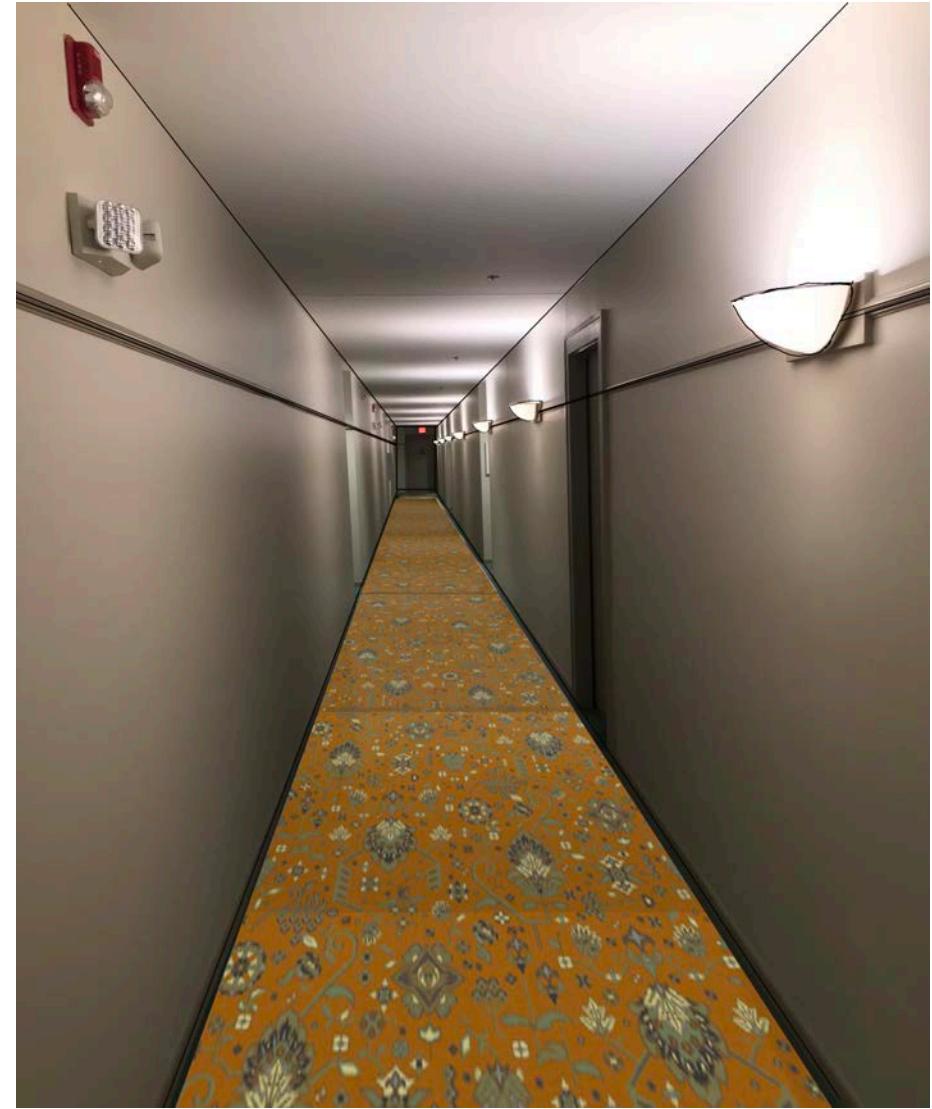
Border or no border?



Cool colors or warm?



To accentuate the perspective or not?



Color and Reflectance

- 2009 Recommendations
- What we have now
- Wall or Carpet



Villa Coffman



Villa Emo

“Simplify the paint scheme”
(p 1.3)

- Eliminate the light/medium gray accent color either partially or in its entirety.
- The white color of the picture rail would be used on all trim including the base and door/window casings.

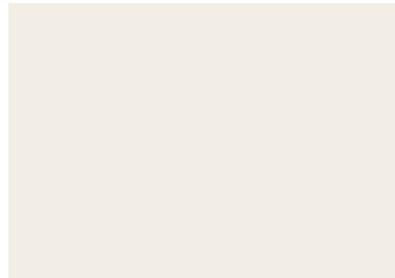


"Above the picture rail, a bright satin finish white will add a high level of light reflectance to maximize the available light and help brighten the space. The same satin white should be applied to gypsum board ceilings. In addition, the picture rail should be painted semi-gloss white to unify the space and provide a classic look."

