



# Columbus State University Historic Preservation Plan



Prepared for  
**Columbus State University**

Prepared by

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Historic Architectural and Landscape Resources	



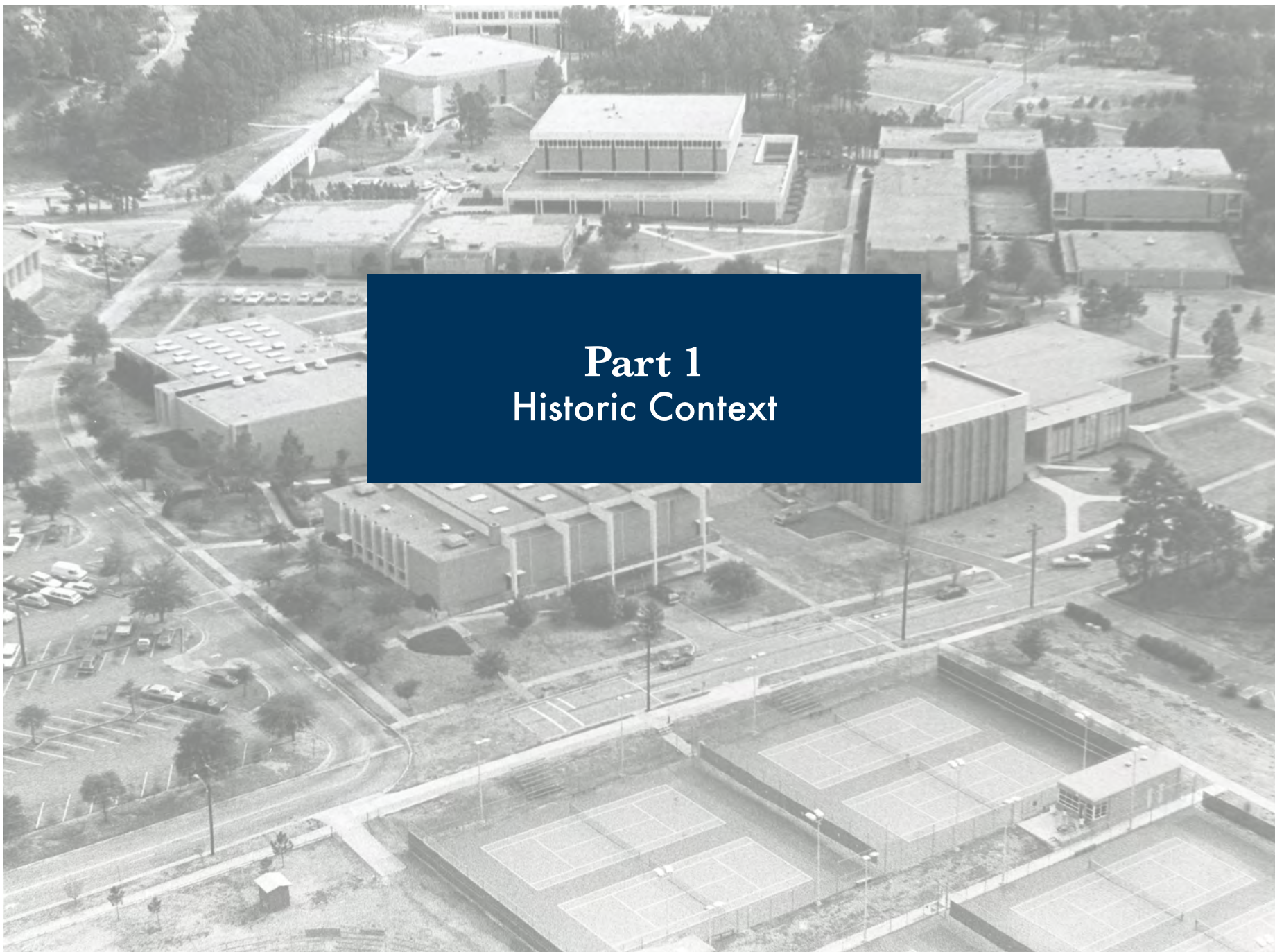
## Executive Summary

In 1998 the State of Georgia passed the State Agency Historic Property Stewardship Program (Senate Bill 446), requiring state agencies to identify significant cultural resources under their management and develop plans that give full consideration to the preservation, adaptive use and maintenance of these assets. The Board of Regents of the University System of Georgia (USG), a state agency, delegated the responsibilities for complying with the Stewardship Program to the component institutions within the System. The following year, the Board of Regents (BOR) obtained a grant through the Getty Foundation's Campus Heritage Program to develop guidelines for preparing Campus Historic Preservation Plans. The primary objective of the grant was to standardize the content and deliverables of the CHPPs so that the information gathered could better integrate with USG's broader campus master planning processes.

In 2015, Columbus State University (CSU) initiated an effort to document historic resources within its original permanent campus. The resultant CSU Campus Historic Preservation Plan follows the BOR's Campus Historic Preservation Plan Guidelines (CHPP). CSU's CHPP was developed over a five-year period and provides a comprehensive layer of cultural resource information that will be consulted by facilities managers and campus planners during physical and strategic planning activities. As required by the CHPP Guidelines, the document presents data on CSU's historic architectural resources and historic landscape architecture resources so that appropriate consideration can be given to their preservation and maintenance. The scope of the plan includes all relevant resources within the original permanent campus bounded approximately by Warm Springs Road, University Avenue, College Drive, and East Lindsey Drive.

Part 1 of the CHPP provides a narrative describing the general history and physical evolution of the campus from CSU's founding to the present. This historic overview serves as a framework for evaluating the significance and relative value of those cultural resources identified on campus. Part 2 identifies and evaluates CSU's historic architectural and historic landscape architecture resources. In addition to evaluating campus resources to determine their National Register eligibility, the historic buildings and landscape features have been ranked according to their institutional "value." This exercise is a requirement of the CHPP Guidelines and is intended to help facilities managers further distinguish those resources that are most integral to the history and tradition of the campus. The physical building condition of the identified resources has also been evaluated and a rating system applied to each building to help the institution understand how the deteriorative effects of time are impacting its inventory of historic structures. Finally, Part 3 of the CSU CHPP examines the proposed use and treatment of CSU's historic resources and provides guidelines for adapting, rehabilitating, and maintaining these resources according to a defined, prescribed preservation philosophy and best practices.

The CSU CHPP should not be viewed as a barrier to change or as a means to restrict the vitality of campus, but instead as a framework that can be used to ensure CSU's most valued historic assets are given full consideration when implementing change.



## Part 1 Historic Context



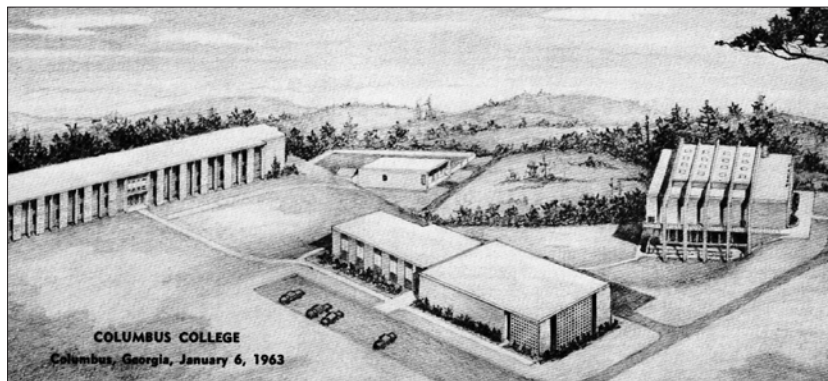


The Muscogee County Board of Education acquired the Miller property, as well as additional parcels owned by the Williams and Bowers families, in 1949 and 1950. The combined properties totaled 157 acres. Water and sewer lines were extended to the site in 1949, and a 1953 voter-approved bond issue funded construction of roads within the proposed junior college's future campus.

By the late 1940s, a competitor to Columbus's nascent junior college efforts emerged in the form of the University of Georgia Extension Center at Jordan High School. The popularity of the center's college credit program spoke to post-secondary needs in Columbus. However, a pair of studies concluded that Columbus was in need of a standalone institution. A 1955 statewide study by the Board of Regents for the University System of Georgia concluded that a series of junior colleges should be established across the state. A local 1956-1957 study conducted by Vanderbilt University's Peabody College for Teachers also affirmed the need for a junior college in Columbus.

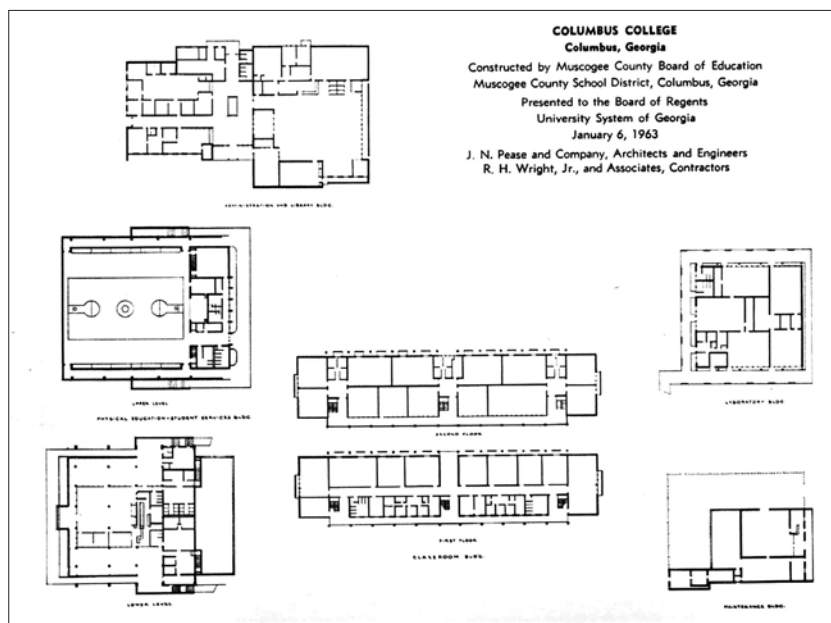
To that end, both the Board of Education and the Chamber of Commerce formed junior college committees in 1957-1958. Of significant import, too, the State of Georgia was moving progressively to create a system of junior colleges by 1957. Governor Marvin Griffin appointed a special legislative committee in March 1957 to study the feasibility of such a system. The group met in Columbus in November 1957 and heard arguments from both the Board of Education and Chamber of Commerce committees on the need for local higher education opportunities. Influential leaders during this effort included legislator and future governor Carl Sanders, who not only supported Columbus's junior college efforts, but as governor between 1963 and 1967 encouraged the new school's development into a four-year college. Local members of the Board of Regents, including Allen Woodall, Sr., and Howard "Bo" Callaway, were also instrumental in the effort's ultimate success.

Enabling legislation finally arrived in February 20, 1958, when Bill 686 passed the Georgia General Assembly. The bill, known as the "Junior College Act of 1958," formally established the state's long-anticipated junior college system.



Conceptual Sketch

With a sense of urgency to at last secure a charter and funding for their long-sought college, local supporters moved rapidly to open an institution and establish its location, even if temporarily. In April 1958, the Board of Education agreed to pay for the prospective college's buildings on the Miller farm site if the Board of Regents approved the new institution. Convinced by Columbus's longstanding commitment to bring higher education to the city and by this major local



Original Building Plans

investment, the Regents formally approved the new school on May 14, 1958. Columbus College would be the University System's seventeenth unit, and thus the Regents created it independently and not specifically under the auspices of the Junior College Act, which had nonetheless been pivotal to the college's creation.

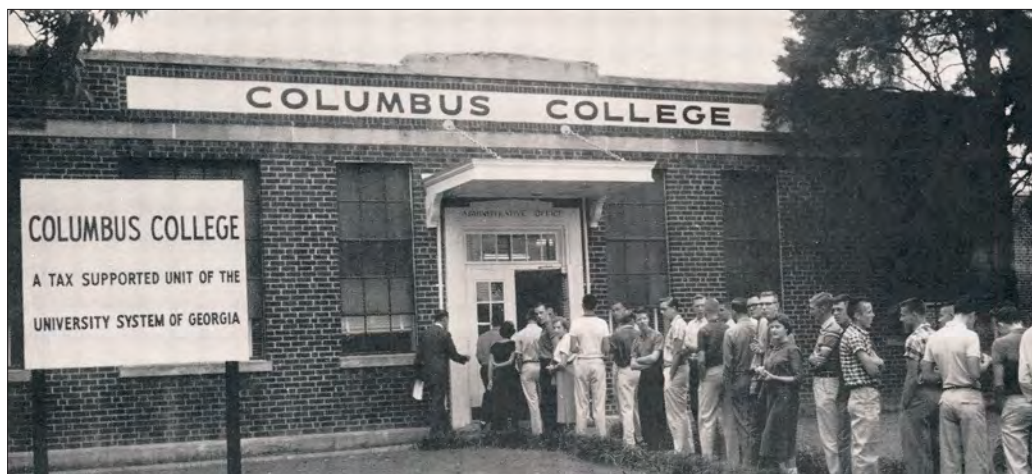
Also in May 1958, Muscogee County voters approved a school bond issue that would provide one million dollars for construction of Columbus College buildings, thereby making good on the Board of Education's pledge. Thus enough funding had been secured to construct Columbus College's first five buildings, which the school board would donate to the Board of Regents upon completion and due to the Regents' commitment to long-term funding for faculty, staff, and future construction.

Columbus College opened in September 1958 in the renovated former Shannon Hosiers Mill on Talbotton Road, a few miles away from the

proposed campus. The new school comprised 6 administrators, 15 faculty members, and a student body of 300. Due to construction of adjacent Interstate 185, then referred to as the Lindsey Creek Bypass, through and near portions of the proposed campus, the main campus's initial construction was delayed by two years, and, therefore, the 1958 Board of Education agreement was not formally instituted until 1963, when the college at last opened the new campus and its first five buildings.

Construction of the permanent campus did not begin until October 1961, following approval of plans by the Board of Regents, and was substantially completed by December 1962, when the move from the converted mill began. The campus was formally dedicated on January 6, 1963. Finally then, after twenty years, was the full vision of a new college and campus in Columbus achieved. Designed by architectural firm J. N. Pease and constructed by R. H. Wright, Jr., and Associates, both Columbus concerns, the new permanent campus included a classroom building (now Howard Hall), an administration/library building (Woodall Hall), a gymnasium (Woodruff Gym), a laboratory building (Tucker Hall), and a maintenance building (Plant Operations Building).

Notably, then governor-elect Carl Sanders, an education proponent, spoke during the campus's opening ceremony and hinted at four-year status for the new college. True to his word, Sanders pushed his educational platform, which included more junior colleges and four-year status for Columbus College. In 1964, the Regents approved Columbus College to offer upper-level courses.



