# University of Georgia









# Background

- 1992 State Agency Historic Resource Inventory
  - USG largest state holder (436/37.1%)
  - UGA largest USG holder (195/44.7%)
- 1991 Georgia Environmental Policy Act (Section 106 for State)
- 1998 State Stewardship Law (Section 110 for State)
- Getty Campus Heritage Initiative (2000-2007)





# Background

- UGA is a widespread and diverse statewide entity:
  - Facilities in 21 Counties
  - Three Campuses Athens, Griffin, Tifton
  - Research Facilities Marine Institute, Skidway Institute
  - Agricultural Research and Extension 4-H
  - Forestry, Veterinary Medicine, etc.

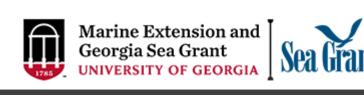


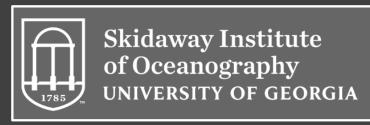






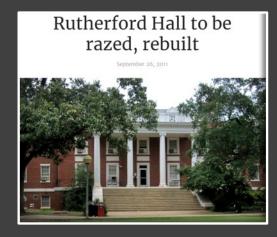






# Background

- BOR Campus Historic Preservation Master Plan Guidelines
  - Requests preliminary recommendations for the compatible use <u>for each</u> of the institutions' historic resources
  - Concern of committing to decisions on this quantity of facilities, especially when financial resources to address this amount of cultural resources is not available















What is the appropriate Historic Preservation Master Plan for the University of Georgia?



- Land and Sea Grant Missions
- R1 Institution
- Birthplace of Public Higher Education 1785
- 38,652 Students

#### <u>Team</u>

- Steering Committee charged by President, chaired by Dean of College of Environment + Design (CE+D)
- Deborah Slaton with Wiss, Janney, Elstner Associates (WJE)
  - Panamerican Consultants, Mobile, AL
  - Peter Benton with Heritage Strategies, August, MN
  - Liz Sargent, HLA, Charlottesville, VA
- CE+D, FindIt! Program, Center for Community Design & Preservation





#### Process Year One

- Consultants provided hands-on training with FindIt! team members to develop survey forms, implement field procedure, and provide oversight and feedback on the survey process.
- Consultants initiated research for the timeline, historic contexts, as well as condition, significance, and integrity assessments.
- The Grand Tour: Rock Eagle 4-H, UGA-Griffin, UGA-Tifton, UGAMI, Skidaway Institute, Coastal Botanical Gardens, Mountain Research Station



#### Process Years Two and Three

- Preservation Constituents Workshop
- Facilities Stakeholders Meetings
- Development of Historic Background, Historical Context, and Buildings Assessments
- Development of Standard Operating Procedures
- Development of Implementation Matrix