Ceiling

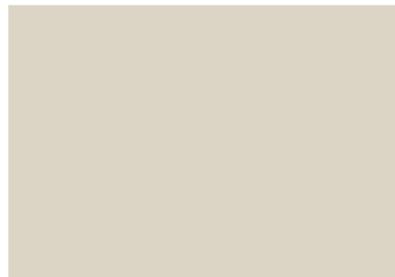
Current colors

Westhighland White??



Wall

Elmira White



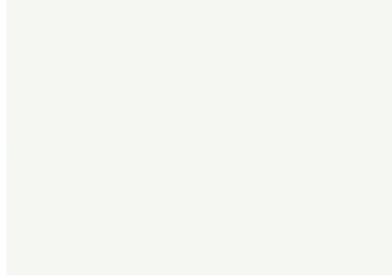
Base

Utterly Beige



Colors from MP 2009

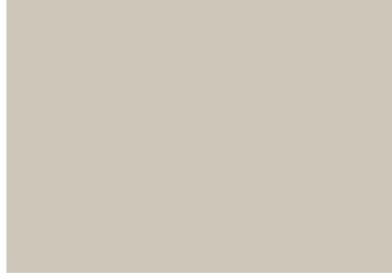
Chantilly Lace



Weston Flax

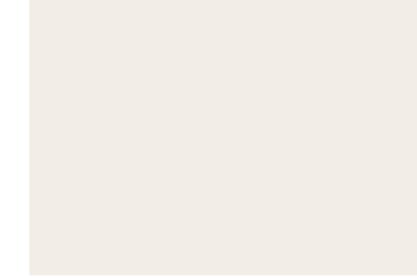


Revere Pewter

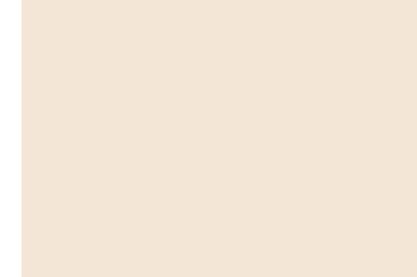


Colors from AIC 2010

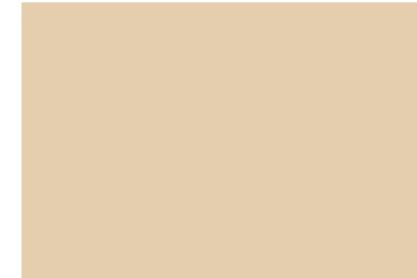
Westhighland White



Crisp Linen



Interactive Cream



Westhighland White?