Former Shannon Hosiery Mill

Thomas Whitley served as the college's first president and oversaw both the transition from the original, albeit temporary, hosiery mill campus (1958 to 1962) to the new permanent campus in 1963, and the college's transition to senior college status in 1965. In 1970, he handed out 178 bachelor's degree diplomas. By the mid-1970s, the College offered master's degrees in business and education. Whitley was a popular administrator, whose south Georgia "folksy manner and rural colloquialisms" made him popular with local boosters and encouraged their continuing involvement and financial support of the new institution.

The college administration grudgingly instituted integration, admitting its first black student in the fall of 1963, two years after official desegregation of public higher education in Georgia. In a nod to the school's growing diversity, Whitley replaced the school's first mascot, a Confederate rebel in gray and gold, in favor of a cougar and the colors red, white, and blue, which persist to this day.

Enrollment rapidly increased in the late 1960s and early 1970s as the "baby-boom" generation came of age and the Vietnam War's progress led to rapid expansion at Fort Benning. Enrollment peaked at 5,674 in 1976. Whitley met the need for more buildings, faculty, and staff through increased state and federal funding and private contributions through the Columbus College Foundation. New buildings went up as rapidly as the enrollment. Only three years after opening the campus, a new sciences classroom building (Arnold Hall) and a new administration building (Richards Hall) were completed. By 1969, a new student center (Davidson Student Center) and



Classes Begin



Howard Hall



Woodall Hall





Tucker Hall



Richards Hall



An Integrated Campus



Main Quadrangle



Arnold Hall



Schwob Library and Howard Hall

a fine and performing arts building (University Hall) had been completed. A pool was added to Woodruff Gymnasium in 1969 as well. In 1971, the Illges Health Sciences Building (Illges Hall) and the Faculty Office Building were completed. Construction of the Elizabeth Bradley Turner Center for Continuing Education finished in 1974, and 1975 saw completion of both Stanley Hall and the Simon Schwob Memorial Library, the latter a \$2.5 million dollar project and perhaps the early campus's most impressive and iconic building.

However, the late 1960s and early 1970s enrollment spike declined almost as quickly as it had developed. The baby-boomers had largely completed college, and the end of the Vietnam War led to substantial personnel reductions at Fort Benning. Furthermore, Columbus College courses formerly offered on Fort Benning were replaced by Alabama's Troy State University. Nonetheless, when Whitley retired in 1979, he had overseen the rapid development of an innovative and energetic four-year college, from the 1940s grassroots efforts of the local school board and philanthropists, to handing out bachelor's and master's degrees by 1975.

The mid-1980s saw the reorganization of the college's academic departments into colleges under the direction of the school's second president, Francis J. Brooke, a former professor and provost at Virginia Commonwealth University. This organizational structure remains today.

Perhaps the college's most iconic structure, the Thomas Y. Whitley Clock Tower, which honors the college's founding president, was installed in the heart of the main campus in 1991.

The College would attain university status as Columbus State University in 1996 under the leadership of its third

president Frank Brown, and continued an ongoing physical expansion under his leadership through new construction and renovation, both on its main campus and in downtown Columbus. Music was the first department to relocate downtown in 2000 to the state-of-the-art RiverCenter for the Performing Arts. CSU would establish a presence in Oxford, England, through acquisition of the Spencer House in 2003. CSU's legacy of public-private partnership continued through construction of downtown buildings for theater, art, and student housing.

Tim Mescon and Chris Markwood became CSU's fourth and fifth presidents in 2008 and 2015, respectively.

Almost six decades after its birth, the university enrolls about 8,300 students pursuing over 75 bachelor and master's degrees and is often cited as a cultural and economic catalyst in the Columbus area. Hundreds of area business and political leaders are alumni. More than half of the area's teachers, nearly three-quarters of its police officers, and 80 percent of its nurses are CSU graduates. With completion of CSU's RiverPark campus in downtown Columbus, the university began attracting world-class musicians and artists from far beyond Georgia.

A strategic plan adopted in 2009 focuses CSU's efforts on providing a world-class education designed to help students succeed through creative inquiry and community, and regional and global partnerships. With an aggressive plan to expand the university's enrollment and its offerings throughout the region and online, CSU is poised to make its mark in the Southeast.

### **1.3 Chronology of Development and Use**

Columbus State University's main campus was executed in a plain and cost-effective version of the Neo-Formalist style. Neo-Formalism was, essentially, a reaction against the more popular and earlier International style, which some architects and critics saw as too severe and lacking beauty. Neo-Formalism, then, was an attempt to blend the modern materials and forms of the mid-twentieth century with historical ideals, such as symmetry, rich finishes, and ornament. Informed by Edward Stone's American Embassy at New Delhi (1954), generally considered the first Neo-Formalist building, the style emerged in various forms through the late 1950s, peaked in the 1960s, and continued into the 1970s.

Neo-Formalism was generally reserved for important and prominent public buildings, but not exclusively. Important early American examples include Minoru Yamasaki's McGregor Memorial Conference Center at Wayne State University (1958), Stone's Kennedy Center for the Performing Arts in Washington, D.C. (1959), and, perhaps the most famous American example, the Lincoln Center for the Performing Arts in

New York City, a complex designed by Wallace Harrison, Max Abramovitz, and Philip Johnson. In Columbus, the most readily identifiable Neo-Formalist building is also perhaps its most prominent: the under-appreciated Government Center (1970), which controversially replaced an earlier and much-beloved courthouse of the early twentieth century.

The aforementioned buildings, including the Government Center, exhibit the fundamental characteristics of Neo-Formalism and are executed in a decidedly “high-style” manner. They are monumental in scale, symmetrical in composition, rise from a podium or base level, incorporate high-quality finishes, such as stone, have smooth wall surfaces, and evoke classical details, such as stylized columns, entablatures, and arches. Surrounding landscaping is also an important and integrated feature of these buildings and their greater complexes.

By contrast, the Columbus State University campus, though originally and certainly executed in the Neo-Formalist style, contains relatively plain and utilitarian examples. The earliest University buildings, including Woodall Hall, Howard Hall, Tucker Hall, Woodruff Gymnasium, and the Plant Operations Building (1963), convey basic Neo-Formalist precepts and features, such as symmetry, smooth wall surfaces, and stylized classical detailing. The covered walks and regular columns adjoining the earliest classroom buildings are certainly reminiscent of colonnades, and massive exterior piers on Woodruff Gymnasium are suggestive of giant-order columns or pilasters. Even the masonry screen walls, now mostly absent due to select demolitions, harken directly back to New Delhi. Landscaping and plazas, now generally altered, were included in designs for Woodall Hall and later buildings, including the Davidson Student Center (1968) and the Health and Wellness Center (1968).

However, the earliest buildings are not monumental in scale and presence, but long, low, and practical for the small college’s initial classroom and administrative use. With plenty of room on campus, formerly a working farm, planners had little reason to expend money on building vertically. In fact, Woodruff Gymnasium, the largest early building, was even built in a swale and into the side of a hill. These buildings are also not finished with rich, high-quality materials: their exteriors are uniformly comprised of brick and concrete. Although present, classical indicators are simple and not articulated: simple piers stand in for columns, and plain cornices suggest entablatures. Arches are not present.

If these original, early 1960s Neo-Formalist campus buildings are not sophisticated examples, they nonetheless clearly convey a simple, stripped-down version of the style. Neo-Formalism and its simple treatment suited the young college’s purposes: less expensive to build but still polished; a conservative design in a Deep South town but modern enough to evoke progress; and a style that lent itself to institutional purposes and site harmony.

Indeed, nearly all of the buildings that followed during the school’s rapid early growth, even some smaller

support buildings, were informed by the original campus buildings' Neo-Formalism. Although later buildings remained simply executed, they nonetheless continued, more and less, the pattern of overarching—if not rigid—symmetry, smooth wall surfaces, classical references, and brick and concrete construction. Some buildings also incorporated muted references to two other mid-century styles: the Health and Wellness Center's wavy walls and University Hall's (1969) rounded edges are suggestive of Expressionism; and Stanley Hall's (1974) relative massiveness and large, recessed entry reflect Brutalism. But, in general, additional campus buildings of the 1960s and early 1970s were either simple Neo-Formalist buildings or otherwise hewed closely to their predecessors. Perhaps a culmination of this period was completion of the Simon Schwob Memorial Library (1975), a simply but clearly articulated Neo-Formalist building, truly monumental in scale, with a podium base, pilaster-like window bays, and a wide, crowning cornice.

The general, early development of the campus reflected need: the student body was growing rapidly, and so buildings to house classes, residents, and expanding programs were necessary. The original 1963 buildings were typically multi-purpose, housing a variety of uses, but growth brought specific needs, and purpose-built buildings soon followed. In 1966, Arnold Hall provided additional science classroom space, allowing other departments to expand in earlier buildings. Richards Hall also provided permanent space for the University's administration. The Davidson Student Center (1968) and the Health and Wellness Center (1968) provided spaces for specific student services. University Hall (1969), originally Fine Arts Hall, provided the school's first home for a robust arts program.



Woodall Hall (1963)



Woodruff Gymnasium (1963)



Howard Hall (1963)



Arnold Hall (1966)



Tucker Hall (1963)



Davidson Student Center (1968)





Health and Wellness Center (1968)



University Hall (1969)



Faculty Office Building (1971)

Additional buildings followed in the early 1970s as the University continued to grow. Resident Life – Dorm CRTYD 1 (1970) housed student-athletes. Faculty Office Building and Illges Hall followed in 1971, the latter accommodating nursing and dental hygiene programs. Stanley Hall (1974) offered state-of-the-art, theater-style lecture halls, and the Turner Center for Continuing Education (1974) offered adult education and community outreach programs. Finally, the school’s landmark Simon Schwob Memorial Library was completed in 1975, its first purpose-built library, and capped the school’s rapid early growth and the campus’s development in little over a decade.

Notably, as indicated, the University’s early rapid growth and campus development occurred between 1963 and the mid-1970s, and is reflected in the school’s remaining early buildings. By the late 1970s, enrollment declined, and with it the campus’s physical development stalled. Not until the late 1980s did the College begin to grow again and construct new buildings. Since 2000, the University has built multiple, new landmark buildings both on its original, main campus and in the RiverPark campus, essentially a collection of new and renovated buildings in downtown Columbus, known colloquially as Uptown. This investment in the city’s historic core is ongoing.

As a relatively “new” campus, Columbus State University’s original mid-twentieth-century, predominantly Neo-Formalist campus, as well as the early buildings that followed in similar style, have not been generally appreciated. Indeed, only a few of the University’s earliest building have even reached fifty years of age. As such, historic preservation has, understandably, not been a primary goal of the school’s planning and buildings programs, and, to a degree, the campus’s older built environment has suffered in terms of historic integrity. Most buildings have been altered, at a minimum through routine interior renovations, often resulting from changes in use, whereas others have been substantially enlarged since their construction. Perhaps most unfortunately, at least in terms of preserving the University’s original and early use of Neo-Formalism, is the almost wholesale removal of screen walls. A veritable trademark of the style, these walls survived until the mid-2000s when the University administration insisted on their removal in an attempt to update the campus’s appearance. More recent campus construction has addressed what the school’s early and modest Neo-Formalism could not: monumental building and richly finished buildings. Thus, new campus elements to some degree clash with the older, less-polished buildings. Nonetheless, modifications to the earlier buildings that are out-of-character with the precepts by which they were designed are bound to fail. They are Mid-Century Modern buildings, they are, generally, plain examples of Neo-Formalism, and so they always shall be. Modifications in harmony with those facts will be more successful and help preserve the University’s somewhat humble physical origins—origins from which a dynamic, growing, and admired institution has sprung.

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Illges Hall (1971)



Turner Center for Continuing Education (1974)

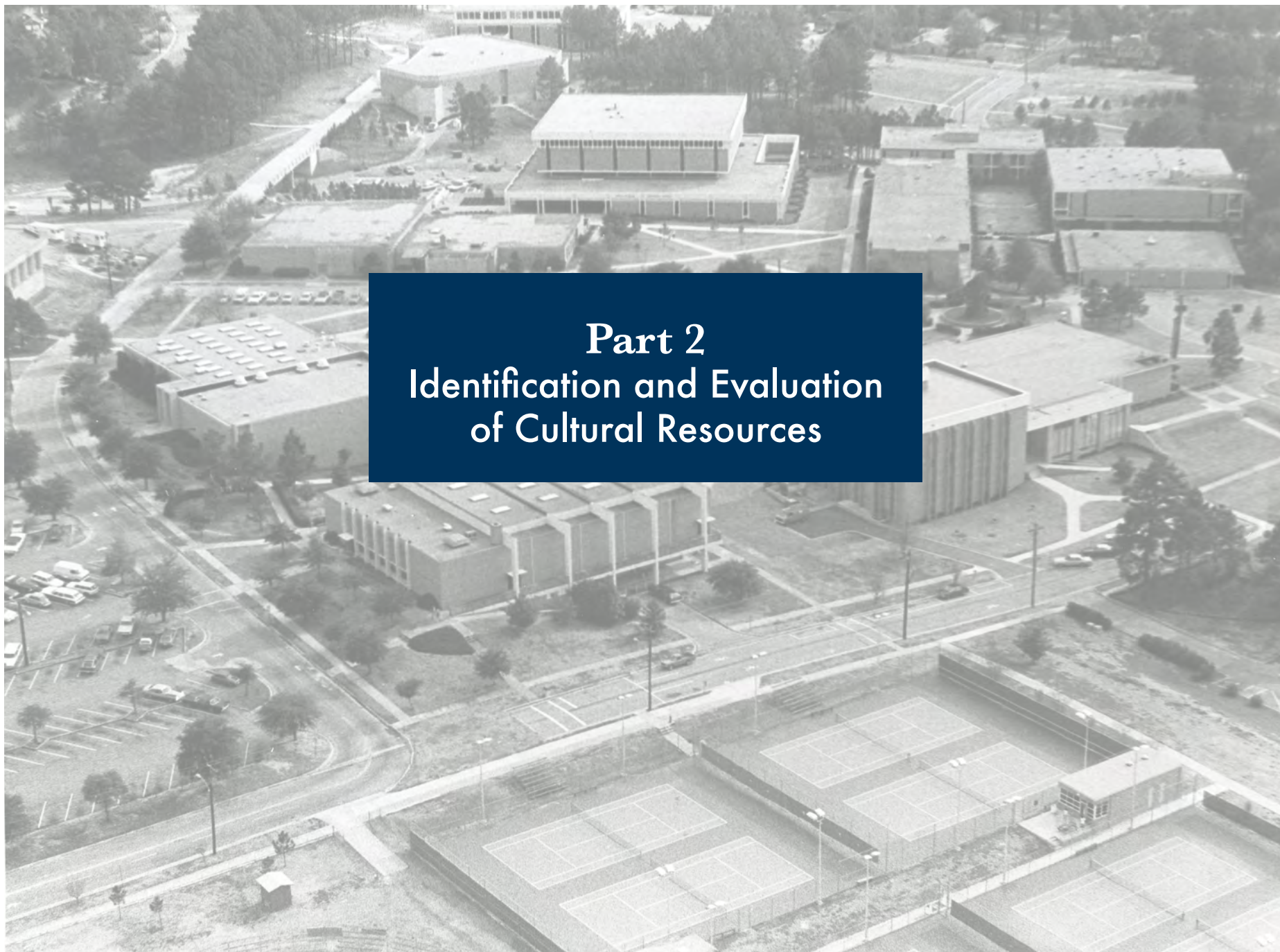


Stanley Hall (1974)



Simon Schwob Memorial Library (1975)





## Part 2

### Identification and Evaluation of Cultural Resources

## **Part 2 – Identification and Evaluation of Cultural Resources**

### **2.1 Introduction**

This section of the Campus Historic Preservation Plan identifies and evaluates Columbus State University's (CSU's) historic architectural and historic landscape architecture resources and examines the potential for discovery of significant archaeological resources on campus. In order for CSU to consider its cultural resources as part of planning and management strategies, these resources must first be identified and evaluated for significance using the National Register of Historic Places Criteria for Evaluation. Eligibility for the Georgia/National Register of Historic Places (GA/NRHP) is generally the benchmark that is used to identify resources that are worthy of preservation. In addition, this designation may trigger compliance with federal, state, and local preservation legislation, as well as Board of Regents (BOR) policy. It is therefore essential that CSU is aware of which buildings on campus are eligible for the Georgia/National Register and where potentially significant archaeological sites are present so that responsible planning and management decisions can be made. This process of identifying, evaluating, and mapping CSU's cultural resources is a requirement of Georgia's State Agency Stewardship Program.