#### Inventory Phase

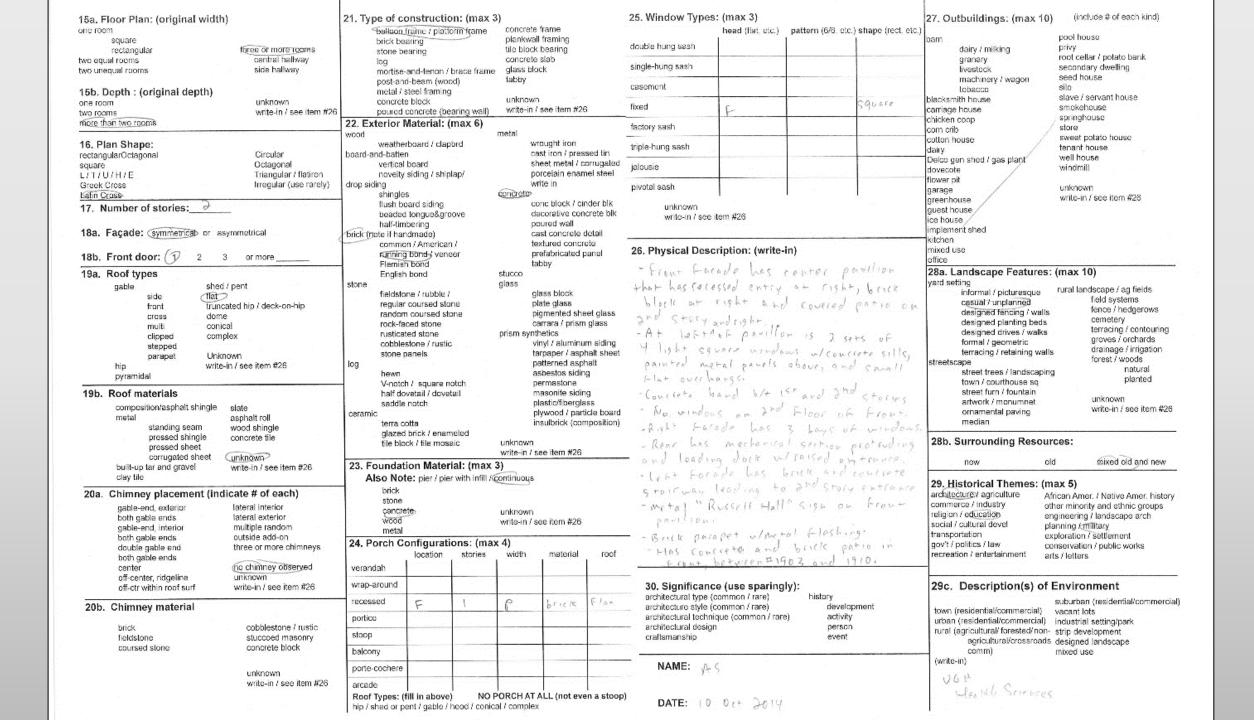
• Estimated 835 Buildings; Unknown Historic Landscapes; Unknown Archeological Sites

• Nine graduate assistantships and a number of internships in Masters of Historic Preservation Program created initial inventory









#### <u>Inventory Results</u>

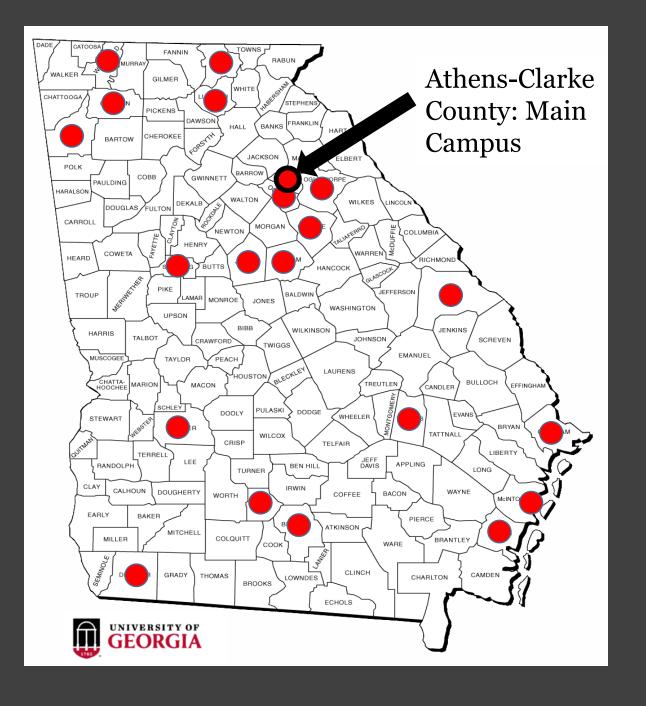
737 Buildings Documented in 21 Counties in Georgia

- Athens-Clarke County:

   Main Campus of the
   University of Georgia: 350
- Total of 20 Counties Outside of Athens: 387