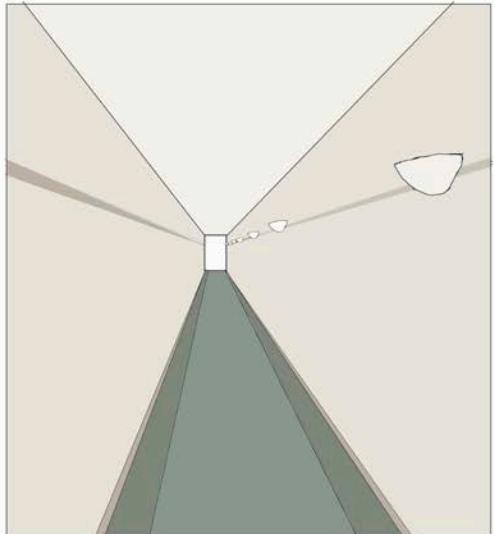
Elmira White



Utterly Beige



Existing Colors



Chantilly Lace



Weston Flax



Revere Pewter



Westhighland White



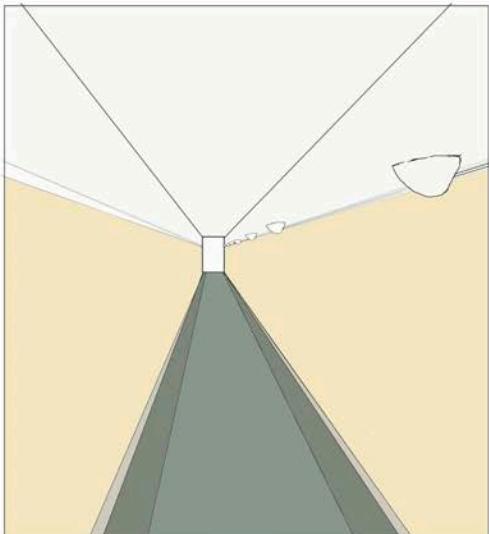
Crisp Linen



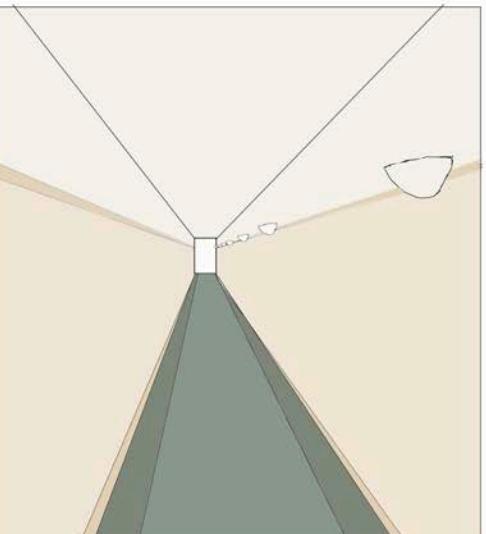
Interactive Cream



Master Plan 2009



AIC 2010



MP 2009: “The existing color palette for most public spaces, (as it appears under the existing lighting) consists of a light gray with a small hint of mauve. This color extends from the base to a picture rail at approximately five feet, six inches above the floor. Above the picture rail is a very light, pale gray color that is also used for the textured ceiling. The trim, including base, picture rail, door casings and doors is painted a medium gray accent color. This color scheme provides good contrast and visual interest but is exceedingly "gray" and dark.”

More recently, a light peach color has been introduced to replace the light gray portion of the walls. This color, while more vibrant, appears dated, dark and, in our opinion, not very attractive on large wall surfaces.”

PAINT PALETTE — EXISTING

All ceiling paint

Unkown

All walls

Elmira White HC-84

LRV is **65%**

RGB 220, 212, 196

Base molding, picture molding, doors

Utterly Beige 6080

LRV is **39%**

RGB 182, 165, 150

PAINT PALETTE — MP 2009

All wall and ceiling paint, doors,
molding

Chantilly Lace 2121-70

LRV is **91%**

RGB 245, 245, 239

Below Picture Rail

Weston Flax HC-5

LRV is **77%**

RGB 244, 226, 185

Base molding only

Revere Pewter HC-172

LRV is **56%**

RGB 204, 196, 184

PAINT PALETTE — 2010 AIC

All ceiling paint

Westhighland White SW 7566

LRV is **85%**

RGB 245, 245, 239

Below Picture Rail

Crisp Linen SW 6378

LRV is **80%**

RGB 204, 196, 184

Base molding, picture molding, ?