With regard to architectural resources, the BOR's Campus Historic Preservation Plan Guidelines recommend that the identification and evaluation process include those buildings owned or managed by CSU that are at least 40 years old. Although the GA/NRHP establishes 50 years as the milestone for buildings to achieve significance, the 40-year time period has been adopted to capture those resources that may be eligible within the context of a district and also to give the CHPP document an effective period of ten years. This ensures the CHPP provides relevant information that may be considered during the next physical master plan review or update.

### **2.2 Survey Methodology and Previous Studies**

#### **2.2.1 Properties Surveyed**

This project reviewed identified resources owned by CSU on the main campus. Buildings were initially reviewed to determine period of construction and to help develop a process for documentation of buildings at least 40 years old. In total, there are 19 buildings owned by CSU on the main campus which are 40 years of age or older. Historic landscape architecture resources and archaeological areas of concern were also considered.

#### **2.2.2 Historic Architectural Resources**

The identification and evaluation of CSU's historic architectural resources was conducted during the summer of 2015 and so included all buildings constructed through 1975. The geographic boundaries for the current survey were established as



CSU's original permanent or main campus, located in east Columbus just east of Interstate 185 and just south of Manchester Expressway (State Route 85). Prior to completing the fieldwork, file research was conducted through the Georgia Department of Natural Resources' online Natural, Archaeological, and Historic Resources GIS and through CSU's Planning and Development Department. This is the first time that CSU has had a historic architectural resources evaluation conducted of its main campus.

Historic background research was conducted prior to completing the fieldwork in order to establish an understanding of the history and evolution of the campus and inform observations made in the field. The results of this research are presented in Part 1 of this document.

The BOR's CHPP Guidelines provide for three levels of architectural survey based on the amount of condition information collected or the intensity of the assessment. As part of the current study, all buildings at least 40 years old were surveyed according to Level II requirements. This level of survey assesses the major architectural elements and general condition of identified historic buildings. The information collected includes existing condition photographs, building name and number, date of construction, known alterations and dates, architect or builder, gross square footage (GSF), number of levels, original and current use, GA/NRHP status or eligibility, and the application of a general condition rating.

Architectural resources are classified based on their "Institutional Value" in an effort to help campus planners and decision-makers prioritize preservation effort based on the importance of the resource to the campus. Section 2.5 outlines the criteria that was used to determine the value of each resource and accordingly lists each building in one of three categories. Section 2.6 provides a condition finding for each architectural resource noting known alterations and condition issues of each. Part 3 of this document and its associated tables note the anticipated use for each resource. Based on the State of Georgia Standards for the Treatment of Historic Properties, one of three different treatments was recommended for each resource. Part 3 also provides basic guidelines for treatment and definitions for a variety of types of preservation activities. Section 3.4 provides guidelines specifically for Historic Architecture Resources.

### **2.2.3 Historic Landscape Architecture Resources**

The survey of historic landscapes was conducted in the spring of 2017. As indicated, the geographic boundaries for the current survey were established as CSU's main campus. Prior to completing the fieldwork, file research was conducted at CSU's Planning and Development Department. This is the first time that CSU has had a historic landscape architecture resources evaluation conducted of its main campus.

The BOR's CHPP Guidelines provide for three levels of survey based on the amount of condition information collected or the intensity of the assessment. As part of the current study, CSU's landscape resources that are at least

40 years old were surveyed according to Level II requirements. Information cataloged included, as applicable, existing conditions photographs, landscape names, associated building names and numbers, addresses, dates of construction, dates of alterations, architect/designer/builder, gross square footage, original and current uses, GA/NRHP status or eligibility, landscape and site features, and a general condition rating. Historic documentation including photographs, drawings, and narratives held in CSU's Archives were also reviewed.

Landscape resources are classified based on their "Institutional Value" in an effort to help campus planners prioritize preservation efforts based on the importance of the resource to the campus. Section 2.5 outlines the criteria that was used to determine the value of identified landscape resources and accordingly lists them in one of three categories. Section 2.6 provides a condition finding and anticipated treatment and use findings for the identified eligible landscapes. Part 3 provides basic guidelines for treatment and definitions. Section 3.5 provides guidelines specifically for Historic Landscape Architecture Resources.

#### **2.2.4 Archaeological Resources**

In the summer of 2015, Southern Research, Historic Preservation Consultants, Inc., undertook a study to identify any portions of the heavily developed main, original CSU campus that could potentially contain archaeological resources. The Georgia Archaeological Site File was reviewed to identify any previously recorded sites. Field inspection concentrated on likely areas that have not been developed and where the potential for past human activities might be present. One such area was Lindsay Creek, which flows south through the western part of the original campus. Another potential area was a ridge east of Lindsay Creek and south of the soccer field. A remnant of a ridge that ran west from Lindsay Creek paralleling College Drive was also inspected. All areas of the main campus were visited to determine if any portions of the original landscape had survived development. Field survey included careful searching of all surface exposures and limited shovel test pits.

#### **2.3 National Register/Georgia Register of Historic Places**

The National Register of Historic Places is the nation's official list of properties and sites that have been determined to be historically significant. The State of Georgia also maintains the Georgia Register of Historic Places which parallels the National Register. In almost all instances when a building is listed on the National Register it is by default added to the Georgia Register. Correspondence from the Georgia Department of Natural Resources, Historic Preservation Division (HPD) to CSU indicates HPD's initial determination that CSU's main campus represents an eligible historic district under the National Register program.

In order for a building to be considered eligible for the National Register of Historic Places, it must be evaluated within the framework of an established historic context, retain its integrity, and be significant for one or more of the following criteria:

### ***Criteria for Evaluation***

The quality of significance in American history, architecture, archeology, 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:

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

### ***Criteria Considerations***

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- D. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

G. A property achieving significance within the past 50 years if it is of exceptional importance.

The act of applying the Criteria for Evaluation to historic resources results in a “determination of eligibility.” Based on this determination, resources can be generally divided into three categories:

1. Resources listed on or considered eligible for listing on the Georgia/National Register of Historic Places.
2. Resources considered NOT eligible for the listing on the Georgia/National Register of Historic Places.
3. Resources that are not currently eligible for the NRHP but warrant future planning consideration by CSU.

Each finding or determination of eligibility carries with it implications for planning and treatment as well as possible compliance with applicable legislation.

### ***Resources Listed on the National Register or Determined Eligible for Listing***

Resources that are listed on the National Register or determined eligible for listing are historically significant, and, therefore, consideration should be given to preserving and protecting these resources as part of CSU’s heritage.

Listing on the National Register is primarily an honorary designation; it technically places no restrictions on the way a property is used or treated. However, within the State of Georgia, the State Agency

Stewardship Program, as well as the Georgia Environmental Policy Act and BOR policy, requires that these properties are managed and maintained in a manner that considers the preservation of their historic, archaeological, architectural, and cultural values.

In addition, resources that are listed on or determined to be eligible for the NRHP must be given planning consideration for any federally assisted or licensed undertaking as required by Section 106 of the National Historic Preservation Act of 1966.

Listing on the NRHP or a determination of eligibility is often the minimum standard that must be met in order for a property owner to take advantage of federal, state, or local funding opportunities or incentives.

When identified within the context of a historic district, these resources are referred to as “contributing elements” of the district.

When considered for adaptive reuse, the character-defining features of these resources should be preserved, and the Secretary of the Interior’s Standards for the Treatment of Historic Properties should be followed.



### ***Resources Recommended Not Eligible***

Resources recommended “not eligible” do not possess historic significance or maintain sufficient integrity to be considered eligible for listing on the Georgia/National Register of Historic Places. No further planning or management consideration must be applied to these resources.

### ***Resources that are Not Currently Eligible but Warrant Future Planning Consideration***

These resources were constructed less than 50 years ago and therefore do not currently meet the eligibility criteria for listing on the Georgia/National Register of Historic Places. However, these resources possess a level of significance that will likely allow them to become eligible in the near future. Therefore, consideration should be given to preserving and protecting these resources.

Prior to any action, eligibility recommendations must be confirmed by HPD.

## **2.4 Results of Cultural Resources Surveys**

### **2.4.1 Historic Architectural Resources**

A review of available building lists and Planning and Development Department data provided by CSU identified 19 buildings on CSU’s main campus that were found to be at least 40 years old during the year the historic resource survey was conducted (2015). Given their ages, each of these buildings was evaluated according to the National Register Criteria for Evaluation. The historic context was used as a framework for evaluating the significance of these buildings.

In summary, of the 19 buildings surveyed, 17 were recommended eligible or potentially eligible within a certain number of years for the GA/NRHP based on their historic associations and level of integrity. The following table identifies which buildings meet these criteria:

CSU Building Code	Building Name	BOR Building Code	Date of Construction	Significance/Historic Associations	Integrity	Current Eligibility Recommendation
ARN	Arnold Hall	130	1966	Arnold Hall is significant under Criteria A and C. The building is one of the campus's original 1960s classroom buildings and as such is representative of the University's earliest physical development and educational endeavors. Despite alterations, it is representative of the campus's original, modest Neo-Formalist architectural style. Arnold Hall would contribute to the proposed Columbus State University Main Campus Historic District.	Arnold Hall retains integrity despite removal of original screen walls. The building still retains its overall architectural character.	Not currently eligible; treat as eligible for planning purposes.
DAV	Davidson Student Center	060	1968	Davidson Student Center is significant as the University's first comprehensive student services center; in addition, it was also executed in the same modest Neo-Formalist architectural style as the remainder of the early university main campus. However, two major non-historic additions, including attachment to the Student Success Center (2008) via the original east facade and entrance, and a large, octagonal-plan addition (1978) on the south elevation, have substantially obscured the building's historic appearance and original plan, and eliminated the resource's historic integrity.	Davidson Student Center does not retain integrity; two major non-historic additions substantially obscure the building's historic appearance and original design, and eliminate the resource's integrity of design, materials, and workmanship.	Recommended not eligible.
FOB	Faculty Office Building	140	1971	Faculty Office Building is significant under Criteria A and C. The building was and remains the University's first purpose-built accommodation for faculty offices and administrative support. This need and construction are also indicative of the University rapid early growth and campus development. Further, the building was executed in the plain Neo-Formalist style found elsewhere on campus and incorporates smooth wall surfaces, brick pilasters, and a prominent cornice. The Faculty Office Building would contribute to the proposed Columbus State University Main Campus Historic District.	Faculty Office Building retains integrity; the building is substantially unchanged.	Not currently eligible; treat as eligible for planning purposes.
HTHSAF	Health and Wellness Center	050	1968	Health and Wellness Center is significant under Criteria A and C. The building historically served as The University's first student recreation center and is indicative of the campus's rapid early growth. It was also executed in a manner that, depending on elevation, evokes characteristics of both the Neo-Formalist and Expressionist styles. Wide, plainly finished walls with massive, full-height entry porches suggestive of columns or pilasters indicate Neo-Formalism as found in earlier campus buildings; walls with wavy surfaces suggest Expressionism. Health and Wellness Center would contribute to the proposed Columbus State University Main Campus Historic District.	Health and Wellness Center retains integrity despite replacement of the original entrance with materials out of character with the historic condition, as well as a comprehensive interior renovation. The building still retains its overall architectural character.	Not currently eligible; treat as eligible for planning purposes.

CSU Building Code	Building Name	BOR Building Code	Date of Construction	Significance/Historic Associations	Integrity	Current Eligibility Recommendation
HOW	Howard Hall	100	1963	Howard Hall is significant under Criteria A and C. The building is one of the campus's original classroom buildings and as such is representative of the University's earliest physical development and academic endeavors. Further, despite changes, it is still evocative of the campus's original, modest Neo-Formalist architectural style. Howard Hall contributes to the proposed Columbus State University Main Campus Historic District.	Howard Hall retains integrity despite removal of original screen walls and addition of prominent entrances out of character with the historic condition. The building still retains its overall architectural character.	Recommended eligible.
ILLG	Illges Hall	120	1971	Illges Hall is significant under Criteria A and C. The building originally housed and still contains the University's nursing and dental hygiene programs. The building and its programs are also indicative of the University rapid early growth and campus development. Illges Hall was also executed in a version of the plain Neo-Formalist style found elsewhere on campus. The building incorporates smooth wall surfaces, brick pilasters, and a prominent cornice. Illges Hall would contribute to the proposed Columbus State University Main Campus Historic District.	Illges Hall retains integrity; the building is substantially unchanged.	Not currently eligible; treat as eligible for planning purposes.
INTHSE	International House	785	1965	International House is not a historically significant component of the university's main campus. Originally a private residence, the house was used by the Baptist Student Union in the 1990s and acquired by the university ca. 2005. The BSU substantially expanded and altered the house ca. 1995. The altered house does not convey any historic associations related to the development of the university or its campus, and is not a good or intact example of a house type or style.	International House does not retain integrity; a major non-historic addition and other changes eliminate the resource's integrity of design, materials, and workmanship.	Recommended not eligible.
LANDS	Landscaping Shop	017C	1974	The Landscaping Shop is significant under Criterion A. The building served as and remains the University's first permanent shops for grounds maintenance and is indicative of the school's rapid early growth and campus development. The building is utilitarian in nature and does not indicate architectural significance as a good example of a type or style of shop building. The Landscaping Shop would contribute to the proposed Columbus State University Main Campus Historic District.	Landscaping Shop retains integrity; the building is substantially unchanged.	Not currently eligible; treat as eligible for planning purposes.
PESTO	P. E. Storage Building	030	1964	The P. E. Storage Building is significant under Criteria A and C. The building is one of the campus's original 1960s buildings and the earliest remaining building associated with the school's athletics program. As such it is representative of the University's earliest physical development and operations. Further, although only a modest support building, it nonetheless reflects elements the campus's original, modest Neo-Formalist architectural style. The P.E. Storage Building contributes to the proposed Columbus State University Main Campus Historic District.	The P. E. Storage Building retains integrity; the building is substantially unchanged.	Recommended eligible.

CSU Building Code	Building Name	BOR Building Code	Date of Construction	Significance/Historic Associations	Integrity	Current Eligibility Recommendation
PLTOPS	Plant Operations Building	170	1963	The Plant Operations Building is significant under Criteria A and C. The building is and remains the campus's original physical plant. As such is representative of the University's earliest physical development and operations. Further, despite changes, it is still evocative of the campus's original, modest Neo-Formalist architectural style. The Plant Operations Building contributes to the proposed Columbus State University Main Campus Historic District.	The Plant Operations Building retains integrity despite alterations, including plan expansion and replacement of doors and window with materials not matching the historic condition. The building still retains its overall architectural character.	Recommended eligible.
CRTIIF	Resident Life – Dorm CRTYD 1	075F	1970	Resident Life – Dorm CRTYD 1 is significant under Criterion A. The building served as the University's first athletic dormitory and is indicative of the school's rapid early growth and campus development. The building was not executed in a recognizable architectural style, and alterations, including replacement and addition of non-historic windows, obscure its original appearance and design. Resident Life – Dorm CRTYD 1 would contribute to the proposed Columbus State University Main Campus Historic District.	Resident Life – Dorm CRTYD 1 retains integrity despite alterations, including select replacement and addition of windows and siding not matching the historic condition, as well as interior renovations. The building still retains its overall architectural character.	Not currently eligible; treat as eligible for planning purposes.
RICH	Richards Hall	010	1966-1975	Richards Hall is significant under Criteria A and C. The building comprises the original 1966 main mass on the south and a major 1975 addition on the north elevation. Richards Hall has housed the university's administrative offices since 1966; its replacement of Woodall Hall and 1975 expansion is indicative of the university's and the campus's rapid early growth. The original building's and the addition's combined design is also reflective of the campus's overarching yet modest Neo-Formalist style: the original 1966 Richards Hall was clearly, if modestly, executed in this style, though some of its treatments have been altered. Further, the relative balance and simplicity of the 1975 addition is informed by and evokes the original building's and campus's simple Neo-Formalism. The current Richards Hall would contribute to the proposed Columbus State University Main Campus Historic District.	Richards Hall retains integrity despite removal of original gold-anodized window screens and porch railings for the original 1966 main mass. In its expanded plan and current design, the building still retains its overall architectural character.	Not currently eligible; treat as eligible for planning purposes.

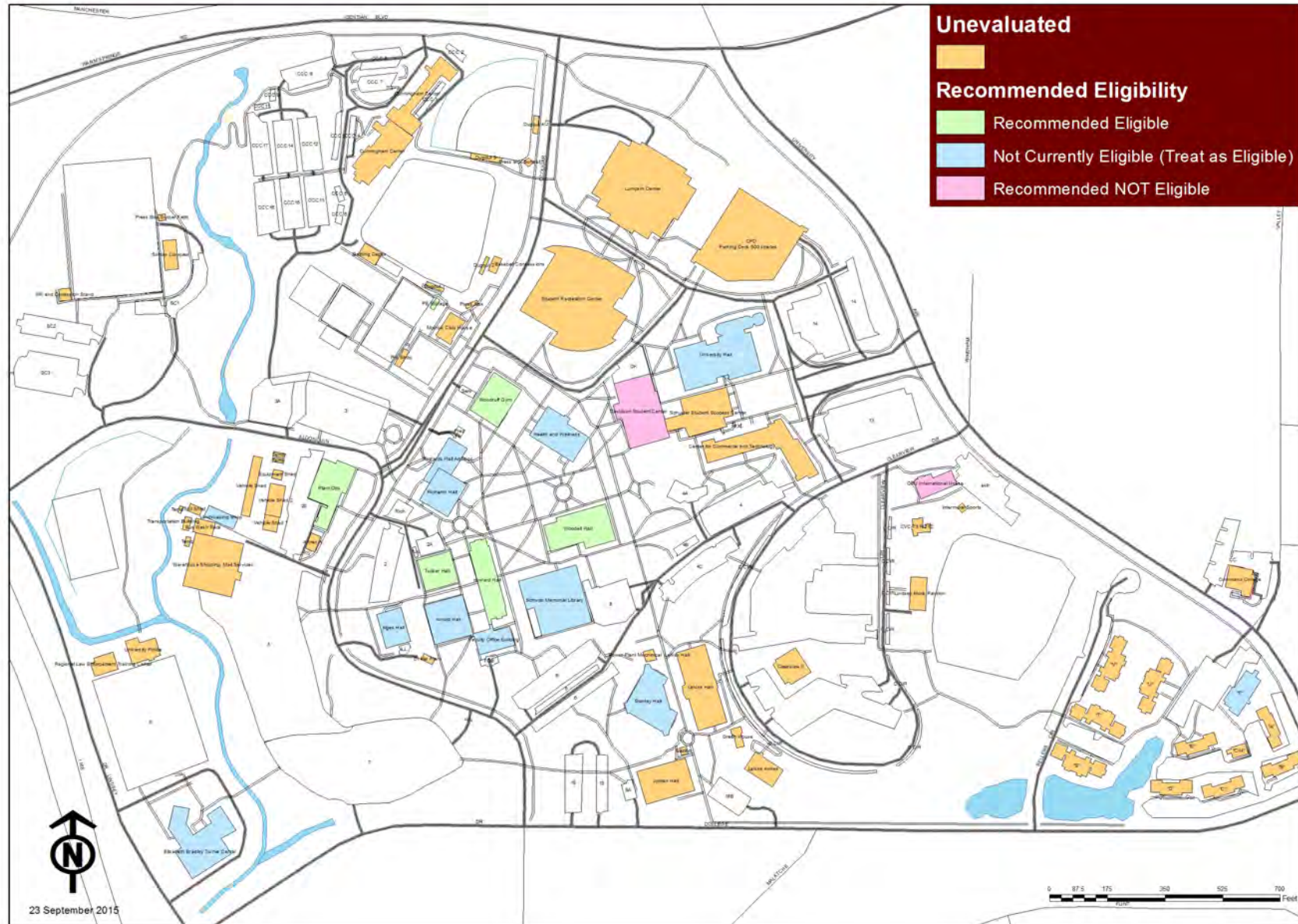


CSU Building Code	Building Name	BOR Building Code	Date of Construction	Significance/Historic Associations	Integrity	Current Eligibility Recommendation
LIBR	Simon Schwob Memorial Library	090	1975	The Simon Schwob Memorial Library is significant under Criteria A and C. The building was and remains the University's first purpose-built library and is indicative of the school's rapid early growth and campus development. In addition, the building is simply executed in the campus's familiar Neo-Formalist style, including an essentially symmetrical design, smooth wall surfaces, narrow window bays evoking columns, and a stylized cornice suggestive of entablature. The Simon Schwob Memorial Library would contribute to the proposed Columbus State University Main Campus Historic District.	The Simon Schwob Memorial Library retains integrity; the building is substantially unchanged.	Not currently eligible; treat as eligible for planning purposes.
STAN	Stanley Hall	150	1974	Stanley Hall is significant under Criteria A and C. The building is an early lecture hall and indicative of the University's rapid early growth and campus development. Designed by prominent theater architects Brookbank, Murphy & Shields, the building's exterior is suggestive of both Neo-Formalism, with general symmetry and a regimented three-bay entrance pavilion with concrete pilasters, as well as Brutalism, with the building's relative massiveness, broad, textured wall surfaces, and originally recessed first-story entrance level. Its interior lecture halls followed theater planning, including a triangular plan, theater seating, and projection booths. Stanley Hall would contribute to the proposed Columbus State University Main Campus Historic District.	Stanley Hall retains integrity despite alterations, including the extension of the recessed first-story entrance and various interior renovations. The building still retains its overall architectural character.	Not currently eligible; treat as eligible for planning purposes.
TUCK	Tucker Hall	110	1963	Tucker Hall is significant under Criteria A and C. The building is one of the campus's original classroom buildings and as such is representative of the University's earliest physical development and academic endeavors. Further, despite changes, it is still evocative of the campus's original, modest Neo-Formalist architectural style. Tucker Hall contributes to the proposed Columbus State University Main Campus Historic District.	Tucker Hall retains integrity despite removal of original screen walls and tile finishes. The building still retains its overall architectural character.	Recommended eligible.
TURN	Turner Center for Continuing Education	180	1974	The Turner Center for Continuing Education is significant under Criteria A and C. The building served and continues to serve as the University's continuing education endeavors, and, as such, is the historic base for much the school's academic community outreach programs. It is also indicative of the University's rapid early growth and campus development. In addition, the building complex was executed in a manner evocative of the main campus's original Neo-Formalist style, including elements of symmetry, smooth wall surfaces, brick pilasters, regular, smooth-surfaced window bays suggestive of pilasters, and prominent cornices. The Turner Center for Continuing Education would contribute to the proposed Columbus State University Main Campus Historic District.	The Turner Center for Continuing Education retains integrity despite a large, rear auditorium addition; this addition minimally visible and its design and material composition are harmonious with the original construction. The building still retains its overall architectural character.	Not currently eligible; treat as eligible for planning purposes.

CSU Building Code	Building Name	BOR Building Code	Date of Construction	Significance/Historic Associations	Integrity	Current Eligibility Recommendation
FAH	University Hall	070	1969	University Hall is significant under Criteria A and C. The relatively massive complex served as the University's first arts building (originally named Fine Arts Hall) and is indicative of the University's rapid early growth and campus development. The prominent building also blends elements of the campus's typically restrained Neo-Formalism, including narrow, full-height window pavilions, pilasters, and elaborated cornices, with elements of Expressionism, including conspicuous rounded corners. University Hall would contribute to the proposed Columbus State University Main Campus Historic District.	University Hall retains integrity despite changes to entrances out of character with the historic condition, as well as various interior renovations. The building still retains its overall architectural character.	Not currently eligible; treat as eligible for planning purposes.
WDLL	Woodall Hall	080	1963	Woodall Hall is significant under Criteria A and C. The building is the campus's original administration building and as such is representative of the University's earliest physical development and operations. It clearly expresses the campus's original, modest Neo-Formalist architectural style. Woodall Hall contributes to the proposed Columbus State University Main Campus Historic District.	Woodall Hall retains a high degree of integrity; its exterior material envelope is substantially unchanged.	Recommended eligible.
WDRF	Woodruff Gymnasium	040	1963	Woodruff Gymnasium is significant under Criteria A and C. The building is the campus's original gymnasium and as such is representative of the University's earliest physical development and operations. Despite minor alterations, it is representative of the campus's original, modest Neo-Formalist architectural style. Woodruff Gymnasium contributes to the proposed Columbus State University Main Campus Historic District.	Woodruff Gymnasium retains integrity despite minor alterations, including replacement of doors and windows with materials not matching the historic condition. The building still retains its overall architectural character.	Recommended eligible.



# Historic Architectural Resources Eligibility Map



### 2.4.2 Historic Landscape Architecture Resources

A survey of the campus identified four landscapes on CSU's permanent original campus for review as potential historic landscapes. This was the first effort to survey and identify historic landscapes on the campus. Because they were 40 years of age or older, the identified landscapes were evaluated according to the National Register Criteria for Evaluation (See Chapter 2.3).

In summary, three landscape resources have been identified as eligible for listing on the GA/NRHP based on their historic associations with the campus and their level of integrity. These landscapes are:

- Old Quadrangle (adjacent to Howard, Tucker, and Richards halls)
- Oak Grove (adjacent to Howard, Richards, and Woodall halls)
- Howard-Arnold Courtyard (adjacent to Howard and Arnold halls)

The following table summarizes the results of the landscape architecture survey including remarks on the significance, historic association, and integrity of each identified resource. Also included in the table are the current eligibility recommendations (see Chapter 2.3 for an explanation of the Criteria for Eligibility).



CSU Building Code	Resource Name	BOR Building Code	Date of Construction	Significance/Historic Associations	Integrity	Current Eligibility Recommendation
N/A	Old Quadrangle	N/A	1963	Old Quadrangle is significant under Criteria A and C. This plaza is one of a small number of intact designed landscape spaces from the campus's original 1960s plan. As such, it is representative of the University's earliest physical development. Old Quadrangle would contribute to the proposed Columbus State University Main Campus Historic District.	Old Quadrangle retains integrity. The plaza's vegetation has matured, but designed elements, including structural features, are substantially unchanged.	Recommended eligible.
N/A	Oak Grove	N/A	1963	The Oak Grove, physically separating the Old and Main quadrangles, is an informal but visually prominent landscape element dating from the campus's original plan. As such, it is representative of the University's earliest physical development. The Oak Grove would contribute to the proposed Columbus State University Main Campus Historic District.	The Oak Grove retains integrity; the live oak trees have matured but otherwise remain intact.	Recommended eligible.
N/A	Howard-Arnold Courtyard	N/A	Ca. 1966	The Howard-Arnold Courtyard is significant under Criteria A and C. This courtyard, located between two early campus buildings, is one of a small number of intact designed landscape spaces from the campus's original 1960s plan. As such, it is representative of the University's earliest physical development. The Howard-Arnold Courtyard would contribute to the proposed Columbus State University Main Campus Historic District.	The Howard-Arnold Courtyard retains integrity. The courtyard's defined space and sidewalks are substantially unchanged.	Recommended eligible.
N/A	Main Quadrangle	N/A	Ca. 1968	The Main Quadrangle is significant as the primary designed landscape area which coincided with the completion of the University's late 1960s buildings; this lawn included multiple focal points where sidewalks intersected. However, the 1991 installation of a large and visually prominent clock tower has substantially obscured this area's original design.	The Main Quadrangle does not retain integrity of design; it has been substantially altered by the installation of a large, non-historic clock tower.	Recommended Not eligible.

# Historic Landscape Resources Map



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### 2.4.3 Archaeological Resources

In January 2016, Southern Research, Historic Preservation Consultants, Inc., completed a study to identify any portions of the original CSU campus that could potentially contain archaeological resources. Per that study, CSU's main, original campus has been heavily developed. The 2016 archaeological survey, which included careful searching of all surface exposures and limited shovel test pits, failed to identify any in situ archaeological deposits or features. A single archaeological resource, a masonry dam on Lindsay Creek, was identified. The table below summarizes the single identified site located on CSU's original campus:

State Site No.	Site Description	NRHP Eligibility
9Me2257	Masonry dam on Lindsay Creek	N/A

### 2.5 Institutional Value of Historic Resources

In some cases, a resource's significance as defined by the National Register of Historic Places criteria does not necessarily reflect its relative "value" to the institution. To assist campus administrators and planners in distinguishing those resources that are most integral to the history and traditions of the institution from those that simply meet the criteria for inclusion on the National Register, the resources have been further categorized. This process of categorization has been adopted by the Board of Regents as a means to assist decision-makers in developing meaningful strategies for the future development of the University System of Georgia's campuses and encourage the preservation of their most historically significant elements. The hierarchy this creates does not mean that Category 2 and 3 resources are expendable, nor does it relieve CSU from its compliance responsibilities under the State Stewardship Program, Board of Regents policy, or other applicable legislation. Buildings found ineligible for the GA/NRHP are not included in the value rankings.