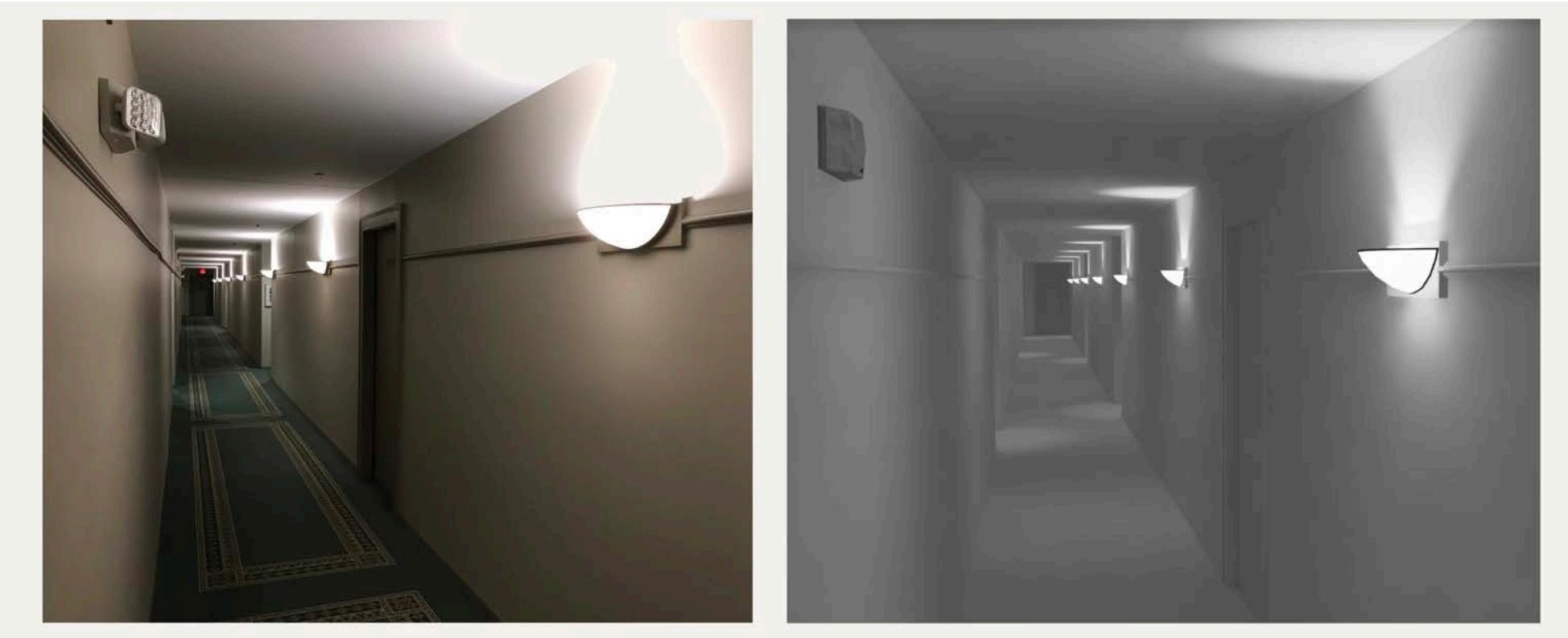
Interactive Cream SW 6113

LRV **63%**

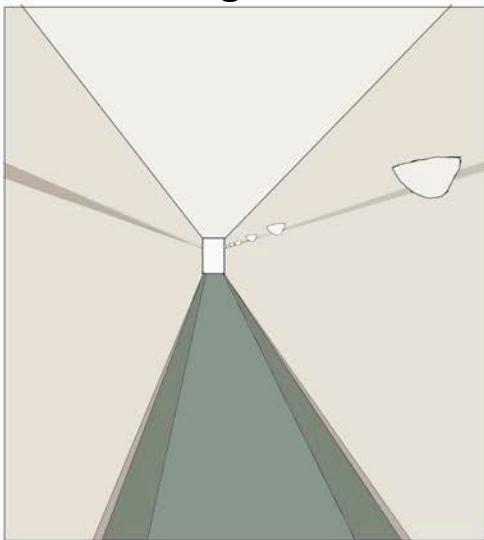
RGB 227, 206, 173

The Americans with Disability Act Accessibility Guidelines (ADAAG) recommends a 70% **light reflectance value (LRV)** or higher for those with impaired vision, but this is not a strict requirement.