#### 2.5.1 Institutional Value Category 1 – Long-Term Preservation

Resources assigned to Category 1 are elements of the built environment that are worthy of long-term preservation and investment. These are resources that are highly valued by the institution, contribute significantly to its history and campus character, and can be adaptively used to meet CSU's educational mission. Category 1 resources meet one or more of the following criteria:

- possess central importance in defining the historic, architectural or cultural character of the institution;
- possess outstanding architectural, engineering, artistic or landscape architectural characteristics;
- represent a major investment of resources, such as materials or energy that should not be wasted;
- possess considerable potential for continuing or adaptive use; and/or
- are highly valued by the institution

The following buildings are recommended to be included in Category 1:

- Howard Hall
- Woodruff Gymnasium

### **2.5.2 Institutional Value Category 2 – Consideration for Long- Term Preservation**

Resources assigned to Category 2 are elements of the built environment that are worthy of long-term preservation and investment. These are resources that are valued by the institution, contribute to its history and campus character, and have potential to be adaptively used to meet CSU's educational mission. Category 2 resources meet one or more of the following criteria:

- possess architectural or aesthetic value but are not central to defining or maintaining the character of the institution;
- are good but not outstanding examples of architectural styles, engineering methods, artistic values or landscape architecture;
- can contribute to the interpretation of the history, development, or tradition of the institution but are not necessary to that interpretation;
- have some potential for continued or adaptive use; and/or are valued by the institution.

The following buildings and landscapes are recommended to be included in Category 2:

- Arnold Hall
- Faculty Office Building
- Howard-Arnold Courtyard
- Illges Hall
- Oak Grove
- Old Quadrangle
- P. E. Storage Building
- Resident Life – Dorm City 1



- Richards Hall
- Simon Schwob Memorial Library
- Stanley Hall
- Turner Center for Continuing Education
- University Hall

*The CHPP Guidelines currently provide two categories for Institutional Value; however, for the purposes of the CSU CHPP, one additional category has been added. Although this approach deviates from the established Guidelines, CSU proposes this modification to be more consistent with campus conditions.*

### **2.5.3 Institutional Value Category 3 – Limited Potential for Preservation**

Resources included in Category 3 possess some historic and aesthetic merits but have limited potential for adaptive re-use, and are not critical to CSU's mission-based educational needs. These resources may be candidates for removal or replacement with facilities that better serve CSU's current mission. Category 3 resources meet one or more of the following criteria:

- possess some architectural or aesthetic value but contribute only marginally to the character of the institution;
- may be significant for associations not related to the history and traditions of the institution and its educational mission;
- are common examples of architectural styles, engineering methods, artistic values or landscape architecture;
- can contribute to the interpretation of the history, development or tradition of the institution but are not necessary to that interpretation; and
- have limited potential for continued or adaptive use.

The following buildings are recommended to be included in Category 3:

- Health and Wellness Center
- Landscaping Shop
- Plant Operations Building
- Tucker Hall
- Woodall Hall

A campus map is presented on the following page that shows the resources color coded according to their respective Institutional Value categories.

## **2.6 Current Condition of Historic Resources**

### **2.6.1 Historic Architectural Resources**

The condition survey of CSU's historic architectural resources was conducted to identify, in general terms, problems or deficiencies that are present in the university's oldest buildings. Based on the evolution of the campus environment, institutions often possess collections of buildings that share commonalities such as age, construction type, architectural detailing, and materials. As these groups of buildings get older, they often exhibit similar problems of material and systems failure. Therefore, collecting condition information helps the institution understand the types of problems present within their historic building stock and assist them in planning and allocating resources for their appropriate treatment and maintenance.

The assessment of conditions was conducted according to Level 2 requirements established by the University System of Georgia's Campus Historic Preservation Plan Guidelines. An overall condition rating was applied to each building based on the following definitions.

#### **A - SATISFACTORY**

- The building/feature/system is in like-new (or better) condition.

#### **B - MINOR DEFECT**

- The building/feature/system is intact, structurally sound and performing its intended purpose;
- The building/feature has few or no cosmetic imperfections; or
- The building/feature/system needs no repair and only minor or routine maintenance.

#### **C – DEFECTIVE**

- There are signs of wear, failure, or deterioration, though the building/feature/system is generally functioning;
- There is failure of a sub-component of the building/feature/system; or
- Replacement of up to 25% of the building/feature/system or replacement of a defective sub-component is required.

#### **D – SERIOUSLY DEFECTIVE**

- The building/feature/system is no longer performing its intended purpose;
- The building/feature/system is missing;
- Deterioration or damage affects more than 25% of the building/feature/system and cannot be adjusted or repaired;
- The building/feature/system shows signs of imminent failure or breakdown; or
- The building/feature/system requires major repair or replacement.



## F – FAILED

- The building/feature/system has failed.

None of the buildings surveyed were determined to be have a satisfactory (A) or failed (F) condition rating. Minor defects (B) were identified in fourteen buildings. Four buildings were determined to be defective (C), and one building was identified as seriously defective (D).

The findings of the condition survey of CSU's historic resources have been outlined in the following table:

CSU Building Code	Building Name	Date of Construction	Date of major Renovations and Identified Condition Issues	Condition Rating
ARN	Arnold Hall	1966	<ul style="list-style-type: none"> <li>- Exterior screen walls removed ca. 2008</li> <li>- Numerous interior renovations</li> <li>- HVAC/building systems require replacement</li> <li>- Roof replacement required</li> <li>- Interior building space no longer functional</li> </ul>	D
DAV	Davidson Student Center	1968	<ul style="list-style-type: none"> <li>- Major non-historic south addition (1978)</li> <li>- Original north facade reconfigured to connect to Student Success Center ca. 2008</li> <li>- Horseshoe roadway connection and landscaping fronting building removed ca. 2008</li> <li>- Numerous interior renovations</li> <li>- Interior spaces non-functional for current operations</li> </ul>	B
FOB	Faculty Office Building	1971	<ul style="list-style-type: none"> <li>- Numerous minor interior renovations</li> <li>- Electrical systems require repair/replacement</li> <li>- HVAC requires repair/replacement</li> <li>- Roof replacement required</li> </ul>	C



CSU Building Code	Building Name	Date of Construction	Date of major Renovations and Identified Condition Issues	Condition Rating
HTHSAF	Health and Wellness Center	1968	<ul style="list-style-type: none"> <li>- Front entrance replaced ca. 1998</li> <li>- Basketball courts replaced with two tiered classrooms ca. 2000</li> <li>- Swimming pool filled/removed ca. 2002</li> <li>- Additional story added within vacated pool space ca. 2002</li> <li>- Fitness center outfitted in remaining pool space ca. 2013</li> <li>- Associated courtyard remodeled ca. 2013</li> <li>- Previous foundation settling issues</li> <li>- Roof replacement required</li> <li>- Problematic location per current campus master plan</li> </ul>	B
HOW	Howard Hall	1963	<ul style="list-style-type: none"> <li>- Exterior screen walls removed ca. 2008</li> <li>- Renovated 2015</li> <li>- New entrances on east and west elevations</li> <li>- New internal staircase</li> <li>- Combined some interior classrooms to create student gathering space</li> <li>- Window seals deteriorated</li> <li>- Roof replacement required</li> </ul>	B
ILLG	Illges Hall	1971	<ul style="list-style-type: none"> <li>- Numerous minor interior renovations</li> <li>- Minor systems/condition issues</li> </ul>	B
INTHSE	International House	1965	<ul style="list-style-type: none"> <li>- Baptist Student Union added auditorium and parking lot ca. 1995</li> <li>- CSU completed major renovation ca. 2005</li> <li>- Foundation settling issues</li> <li>- Mortar repairs at select locations</li> <li>- Efflorescence at select locations</li> <li>- Adjacent baseball field ca. 2005</li> </ul>	B
LANDS	Landscaping Shop	1974	<ul style="list-style-type: none"> <li>- Select roof panels replaced ca. 1995</li> <li>- Additional roof panels failing; roof leaks</li> <li>- Foundation settling/cracking issues</li> </ul>	C
PESTO	P. E. Storage Building	1964	<ul style="list-style-type: none"> <li>- No renovations or significant condition issues</li> </ul>	B
PLTOPS	Plant Operations Building	1963	<ul style="list-style-type: none"> <li>- Constructed in phases</li> <li>- Vehicle service bays enclosed ca. 2008</li> <li>- Doors and windows replaced with units not matching historic condition</li> <li>- Numerous interior renovations</li> <li>- Previous and ongoing foundation settling issues</li> <li>- Roof replacement required</li> </ul>	B

CSU Building Code	Building Name	Date of Construction	Date of major Renovations and Identified Condition Issues	Condition Rating
CRTIIF	Resident Life – Dorm CRTYD 1	1970	<ul style="list-style-type: none"> <li>- Exterior stairwells partially enclosed with red brick; arches introduced ca. 1995</li> <li>- Composite fiberboard installed within gable eaves ca. 2005</li> <li>- South office interior renovated extensively over time</li> <li>- Comprehensive bathroom tile failure</li> <li>- Mortar failure and repairs at select locations</li> <li>- Interior rooms do not meet current housing standards</li> </ul>	C
RICH	Richards Hall	1966	<ul style="list-style-type: none"> <li>- Major north multi-story addition 1975</li> <li>- 1975 entrance pavilion joins original south building and addition</li> <li>- Complex renovated 2004-2005</li> <li>- Windows in original building replaced ca. 2005</li> <li>- Original aluminum-frame window screens removed from building ca. 2008</li> <li>- HVAC requires maintenance</li> <li>- Minor concrete spalling at select locations</li> <li>- Sub-basement moisture intrusion</li> </ul>	B
LIBR	Simon Schwob Memorial Library	1975	<ul style="list-style-type: none"> <li>- Interior lighting replaced and reconfigured ca. 2008</li> <li>- Select interior spaces converted to offices and student spaces ca. 2012</li> <li>- Entrance pavilion partially enclosed ca. 2013</li> <li>- Various minor interior renovations over time</li> <li>- Electrical system needs repair/replacement</li> <li>- Current lighting inadequate</li> <li>- No sprinkler system</li> <li>- Interior plan not meeting current use</li> </ul>	C
STAN	Stanley Hall	1974	<ul style="list-style-type: none"> <li>- Select auditorium classrooms divided into separate classrooms and offices ca. 2005</li> <li>- Main entrance extended to accommodate vending services ca. 2013</li> <li>- Various minor interior renovations over time</li> <li>- Roof replacement required</li> <li>- HVAC requires repair/replacement</li> </ul>	B
TUCK	Tucker Hall	1963	<ul style="list-style-type: none"> <li>- Exterior screen walls removed ca. 2008</li> <li>- Failing tile panels below windows covered ca. 2008</li> <li>- Major interior renovation 2010-2012</li> <li>- Poor internal functional space</li> <li>- Roof replacement required</li> </ul>	B

CSU Building Code	Building Name	Date of Construction	Date of major Renovations and Identified Condition Issues	Condition Rating
TURN	Turner Center for Continuing Education	1974	<ul style="list-style-type: none"> <li>- Major rear/east auditorium addition (1998)</li> <li>- Metal and glass framed hall added along north elevation (1998)</li> <li>- Various minor interior renovations over time</li> </ul>	B
FAH	University Hall	1969	<ul style="list-style-type: none"> <li>- Auditorium seating and lighting refurbished ca. 2000</li> <li>- Ground floor interior renovated ca. 2001-2002</li> <li>- Art gallery converted to offices ca. 2001-2002</li> <li>- Basement level music practice rooms converted to offices ca. 2001-2002</li> <li>- Second floor art studios converted to classrooms and offices ca. 2002-2003</li> <li>- South entrance portico and pavilion removed ca. 2010</li> <li>- New south auditorium entrance added ca. 2010</li> <li>- Entrances replaced with similar materials ca. 2010</li> </ul>	B
WDL	Woodall Hall	1963	<ul style="list-style-type: none"> <li>- Numerous interior renovations</li> <li>- Associated courtyard and attached brick fence removed ca. 2008</li> <li>- Termite damage to interior walls</li> <li>- Dated building systems</li> <li>- Roof replacement required</li> <li>- Problematic location per current campus master plan</li> </ul>	B
WDRF	Woodruff Gymnasium	1963	<ul style="list-style-type: none"> <li>- Interior box office replaced ca. 2000</li> <li>- Gym bleachers removed ca. 2003</li> <li>- New lighting and HVAC in gym ca. 2008</li> <li>- Windows replaced ca. 2010</li> <li>- Numerous non-historic, basement-level interior renovations</li> <li>- Basement level requires additional renovation</li> </ul>	B

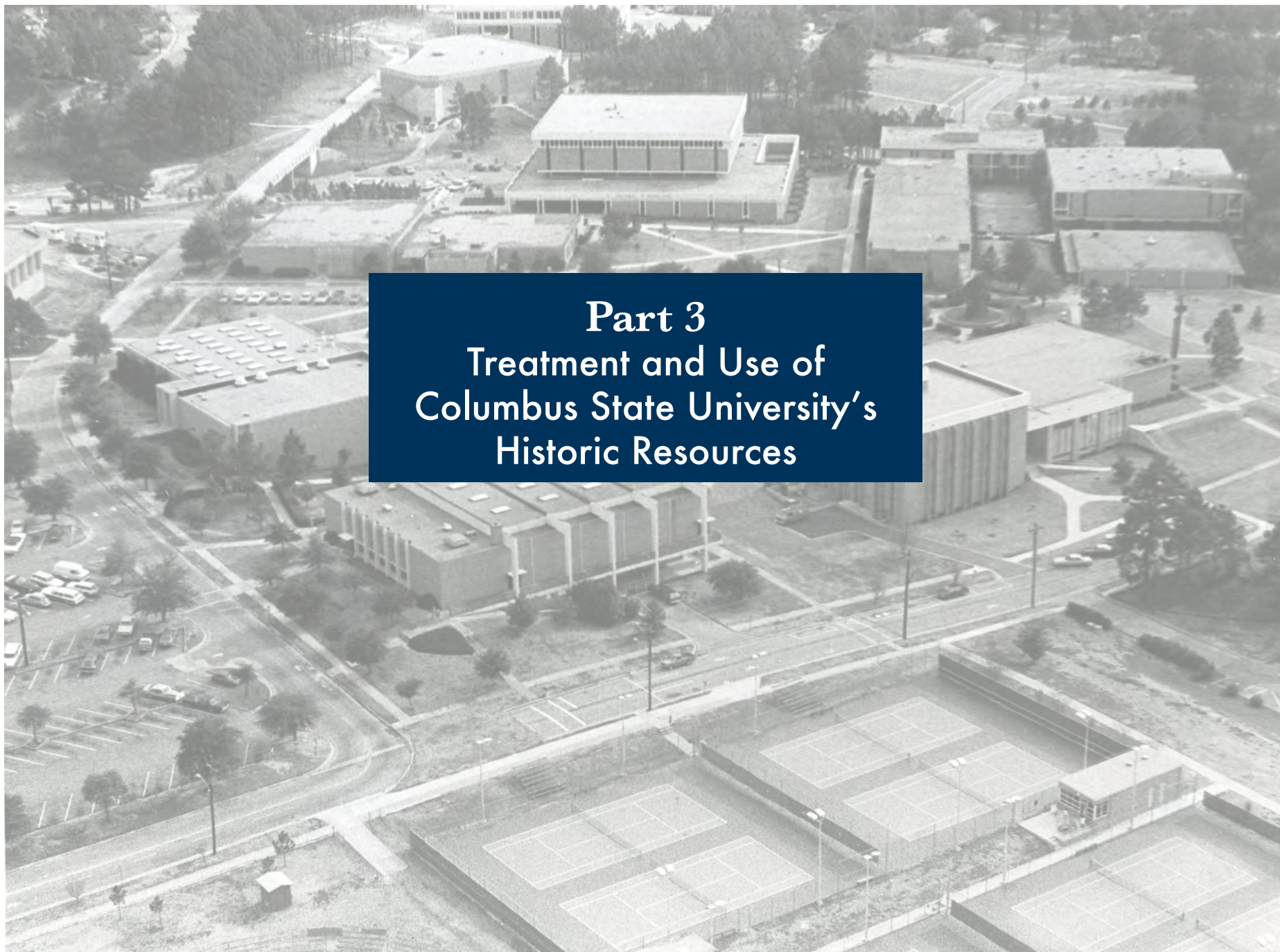
### 2.6.2 Historic Landscape Architecture Resources

During the survey of CSU's historic landscape resources, condition issues of each landscape were noted. The assessment of conditions was conducted according to "Level 2" requirements established by the University System of Georgia's Campus Historic Preservation Plan Guidelines. An overall condition rating was applied to each landscape based on the definitions provided in 2.6.1.

None of the landscapes surveyed were determined to have a satisfactory (A), defective (C), seriously defective (D), or failed condition rating (F). Minor defects (B) were identified in all three landscapes. The findings of the condition survey of CSU's historic resources have been outlined in the table below:

CSU Building Code	Resource Name	Date of Construction	Condition Rating
N/A	Old Quadrangle	1963	B
N/A	Oak Grove	1963	B
N/A	Howard-Arnold Courtyard	Ca. 1966	B





## Part 3

### Treatment and Use of Columbus State University's Historic Resources

## **Part 3 – Treatment and Use of Columbus State University’s Historic Resources**

### **3.1 Introduction**

Like many institutions within the USG, CSU has a unique identity that is conveyed in part by the character of the buildings and spaces that make up its original campus. Most often, historic buildings and landscapes are identified by students, faculty, staff, alumni, and visitors to campus as the features that contribute most to this character or “sense of place.” Therefore it is of primary importance that these features be maintained and preserved for future generations.

As CSU evolved over the past 60 years, so has its campus. This continuity of change is anticipated to continue in response to the trends that influence education at the local, state, and national levels. As they have in the past, CSU’s buildings will continue to be adapted to accommodate programmatic needs. Therefore the challenge for CSU’s planners and decision-makers is to preserve those aspects of the campus that contribute to its unique identity while creating an environment that supports and enhances its academic programs and attracts quality students, faculty, and staff.

Part 3 of the Campus Historic Preservation Plan (CHPP) examines the proposed use and treatment of CSU’s historic buildings and landscapes and provides guidelines for adapting, rehabilitating and maintaining these resources. A fundamental goal of the CHPP is to provide sufficient information to CSU’s decision-makers, planners, staff, and facilities managers so that they can make informed and responsible decisions with regard to the treatment and use of the University’s historic resources.

### **3.2 Applicable Legislation**

The primary legislation that requires CSU to consider and appropriately manage its cultural resources is the State Agency Historic Property Stewardship Program. Adopted in 1998, the State Stewardship Program, as it has come to be known, requires that each state agency (or its designee) that owns or is responsible for the care and maintenance of historic properties prepare and implement a Campus Historic Preservation Plan that gives full consideration to the use, preservation, and protection of these properties. The State of Georgia has affirmed that the preservation and use of historic properties is in the public interest and therefore must be a fundamental part of the mission of any state agency.

The primary goals of the Stewardship Program are:

*to ensure that state agencies develop comprehensive plans that result in the preservation,*

*protection, use and maintenance of historic properties for the benefit and enjoyment of present and future generations...*

*and to ensure that funding provided by State Agencies is used in positive manner to attain preservation, protection, use and maintenance of our historic properties.*

The Board of Regents of the University System of Georgia (A State Agency) has delegated the requirements and responsibilities of the State Stewardship Program to each campus under its control or jurisdiction. Therefore each institution within the system is individually responsible for abiding by the requirements of the Act.

### **3.2.1 The Seven Standards of the State Stewardship Program**

The seven standards of the State Stewardship Program were developed by the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources to assist state personnel in carrying out their responsibilities under the Act. Each standard represents a fundamental task or policy to be implemented by CSU. The use of these standards will help to ensure that the basic individual components of a preservation program are considered. The Standards are as follows:

#### **Standard One**

Each state agency establishes and maintains a historic preservation program that is coordinated by a qualified Preservation Officer, and is consistent with and seeks to advance the purposes of the State Agency Historic Property Stewardship Program. The head of each State agency is responsible for the preservation of historic properties owned by the agency.

#### **Standard Two**

An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction and/or subject to effect by agency actions.

#### **Standard Three**

An agency nominates historic properties under the agency's jurisdiction to the Georgia Register of Historic Places.

#### **Standard Four**

An agency gives historic properties full consideration when planning or considering approval of any action that might affect such properties.

#### **Standard Five**

An agency consults with knowledgeable and concerned parties outside the agency about its historic preservation related activities.

**Standard Six**

An agency manages and maintains historic properties under its jurisdiction in a manner that considers the preservation of their historic, architectural, archeological, and cultural values.

**Standard Seven**

An agency gives priority to the use of historic properties to carry out agency missions.

**3.3 Treatment and Use of Columbus State's Historic Buildings****3.3.1 Major Planning Documents**

In addition to legislative requirements, treatment and use of CSU's historic buildings will be guided and influenced by the recommendations of the major planning documents. These documents provide a framework for campus development that responds to the institutional mission statement and planning priorities established by the strategic and academic plans. The two most important major planning documents are the university's Strategic Plan and the Physical Master Plan. The Strategic Plan was completed in 2013 and guides the growth of the university for the next five years.

Completed in 2012, CSU's current Physical Master Plan is based on a ten year planning horizon and is the primary document utilized by the University for making physical planning and development decisions. Acknowledging that the 2012 master plan did not address historic preservation issues, CSU commissioned this phased study to ensure planners and decision-makers have sufficient data to make informed decisions moving forward.

**3.3.2 Use**

The Campus Historic Preservation Plan Guidelines require that recommendations for compatible use of CSU's historic resources be provided as part of the CHPP document. These recommendations are required because it is essential that the unique characteristics and physical constraints often present in historic architecture be considered when identifying potential new uses for historic buildings. Assignment of incompatible uses for historic buildings can result in the loss or irreversible alteration of those features of a building that make it unique or significant. The anticipated use of CSU's historic buildings is provided in the table below.

**3.3.3 Treatment**

In order for CSU to continue to utilize its historic building stock to accommodate programmatic needs, various levels of intervention will be required. These activities will span from regular maintenance conducted to slow the



processes of deterioration, or repair failed components, to more substantial renovations to upgrade building systems or reconfigure interior spaces. In applying any treatment strategy to a historic resource there must be a firm understanding and appreciation for those features that make it unique or significant. To proceed without this basic knowledge can lead to the destruction or irreversible alteration of significant character-defining features.

For this reason the State of Georgia has developed standards for the treatment of historic properties that are based on sound preservation philosophy. The standards have been adopted by most state and local governments and their agencies, including the Board of Regents, as the guiding principles and practices for the treatment of significant historic resources within their care.

#### ***3.3.3.1 The State of Georgia Standards for the Treatment of Historic Properties***

The State of Georgia Standards for the Treatment of Historic Properties are modeled after the Secretary of the Interior's Standards. The standards categorize the treatment of historic resource into four distinct approaches and then provide guiding principles for each. The four treatment approaches established by the standards are:

- Preservation: focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- Rehabilitation: acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- Restoration: depicts a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction: re-creates vanished or non-surviving portions of a property for interpretive purposes.

A single approach to treatment is not necessarily exclusive of another and often an overall recommendation for treatment will combine aspects of multiple approaches. For example, the interior of a historic building may be rehabilitated to accommodate new use; however, elements of its exterior may be restored or reconstructed.

Because CSU is a vital and active academic environment and will require that its historic resources continue to be reused and repurposed to advance its mission, "Rehabilitation" as defined above is the treatment approach that will be most widely applied on campus. The Standards for Rehabilitation are provided here as guiding principles and should be reviewed by CSU staff and their consultants when developing reuse strategies for campus buildings.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### ***3.3.3.2 University System of Georgia Treatment Definitions***

The USG has further divided rehabilitation into several categories based on the level of intervention anticipated. This standardization assists the USG and the institutions by providing a common definition for treatment that is mutually understood and can serve as the basis for requesting and allocating resources. The USG level of treatment definitions have been modified and augmented with language that aligns them more closely with CSU's project definitions. Treatments proposed for CSU resources include extensive rehabilitation, moderate rehabilitation, minor rehabilitation, corrective maintenance, and demolition.

#### **Extensive Rehabilitation**

- This treatment generally impacts the entire building. It can include the preservation, restoration and/or reconstruction of character-defining features. It can include modifications for adaptive use such as changes in space layout and building circulation. Extensive rehabilitation will in most cases disrupt building use and require temporary relocation of building functions and occupants. It can include the upgrade or replacement of all building systems. It can include significant demolition, abatement of hazardous materials, accessibility improvements and the construction of building additions.

#### **Moderate Rehabilitation**

- This treatment may focus on a defined area or impact the entire building. It can include the preservation, restoration and/or reconstruction of character-defining features. This treatment includes limited changes to space layout and building circulation.

This treatment may impact building use but does not necessarily require the relocation of building functions or occupants. It can include the upgrade or replacement of building systems that serve a limited area or the entire building. This treatment can include moderate demolition of building fabric. It can also include improvements to building accessibility and the construction of building additions.

#### Minor Rehabilitation

- This treatment generally focuses on a defined area or system. It can include the preservation, and/or restoration of character-defining features. It generally does not include changes to space layout or building circulation and can be completed while the building remains occupied. It can include MEP/FP systems upgrade or replacement.

#### Corrective Maintenance

- This treatment includes repairs typical of deferred maintenance, and preservation and/or restoration of character-defining features.

#### Demolition

- Demolition of a significant historic resource. Although not a preferred treatment for any resource eligible for inclusion on the GA/NRHP, a recommendation for demolition may arise during the physical master planning process. In these cases, CSU must consult with HPD and demonstrate due diligence in exploring alternative solutions that minimize or avoid adversely impacting the historic resource. In the event that retention of the building is not feasible, CSU must develop a plan for mitigating the effects of demolition. This generally includes documenting the building through research and photography prior to demolition. Historic American Building Survey (HABS) standards for recording and photographing historic resources are generally used as the benchmark for recordation.

The following tables present the anticipated treatment and use of CSU's significant historic buildings and landscapes:

CSU Building Code	Building Name	Date of Construction	Anticipated Use	Anticipated Treatment
ARN	Arnold Hall	1966	Academic/Research	Extensive Rehabilitation
DAV	Davidson Student Center	1968	Administrative Services	Moderate Rehabilitation
FOB	Faculty Office Building	1971	Administrative Services	Extensive Rehabilitation
HTSAF	Health and Wellness Center	1968	Administrative/Academic	Minor Rehabilitation
HOW	Howard Hall	1963	Academic/Research	Minor Rehabilitation
ILLG	Illges Hall	1971	Administrative/Academic	Extensive Rehabilitation
INTHSE	International House	1965	Administrative Services	Minor Rehabilitation
LANDS	Landscaping Shop	1974	Administrative Services	Demolition
PESTO	P. E. Storage Building	1964	Athletic	Minor Rehabilitation
PLTOPS	Plant Operations Building	1963	Administrative Services	Minor Rehabilitation
CRTIIF	Resident Life - Dorm CRTYD 1	1970	Housing	Moderate Rehabilitation
RICH	Richards Hall	1966	Administrative Services	Minor Rehabilitation
LIBR	Simon Schwob Memorial Library	1975	Academic/Research	Extensive Rehabilitation
STAN	Stanley Hall	1974	Academic/Research	Minor Rehabilitation
TUCK	Tucker Hall	1963	Administrative Services	Minor Rehabilitation
TURN	Turner Center for Continuing Education	1974	Administrative/Academic	Minor Rehabilitation
FAH	University Hall	1969	Administrative/Academic	Moderate Rehabilitation
WDLL	Woodall Hall	1963	Administrative Services	Demolition
WDRF	Woodruff Gymnasium	1963	Athletic	Minor Rehabilitation

CSU Building Code	Landscape Name	Date of Construction	Anticipated Use	Anticipated Treatment
N/A	Old Quadrangle	1963	Campus Greenspace	Minor Rehabilitation
N/A	Oak Grove	1963	Campus Greenspace	Minor Rehabilitation
N/A	Howard-Arnold Courtyard	Ca. 1966	Campus Greenspace	Minor Rehabilitation



### **3.4 Historic Architecture Treatment Considerations**

As stewards of significant historic buildings, CSU is faced with the challenge of preserving and maintaining these resources and adapting them for new or continued use. Therefore general treatment guidelines have been developed to aid decision-makers and facilities managers in planning ongoing repair and maintenance of these resources. The treatment guidelines address, in general terms, the most common preservation issues facing CSU and its resources. These guidelines discuss preservation philosophy and best practices for addressing these issues.

#### **3.4.1 Retaining Original Materials and Design Elements**

Rehabilitation Standard six addresses the need to repair or replace historic features of a building and states that when this is necessary that the new feature match the old in design, color, texture, and where possible, materials. It is recognized that as features age and succumb to the effects of time, replacement may be necessary, however repair should always be considered as a priority over replacement. Changing the material of a feature is generally discouraged as it removes evidence of craftsmanship and construction technique and diminishes the architectural character of the building.

In all instances where historic material is present it should be preserved and retained to the highest degree possible. Wherever replacement material is needed every effort should be made to use in-kind products. Finally, when restoring or replacing historic materials or building elements careful examination of existing conditions as well as a review of historic photographs or documentation should be conducted to ensure accurate replication.