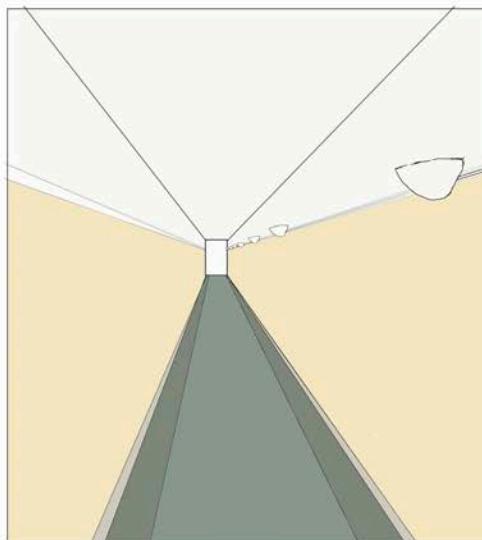
LIGHT



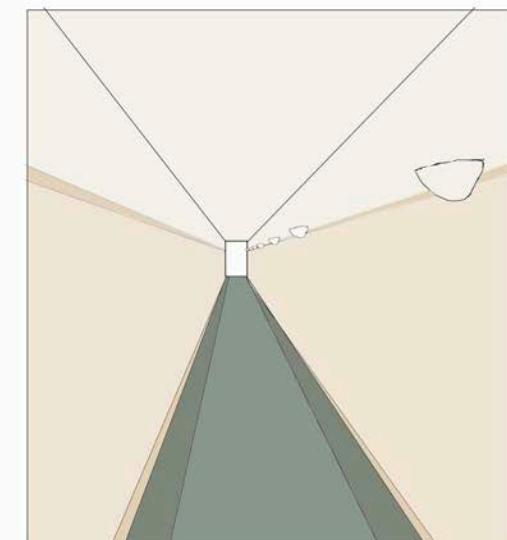
COLOR



Existing Colors



Master Plan 2009



AIC 2010

Diagram
Color only



Simple render of standard digital model of our corridor. Carpet rep's can insert their own carpet pattern. This is the same digital technology as the models they all use.

Light and Contrast

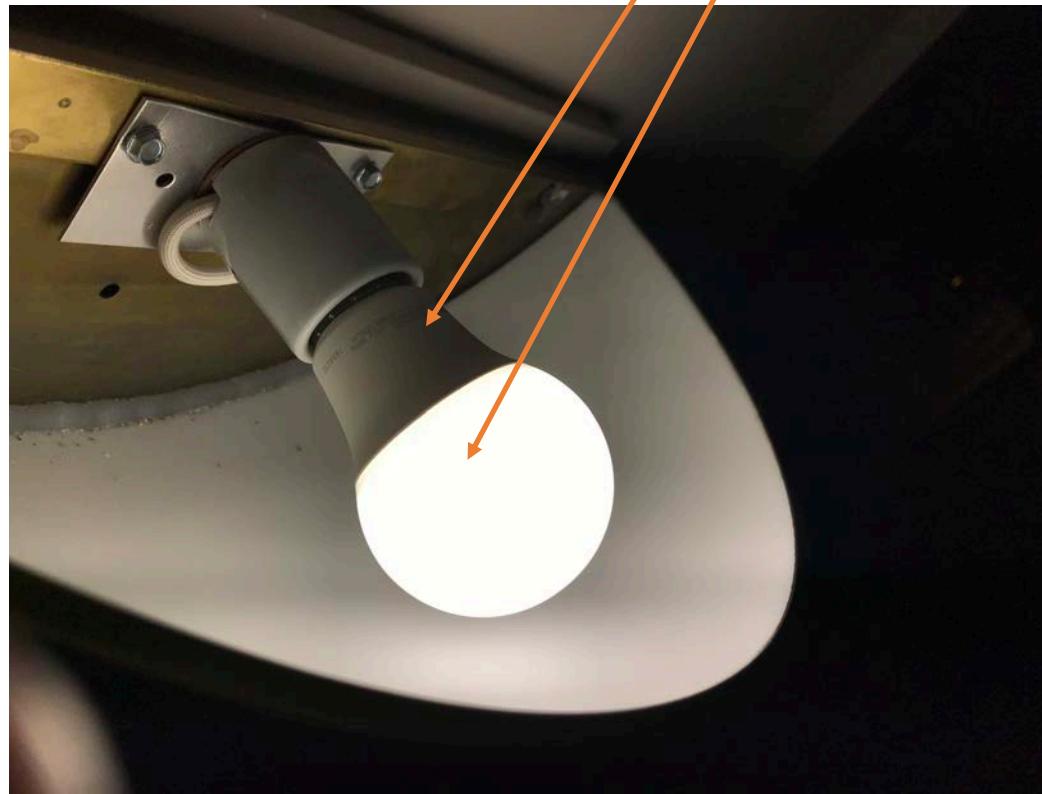
- Problems and Principles
- Mock-up

Lighting (from 2009 MP)

The corridor wall sconce light fixtures are particularly inadequate. This is the only source of lighting for most corridors. These fixtures are **not ADA compliant**, however they are "grandfathered" meaning they are acceptable as long as they remain in place.