#### **3.4.2 Repair and Replacement of Windows and Doors**

Windows and doors are important character-defining features of historic buildings and the decision to replace them should only be considered after it has been determined that repair or restoration is not practical or feasible. The exposure of these elements to weather makes them especially vulnerable to deterioration if they are not properly maintained. Decreased operability, leaky panes, corrosion, peeling layers of paint, and deteriorated glazing often result as these building components age. The labor-intensive and sometimes costly steps to make repairs can discourage owners or facilities managers from acting, which can result in further and more severe deterioration. The desire to achieve more energy-efficient facilities can also influence the decision to replace historic windows and doors with new units.

The scale, proportion, and detail of these distinct window types contribute to the historic and architectural character of the buildings in which they are installed. In addition, the construction of the window assemblies and the materials used are often indicative of the resources and technologies available at the time of construction. Therefore, in keeping with the Secretary of the Interior Standards, the restoration or repair of historic windows and their components should be a priority in order to preserve these qualities. The repair and retrofitting of historic windows can often be a more economical approach than wholesale replacement.

Energy efficiency in many cases is a driving force for replacing historic windows and doors, but often a reasonable level of efficiency can be achieved through repair and weather-stripping. When it is found that repair alone cannot achieve the necessary results, consideration should be given to the installation of applied secondary interior glazing or interior storm windows.

Finally, careful examination of data provided by window manufacturers should be conducted and the information weighed against emerging studies that show the thermal performance of restored historic windows can, in some cases, be comparable with new units.

The specific requirements of modern accessibility codes can also impact the ability to retain historic doors and hardware in their original condition. However, most building regulations allow alternative means of compliance for historic buildings, and original doors can often be modified to comply with these requirements. Restoration or repair should be the preferred treatment rather than replacement of these features. In the event replacement of historic doors is necessary, attention should be paid to matching the size, materials, panel configuration, molding profiles, and stile and rail dimensions of the original doors.

Finally, a comprehensive program of regular inspection and annual maintenance is the first and best line of defense against losing historic windows and doors to deterioration. Sufficient resources should be allocated to accommodate this important stewardship activity.

The National Park Service, through its Technical Preservation Services Division, offers a series of Preservation Briefs that provide repair techniques for historic buildings, including topics on historic window repair (NPS Preservation Briefs Nos. 9 and 13).

### **3.4.3 Accessibility and Historic Resources**

The physical characteristics of historic buildings and landscapes often make them inaccessible to the disabled. To improve accessibility, it may be necessary to modify circulation routes, floor plans, door openings, and to add non-historic features such as ramps, elevators, or lifts. With this said, it is essential to explore sensitive means of providing these improvements while minimizing the destruction of historic materials or diminishing the character of the resource.

Identify the historic significance and character-defining features of the building. Determine the contributing materials, landscapes, spaces, and elements that make the building historic and unique. Knowing and protecting a building's important features will encourage creative design solutions. Determining a hierarchy of significance within the interior spaces can also help identify areas that can be potentially modified to accommodate accessibility.

Evaluate the existing and required level of accessibility. What is the current level of accessibility? Should the entire structure or just the main spaces be accessible?

Identify potential alternatives. Emphasis should be placed on retaining historic materials, maintaining appropriate scales, and visual compatibility, and implementing reversible solutions wherever possible. Solutions may include adding new entrances, rerouting current circulation paths, incorporating modern door hardware into historic door hardware, building new ramps, or even altering programmatic uses of the spaces to accommodate the greatest number of users.

Engage in consultation with local code officials, facilities personnel, advocates for the disabled, architects, and preservation professionals. HPD staff can provide technical guidance and assist in determining whether proposed modifications will adversely impact the significance or character of their historic buildings.

Where conflict occurs, ADA contains exceptions to the general accessibility requirements for buildings that are listed on or have been found eligible for the National Register of Historic Places. This exception requires that alterations to a qualified historic building must comply with accessibility rules unless it is determined that compliance would destroy or threaten the historic significance of the building or landscape. Where this is the case, alternative minimum standards may be used.

The alternative minimum standards are as follows:

- A. At least one accessible route complying with ADA rules from a site access point to an accessible entrance shall be provided.
- B. At least one accessible entrance which is used by the public complying with ADA rules shall be provided.
- C. If toilets are provided, then at least one toilet facility complying with ADA requirements shall be provided along an accessible route.
- D. Accessible routes from an accessible entrance to all publicly used places on at least the level of the accessible entrance shall be provided whenever practical.
- E. Displays and written information, documents, etc., should be located where they can be seen by a seated person.

#### **3.4.4 Additions to Historic Buildings**

As CSU has grown and evolved over time, it has had to continually adapt its building stock to accommodate changes in program and capacity. Given CSU's continued enrollment and program growth, the practice of repurposing buildings for continued use is anticipated to continue. Adding to historic structures is a delicate process that should be handled with careful evaluation and thought. A sensitive addition should preserve as much historic material and character as possible while differentiating itself from the original structure in a subtle or expressive way. Standard Nine of the rehabilitation

standards addresses the topic of additions and has been the subject of recent critical review and discussion. On one hand the traditionalist approach strives to blend the addition with its historic host while, alternatively, some prefer that a distinctly modern design be used to clearly differentiate old from new. Both approaches can offer successful solutions if well executed.

These concepts can also be applied beyond individual buildings to the broader issues of new construction and infill. In general terms, a successful addition project should include the following goals:

***To preserve historic features and materials***

In considering an addition—either exterior or interior—a careful inventory of historic elements should be made and a firm understanding of the significance of the spaces established. Recognition of the elements and features that distinguish the building as historic is essential in prioritizing and establishing potential locations for additions. Elements such as doors, windows, decorative trim, brick and mortar, and roof lines are exterior features that are distinct, are often irreplaceable and should be protected. In any addition project there will be some damage to historic fabric; however, efforts should be made to minimize loss of original material. Attaching a structure to the least significant or secondary elevation of a building and/ or creating a transparent connecting structure that provides transition between old and new can often minimize this impact.

***To preserve historic character***

Historic character includes the unique scale, size, and relationship to the surroundings. First, there should be efforts to preserve the historic character of the original structure by not imposing on it. For example, entry sequences should not be blocked or changed, addition heights should not be taller than original structures, and sight lines should not be altered with the construction of an overbearing addition that sits in front of the original structure. The construction of additional stories on a building should be set back from the historic façade and as inconspicuous as possible.

***To preserve historic significance***

Extra care should be taken not to damage the elements, rooms, areas, and spaces that contribute to the historic significance of a structure. The overall architectural significance of a historic building can be preserved, even when an addition is necessary. This requires that the visual qualities that make the building eligible for the GA/NRHP are protected and can be perceived and appreciated by the public. When the design of an addition strives to blend with the historic architecture, strategies should be employed that help differentiate the new work from original, even if this is done in a subtle way. Careful planning should be conducted prior to executing any project that involves adding to an historic structure, and, as with any restoration or preservation project, consultation with HPD is encouraged.



### **3.4.5 Rehabilitating Historic Interiors**

To remain a valuable and vital asset to the campus, historic buildings must continue to serve the ever-changing needs of the institution. To accomplish this, historic buildings are often adapted to meet new functional requirements. Historically, many of CSU's buildings have been repurposed numerous times and, accordingly, undergone extensive interior renovations.

With such adaptations comes a need to balance the retention of historic features, where applicable, with the desire to make new functionally-driven changes. While the exterior of historic campus buildings can be revered and carefully preserved as changes are made, the interiors are frequently significantly altered. This can result in buildings that appear historic from the outside, but once entered, reveal interior spaces of a totally different character, completely disconnected with the building's past. It is understood that an academic and teaching environment must not be static, but instead must evolve as technology and the processes of conveying information change.

Often with creative design solutions, historic interiors can be modified to accommodate innovation while maintaining historic character. In the same way that the historic exteriors of campus buildings contribute to the unique character of the campus environment, so, too, can historic interior features be significant and convey the history of the institution.

Where historic interiors remain intact, their character-defining features should be identified and preserved. A good example of character-defining interior features at CSU is University Hall, where the building's rounded exterior brick finishes are continued inside the building. Where repair or replacement of historic interior features is necessary, care should be taken to document the existing condition and then execute the repair according to The Secretary of Interior's Standards and other accepted preservation practices. Material replacement should be made in kind to the extent possible, and the level of craftsmanship should match that of the original.

Another consideration that can often impact the preservation of historic interiors is the integration of modern building systems. Installing new systems into historic environments requires careful planning and coordination. Due to the nature of these systems, it is most practical that they be installed as part of a comprehensive rehabilitative effort. As a general rule, exposed equipment and components of modern systems should be minimized within a historic interior.

Finally, evidence of historic finishes should be researched and investigated as part of an interior rehabilitation project. Historic finishes are often obscured by subsequent treatments or removed entirely. Restoration or reapplication of historic finishes often provides a dramatic effect within a rehabilitated historic space. In addition to physical evidence, historic photographs can also provide important information about the decorative treatment of historic interiors.

A useful guide to consult when developing strategies for rehabilitating historic interiors is NPS's Preservation Brief #18.

### **3.5 Historic Landscape Architecture Treatment Guidelines**

#### **3.5.1 Openspace and Greenspace**

Campus open spaces and green spaces are often beloved assets of the staff and students allowing for gatherings, recreation, and outdoor activities in pleasant weather. Development pressures at a growing university often lead to the loss of public openspace in favor of new buildings, building additions or parking. Given a limited developable area and high land values, preservation of these spaces on the urban campus is an ongoing duty. Protection of areas that have historically been maintained as open public space are the most critical for preservation. These areas are often associated with campus traditions, are the sites of important campus events and in many cases have come to be viewed as campus landmarks.

#### **3.5.2 Vegetation**

Few things contribute as significantly to the historic landscape as mature vegetation. Accordingly, preservation of historic vegetation is critical to maintaining the integrity of the campus's historic landscapes. Existing tree canopy is a character-defining feature of the oldest portions of campus. These trees shade sidewalks, parking lots and buildings, define the edges of the campus, frame views of buildings, and generally beautify the campus. Developing a tree replacement plan is one way to insure that historic character is maintained and that the many benefits of mature canopy are retained. A tree replacement plan works best when incorporated into the existing landscape maintenance program. The plan should include a condition assessment of specimen trees on campus that is performed by a certified arborist. Trees that need increased maintenance or removal should be identified and addressed accordingly. A replacement plan proactively plants replacement trees before existing trees die. Replacement trees should be placed in close proximity to original specimens, however maintaining an appropriate tree density is often more important than attempting to replant in an exact location. It is most important to maintain the tree cover and species composition of historic green spaces. Where historic landscape plans exist, it is more desirable to replace trees in specified locations.

Regionally native canopy hardwoods and understory trees are recommended to replace lost or declining trees. Where historic landscape plans exist, plant species and locations should be respected, so long as the material has not been found to be an invasive exotic species. In these cases, substitutions of native plant materials with similar character should be used.

New trees should be planted so as to not block views and vistas or campus landmarks. When mature plant material has grown to obscure important views and landmarks, selective pruning may be employed to open up the plant providing greater visibility. This work should be accomplished by a skilled technician and directed by a certified

arborist. Historic plant material that is in good health should never be removed just to open up views. These resources should be phased out of the landscape as they decline. If historic landscape plans do not specify the plant location, it should not be replanted to insure the future visibility of views and campus landmarks.

Along the streets, trees should be spaced at regular intervals to visually reinforce the space and to provide shade. Where overhead utilities exist, small trees should be used to prevent conflicts with the utilities as the trees mature.

Historic plantings should be recreated when proper documentation is available. Original landscape plans and historic photographs should be consulted to restore original designed landscapes on campus.

New plantings within the proposed historic district and adjacent to historic landscapes should make use of a planting palette which incorporates regional native plants and plants specified in historic plans for adjacent landscapes. Native species of trees and shrubs are historically appropriate for the oldest campus landscapes and typically require less maintenance than exotic species due to their adaptability. Large turf areas are important for student activities, but turf requires a high level of maintenance. Turf zones which do not serve a recreational function could be transitioned to a ground cover or meadow. This measure preserves the open character of lawn without the high level of maintenance.

New plantings consisting of evergreen trees and shrubs may be needed to screen unsightly views of mechanical equipment, service areas, parked cars, or unsightly views of adjacent properties. Parking areas within the core of campus, if not removed, should be screened to minimize their impact on the historic character of the campus. Consideration of historic plant material and historic landscape features should always be incorporated into the planning of future construction projects. Projects such as new buildings, expansion projects, and utility upgrades are potential threats to the preservation of historic landscapes. Minimizing these impacts is best accomplished during the planning process.

### **3.5.3 Circulation**

In the ever changing landscape, circulation is one resource that often remains unchanged. Where original alignments, widths and materials remain, effort should be made to retain these landscape characteristics and materials. Where replacement is necessary, widths should be maintained, materials should be duplicated, and the alignment should be retained whenever possible.

Many universities are actively removing vehicular circulation from the core of campus. This can be accomplished within historic landscapes without negatively impacting the integrity of the landscape. Vehicular alignments are easily converted into pedestrian circulation. While materials may need to be replaced, original widths and alignments should be retained. When limiting vehicular circulation in the core of campus, pedestrian routes are often used by service vehicles for delivery, maintenance, etc. Where pedestrian circulation is shared with service vehicles, it is important that service routes are clearly designated and minimized to reduce pedestrian and vehicular conflicts.

### **3.5.4 Memorials, Commemorative Markers, and Sculpture**

Many campuses are fortunate to have alumni donors that are willing to donate funds and sculpture to commemorate historic events, individuals, graduating classes, etc. Often the donors are most interested in installing commemorative items in the oldest and most attractive section of campus; generally within historic campus landscapes. To insure that these additions do not erode or detract from the integrity of these areas, specific guidelines should be adopted to inform the installation and placement of these items.

When successfully incorporated into the collegiate landscape, sculpture can add meaning, interest and character to the landscape. Alternatively, when sculpture is not thoughtfully integrated, it can clutter the campus. Historic landscapes require extra consideration to insure that additions of sculpture do not detract from their significance. Sculpture within historic landscapes is most successful when it is:

- original to the landscape
- related to or interprets the history of the site
- located in a spot that was originally designed for sculpture
- a complement to the historic resources
- incorporated into the landscape
- discretely marked with information about the sculpture and artist
- well maintained





# Appendix





100

BUILDING NO.

## Howard Hall (HOW)

FULL RESOURCE NAME



Facing south to Howard Hall

## RESOURCE DATA

Date of Completion: 1963

Style/Typology: Neo-Formalism

Architect/Designer: J. N. Pease & Company

Builder:

Building Area: 27,474 GSF

Historic Use: Academic/Research

Current Use: Academic/Research

Major Renovations/Additions: 2015

## NATIONAL REGISTER OF HISTORIC PLACES

Recommended eligible for NRHP

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 1

## ANTICIPATED TREATMENT

Minor Rehabilitation

170

BUILDING NO.