Lighting Recommendation from Charlie Levitt (MP)

Construct a **new back plate** for the existing wall sconce fixtures to house a **new electronic ballast and lamp socket**. This option would not alter the outer appearance of the light fixtures, only the inner components to provide up to date, efficient operation that will increase light output. This option will maintain the "grandfathered" status and not require replacement of the entire fixture.



Existing wall sconce and bulb

Dead End
Frosted Bulb



New bulb in mock-up

Lighting Mock-Up

Charlie Levitt recommended 1250-1800 lumens

TCP 60A19N1541K
4100 K
850 lumens

15000 hrs
(about two years)
not dimmable

Existing

Lumens --- 850

Kelvin ---- 4100

Power
Consumption --- 9 watts

Asencia FG-03886
2700K
1600 lumens

16000 hrs
dimmable

Daylight

Lumens --- 1600

Kelvin ---- 5000 cool

Power
Consumption --- 8 watts

Asencia FG-03887
5000K
1600 lumens

16000 hrs
dimmable

Warm

Lumens --- 1600

Kelvin ---- 2700 warm

Power
Consumption --- 8 watts



Existing

Lumens - - - 850

Kelvin - - - - 4100

Power
Consumption - - - 9 watts



Daylight

Lumens - - - 1600

Kelvin - - - - 5000 cool

Power
Consumption - - - 8 watts

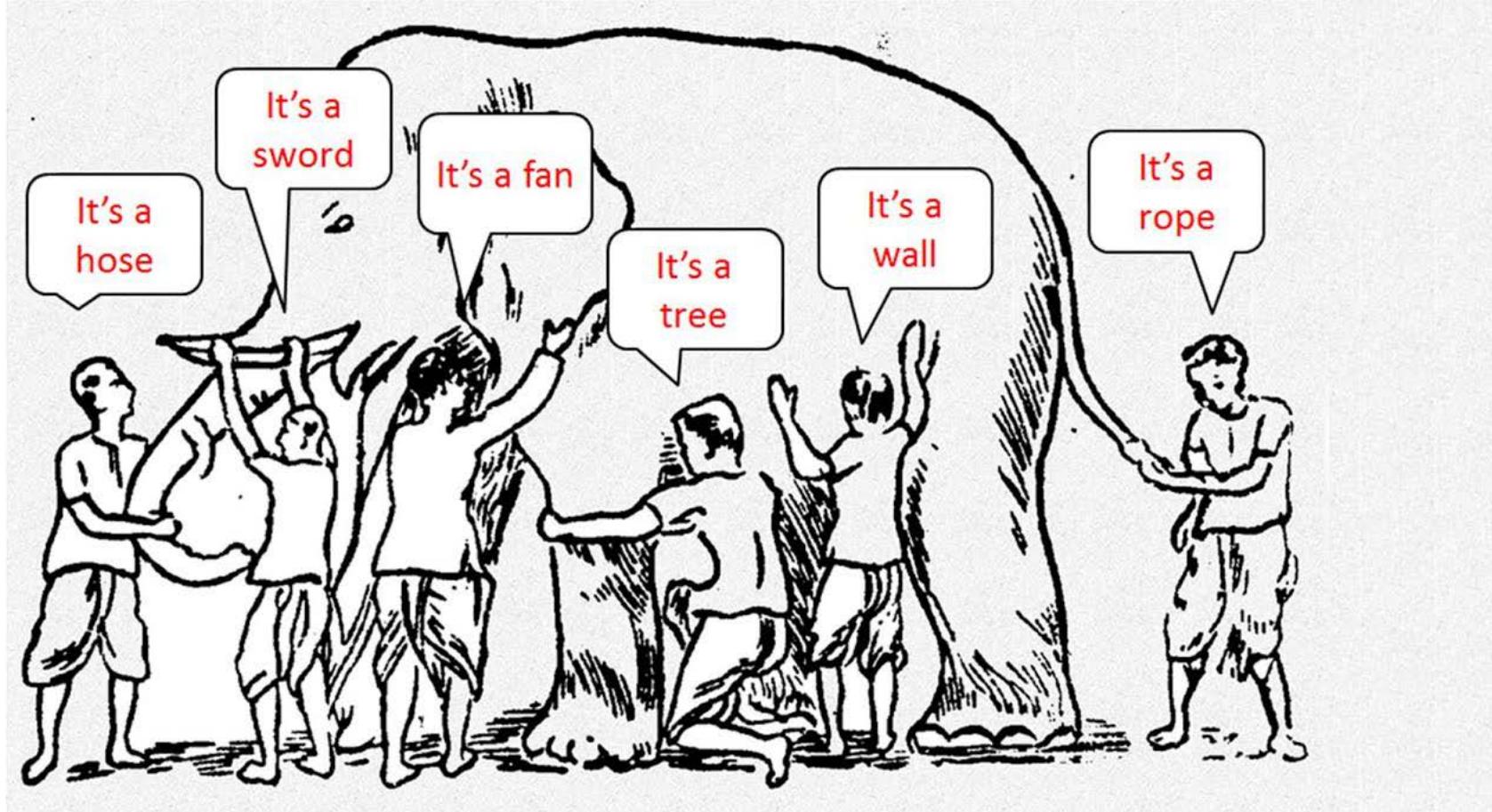


Warm

Lumens - - - 1600

Kelvin - - - - 2700 warm

Power
Consumption - - - 8 watts



THE BLIND MEN AND THE ELEPHANT

A Hindu Fable

Just one view doesn't tell the whole story.

The following slides are carpets for which we have samples (Interface)







Color Recommendations – Additional Details

Quotes from the 2009 Master Plan

- We propose future color selections as follows (See Section Two for manufacturer's color information):
- At public spaces including corridors, galleries, and lobby, a bright, warm color will help to lighten the overall feel of the space, especially corridors. For walls with a picture rail, we propose a light, cheery natural yellow color (in egg shell finish) for the portion of wall below the picture rail. (For walls without a picture rail, this color would be for the entire wall.) Above the picture rail, a bright satin finish white will add a high level of light reflectance to maximize the available light and help brighten the space. The same satin white should be applied to gypsum board ceilings. In addition, the picture rail should be painted semi-gloss white to unify the space and provide a classic look. Doors, casings, and base molding should be painted a light/medium accent gray (in semi-gloss) for ease of maintenance and stain hiding.