## Plant Operations Building (PLTOPS)

FULL RESOURCE NAME



Facing southwest to Plant Operations Building

## RESOURCE DATA

Date of Completion: 1963

Style/Typology: Neo-Formalism

Architect/Designer: J. N. Pease & Company

Builder: R. H. Wright, Jr. and Associates

Building Area: 16,875 GSF

Historic Use: Administration Services

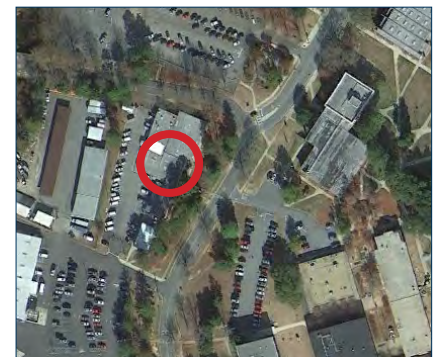
Current Use: Administration Services

Major Renovations/Additions: 2008

## NATIONAL REGISTER OF HISTORIC PLACES

Recommended eligible for NRHP

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 3

## ANTICIPATED TREATMENT

Minor Rehabilitation

110

BUILDING NO.

## Tucker Hall (TUCK)

FULL RESOURCE NAME



Facing south to Tucker Hall

## RESOURCE DATA

Date of Completion: 1963

Style/Typology: Neo-Formalism

Architect/Designer: J. N. Pease & Company

Builder:

Building Area: 9,492 GSF

Historic Use: Administration Services

Current Use: Administration Services

Major Renovations/Additions: 2012

## NATIONAL REGISTER OF HISTORIC PLACES

Recommended eligible for NRHP

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 3

## ANTICIPATED TREATMENT

Minor Rehabilitation

040

BUILDING NO.

## Woodruff Gymnasium (WDRF)

FULL RESOURCE NAME



Facing southwest to Woodruff Gymnasium

## RESOURCE DATA

Date of Completion: 1963

Style/Typology: Neo-Formalism

Architect/Designer: J. N. Pease & Company

Builder:

Building Area: 26,545 GSF

Historic Use: Athletic

Current Use: Athletic

Major Renovations/Additions: 2000-2010

## NATIONAL REGISTER OF HISTORIC PLACES

Recommended eligible for NRHP

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 1

## ANTICIPATED TREATMENT

Minor Rehabilitation



080

BUILDING NO.

## Woodall Hall (WDLH)

FULL RESOURCE NAME



Facing south to Woodall Hall

## RESOURCE DATA

Date of Completion: 1963

Style/Typology: Neo-Formalism

Architect/Designer: J. N. Pease & Company

Builder:

Building Area: 19,709 GSF

Historic Use: Administration Services

Current Use: Administration Services

Major Renovations/Additions:

## NATIONAL REGISTER OF HISTORIC PLACES

Recommended eligible for NRHP

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 3

## ANTICIPATED TREATMENT

Demolition

030

BUILDING NO.

## P. E. Storage Building (PESTO)

FULL RESOURCE NAME



Facing west to P. E. Storage Building

## RESOURCE DATA

Date of Completion: 1964

Style/Typology: Neo-Formalism

Architect/Designer:

Builder:

Building Area: 406 GSF

Historic Use: Athletic

Current Use: Athletic

Major Renovations/Additions:

## NATIONAL REGISTER OF HISTORIC PLACES

Recommended eligible for NRHP

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 2

## ANTICIPATED TREATMENT

Minor Rehabilitation

785

BUILDING NO.

## International House (INTHSE)

FULL RESOURCE NAME



Facing southeast to International House

## RESOURCE DATA

Date of Completion: 1965

Style/Typology: Colonial Revival / Altered

Architect/Designer: Lewis E. Sones, AIA

Builder:

Building Area: 5,767 GSF

Historic Use: Administration Services

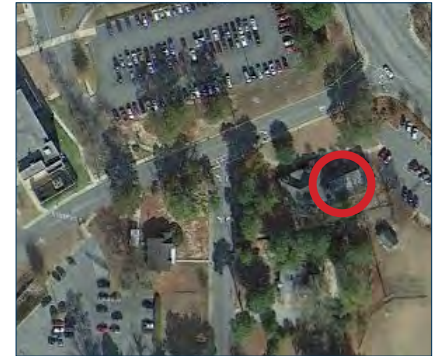
Current Use: Administration Services

Major Renovations/Additions: 1995-2005

## NATIONAL REGISTER OF HISTORIC PLACES

Recommended NOT eligible for NRHP

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 4

## ANTICIPATED TREATMENT

Minor Rehabilitation

130

BUILDING NO.

## Arnold Hall (ARN)

FULL RESOURCE NAME



Facing southwest to Arnold Hall

## RESOURCE DATA

Date of Completion: 1966

Style/Typology: Neo-Formalism

Architect/Designer: Spence-Letson-Baldwin

Builder:

Building Area: 27,652 GSF

Historic Use: Academic/Research

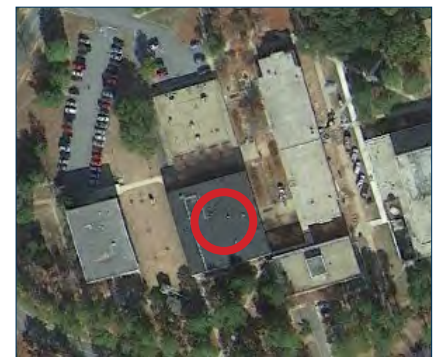
Current Use: Academic/Research

Major Renovations/Additions:

## NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 2

## ANTICIPATED TREATMENT

Extensive Rehabilitation



010

BUILDING NO.

## Richards Hall (RICH)

FULL RESOURCE NAME



Facing northeast to Richards Hall

## RESOURCE DATA

Date of Completion: 1966

Style/Typology: Neo-Formalism

Architect/Designer: Spence-Letson-Baldwin

Builder:

Building Area: 36,561 GSF

Historic Use: Administration Services

Current Use: Administration Services

Major Renovations/Additions: 1975, 2005

## NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 2

## ANTICIPATED TREATMENT

Minor Rehabilitation

060

BUILDING NO.

## Davidson Student Center (DAV)

FULL RESOURCE NAME



Facing south to Davidson Student Center

## RESOURCE DATA

Date of Completion: 1968

Style/Typology: Neo-Formalism / Altered

Architect/Designer: Cunningham & Forehand, Architects

Builder:

Building Area: 39,884 GSF

Historic Use: Administration Services

Current Use: Administration Services

Major Renovations/Additions: 1978, 2008

## NATIONAL REGISTER OF HISTORIC PLACES

Recommended NOT eligible for NRHP

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 4

## ANTICIPATED TREATMENT

Moderate Rehabilitation

**050**

BUILDING NO.

## Health and Wellness Center (HTHSAF)

FULL RESOURCE NAME



Facing south to Health and Wellness Center

### RESOURCE DATA

Date of Completion: 1968

Style/Typology: Neo-Formalism / Expressionism

Architect/Designer:

Builder:

Building Area: 23,668 GSF

Historic Use: Administration Services

Current Use: Administration/Academic

Major Renovations/Additions: 1998-2013

### NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

### LOCATION MAP



### INSTITUTIONAL VALUE CATEGORY

Category 3

### ANTICIPATED TREATMENT

Minor Rehabilitation

**070**

BUILDING NO.

## University Hall (FAH)

FULL RESOURCE NAME



Facing northwest to University Hall

### RESOURCE DATA

Date of Completion: 1969

Style/Typology: Neo-Formalism / Expressionism

Architect/Designer: Pound, Flowers, & Dedwylder, Inc.

Builder:

Building Area: 72,822 GSF

Historic Use: Administration/Academic

Current Use: Administration/Academic

Major Renovations/Additions: 2000-2010

### NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

### LOCATION MAP



### INSTITUTIONAL VALUE CATEGORY

Category 2

### ANTICIPATED TREATMENT

Moderate Rehabilitation



**075F**

BUILDING NO.

## Resident Life – Dorm CRTYD 1 (CRTIIF)

FULL RESOURCE NAME



Facing south to Resident Life – Dorm CRTYD 1

### RESOURCE DATA

Date of Completion: 1970

Style/Typology:

Architect/Designer:

Builder:

Building Area: 10,140 GSF

Historic Use: Housing

Current Use: Housing

Major Renovations/Additions:

### NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

### LOCATION MAP



### INSTITUTIONAL VALUE CATEGORY

Category 2

### ANTICIPATED TREATMENT

Moderate Rehabilitation

**140**

BUILDING NO.

## Faculty Office Building (FOB)

FULL RESOURCE NAME



Facing southwest to Faculty Office Building

### RESOURCE DATA

Date of Completion: 1971

Style/Typology: Neo-Formalism

Architect/Designer: Robert W. Spence, Architect

Builder:

Building Area: 21,737 GSF

Historic Use: Administration Services

Current Use: Administration Services

Major Renovations/Additions:

### NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

### LOCATION MAP



### INSTITUTIONAL VALUE CATEGORY

Category 2

### ANTICIPATED TREATMENT

Extensive Rehabilitation

120

BUILDING NO.

## Illges Hall (ILLG)

FULL RESOURCE NAME



Facing southwest to Illges Hall

## RESOURCE DATA

Date of Completion: 1971

Style/Typology: Neo-Formalism

Architect/Designer: Robert G. Hecht, AIA

Builder:

Building Area: 25,500 GSF

Historic Use: Academic/Research

Current Use: Administration/Academic

Major Renovations/Additions:

## NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 2

## ANTICIPATED TREATMENT

Extensive Rehabilitation

017C

BUILDING NO.

## Landscaping Shop (LANDS)

FULL RESOURCE NAME



Facing west to Landscaping Shop

## RESOURCE DATA

Date of Completion: 1974

Style/Typology:

Architect/Designer:

Builder:

Building Area: 3,456 GSF

Historic Use: Administration Services

Current Use: Administration Services

Major Renovations/Additions:

## NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 3

## ANTICIPATED TREATMENT

Demolition



150

BUILDING NO.

## Stanley Hall (STAN)

FULL RESOURCE NAME



Facing northwest to Stanley Hall

## RESOURCE DATA

Date of Completion: 1974

Style/Typology: Neo-Formalism / Brutalism

Architect/Designer: Brookbank, Murphy & Shields

Builder:

Building Area: 30,270 GSF

Historic Use: Academic/Research

Current Use: Academic/Research

Major Renovations/Additions: 2005

## NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 2

## ANTICIPATED TREATMENT

Minor Rehabilitation

180

BUILDING NO.

## Turner Center for Continuing Education (TURN)

FULL RESOURCE NAME



Facing southeast to Turner Center for Continuing Education

## RESOURCE DATA

Date of Completion: 1974

Style/Typology: Neo-Formalism

Architect/Designer: Robert W. Spence, Architect

Builder:

Building Area: 39,529 GSF

Historic Use: Administration/Academic

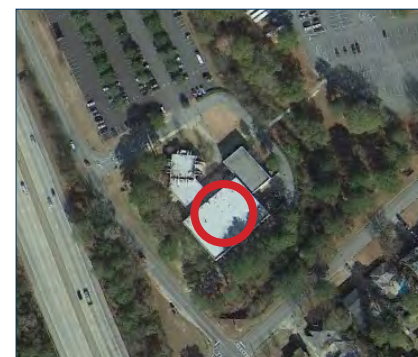
Current Use: Administration/Academic

Major Renovations/Additions: 1998

## NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

## LOCATION MAP



## INSTITUTIONAL VALUE CATEGORY

Category 2

## ANTICIPATED TREATMENT

Minor Rehabilitation



090

BUILDING NO.

## Simon Schwob Memorial Library (LIBR)

FULL RESOURCE NAME



Facing southwest to Simon Schwob Memorial Library

### RESOURCE DATA

Date of Completion: 1975

Style/Typology: Neo-Formalism

Architect/Designer: Biggers, Scarbrough, Neal, Crisp & Clark

Builder:

Building Area: 98,652 GSF

Historic Use: Academic/Research

Current Use: Academic/Research

Major Renovations/Additions:

### NATIONAL REGISTER OF HISTORIC PLACES

Not currently eligible; treat as eligible for planning

### LOCATION MAP



### INSTITUTIONAL VALUE CATEGORY

Category 2

### ANTICIPATED TREATMENT

Extensive Rehabilitation

N/A

BUILDING NO.

## Old Quadrangle

FULL RESOURCE NAME



### RESOURCE DATA

Date of Completion: 1963  
Style/Typology: Designed Landscape  
Architect/Designer:  
Builder:  
Building Area: 13,000 GSF  
Historic Use: Green Space  
Current Use: Green Space

Major Renovations/Additions:

### NATIONAL REGISTER OF HISTORIC PLACES

Recommended eligible for NRHP

### LOCATION MAP



### INSTITUTIONAL VALUE CATEGORY

Category 2

### ANTICIPATED TREATMENT

Minor Rehabilitation

N/A

BUILDING NO.

## Oak Grove

FULL RESOURCE NAME



### RESOURCE DATA

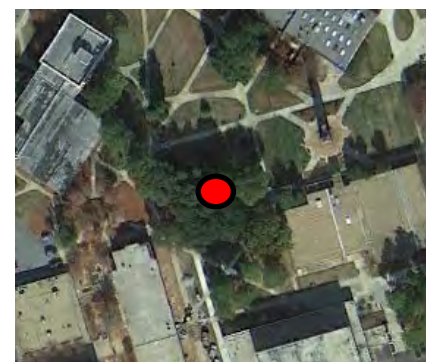
Date of Completion: 1963  
Style/Typology: Designed Landscape  
Architect/Designer:  
Builder:  
Building Area: 35,000 GSF  
Historic Use: Green Space  
Current Use: Green Space

Major Renovations/Additions:

### NATIONAL REGISTER OF HISTORIC PLACES

Recommended eligible for NRHP

### LOCATION MAP



### INSTITUTIONAL VALUE CATEGORY

Category 2

### ANTICIPATED TREATMENT

Minor Rehabilitation



N/A

BUILDING NO.

## Howard-Arnold Courtyard

FULL RESOURCE NAME



### RESOURCE DATA

Date of Completion: 1966  
Style/Typology: Designed Landscape  
Architect/Designer:  
Builder:  
Building Area: 15,000 GSF  
Historic Use: Green Space  
Current Use: Green Space

Major Renovations/Additions:

### NATIONAL REGISTER OF HISTORIC PLACES

Recommended eligible for NRHP

### LOCATION MAP



### INSTITUTIONAL VALUE CATEGORY

Category 2

### ANTICIPATED TREATMENT

Minor Rehabilitation

N/A

BUILDING NO.

## Main Quadrangle

FULL RESOURCE NAME



### RESOURCE DATA

Date of Completion: 1968  
Style/Typology: Designed Landscape  
Architect/Designer:  
Builder:  
Building Area: 64,000 GSF  
Historic Use: Green Space  
Current Use: Green Space

Major Renovations/Additions: 1991 Installation of Clock Tower

### NATIONAL REGISTER OF HISTORIC PLACES

Recommended not eligible for NRHP

### LOCATION MAP



### INSTITUTIONAL VALUE CATEGORY

N/A

### ANTICIPATED TREATMENT

N/A