- In the public corridors, galleries, and lobby, the proposed color scheme may be modified to eliminate the light/medium gray accent color either partially or in its entirety. (This should be considered for the entire facility to simplify the paint scheme.) **The white color of the picture rail would be used on all trim including the base and door/window casings.** This would enhance the classic appearance of the spaces. Doors could remain gray, or preferably, be painted white to match the trim. In both cases, the use of a semi-gloss paint on these surfaces will improve cleaning ability.

Carpet Recommendations

Quotes from the 2009 Master Plan

The original carpet is medium/light in color and consists of a patterned, inset design within a plain border. Distinct carpet segments defined by the border create an illusion of multiple rugs and establish a rhythm proceeding down the corridor. The patterned carpet has performed well over its lifetime in wear and in hiding stains, however, the plain, light-colored edge border now appears dirty and stained in many locations. On the first floor, new hospitality style carpet has been recently installed. This carpet repeats the patterned inset design of the original carpet but is distinctly different in style. It is darker and bolder in color to hide stains. The primary color of this carpet is a cool medium/dark green. The carpet's patterned border contains lighter gold and neutral tan colors. The edge border is significantly wider than the original carpet. This makes the inset "rugs" narrower and makes the overall corridor feel narrower than it actually is.

The new colors should be more natural, muted, and less saturated than the first-floor carpet. As a design concept, we propose a medium/dark background color to simulate the color and value of wood or stone floor, over which are laid area rugs of a slightly lighter value and different color to more closely match the original scheme. The border should be replaced with either a "softer", more naturalistic pattern that is, most importantly, less rigid and slightly larger in scale (larger in pattern scale, not the border's width) or one that is generally simpler in design.

Finally, the edge border (the portion of carpet directly adjacent to the wall) should be less wide than the existing first floor edge border. As stated previously, this makes the hallway look too narrow. However, the original carpet's edge border is slightly too small, making it look as though the carpet is too wide for the hallway. We recommend an edge border that is approximately 50-75% wider than the original.