#### <u>Inventory Results</u>

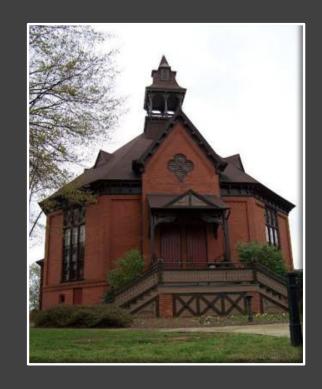




#### <u>Inventory Phase: Results</u>

- Microsoft Access database built to manage Historic Resource Inventory
- First comprehensive database and inventory of historic resources
- To be web mounted to a GIS layer on the Campus Interactive Map
- Data can be exported to GNARGIS (Georgia's statewide cultural resources GIS system)







Building Data Entry Form	BACK TO START SCREEN					
Database ID 5 University of Georgia building number 0019 GNAHRGIS Number	Overall Condition 🔻					
1. Name of Resource HODGSON OIL BUILDING	Comments on Condition					
2. Address 286 Oconee St						
City Athens Campus North Campus	26. Physical Description					
ZIP Code County Clarke Vicinity						
3. Total number of resources on site 1 USGS Quad:	Sections, moving Right to Left:					
4. Number of each kind of resource Latitude/Longitude: 33.95733 -83.370973	1: Largest block cut diagonally in back by railroad; roofline steps downward with topography slope; four bays; two inner					
Building 1 Sites Landscape Features Structures Objects Outbuildings  5. Uses: 6. Current Use	windows with painted heads; two smaller 8/8 windows outside with shallow arch, also painted window heads Hyphen: two story arched window/glass opening; entry within glass; concrete steps, with simple metal railing, connects two older buildings; stripped pilasters to sides of glass meet side building walls; decorative bracket caps pilasters;					
Commerce and Trade (commercial)>Business/office	simple projecting cornice between; keystone over large glass panel/window; hyphen recessed slightly					
Other:	2: Five bays, two stories; all 8/8 windows with slight arches; projecting bricks and arch ghosting on façade-stepped					
7. Original Use	27. Outbuildings					
Commerce and Trade (commercial)>Storage (warehouse - commercial, non-industrial, n	Any Outbuildings Observed? None observed					
Other:	Historic Outbuildings Observed   ▼					
8. Date of Construction 1920	Other:					
Name of designer or builder Role	Barn Type (If Barn is Present)					
Visible Alterations	Non-Historic Outbuildings Observed ▼					
	Other:					
12. Significance Evaluation Appears to meet National/Georgia Register criteria	28a. Landscape Features					
12a. If significant, reason(s)  Architectural significance, Integrity	General Type of Landscape Setting Casual/Unplanned					
12b. If not significant, reason(s)	Historic Landscape Features Observed					
13. Style: No academic style	Non-Historic Landscape Features Observed					
Other:						
	Additional Setting and Landscape Information					
14. Building Type: Not applicable						
Other:						
15a. Floor Plan (original width) Three or more rooms						
Other:						
15b. Depth (original depth) More than two rooms						
Other:	28b. General Character of Surroundings Urban/Incorporated Community>Campus					
16. Plan Shape Irregular						
Other:	Other:					
17. Number of Stories 2	28c. Age of Surrounding Resources mixed/balance					
Record: M. 4 3 of 754 D. D. W. Unfiltered Search	Makes an Commenceding Assa					

- Foundation Period 1785-1865
- New Approaches 1866-1899
- A Maturing Institution 1900-1945
- Modern Era 1946-1972
- Major Research University 1973-Present





#### Foundation Period 1785-1865

- 1806 School's first permanent building constructed Franklin College/Old College
- 1862 Morrill Act passed by Congress, providing funding for establishment of Agricultural Colleges – USDA is formed
- 1864 School closes its doors--Civil War



- New Approaches 1866-1899
  - 1887 Hatch Act provides for establishment of Experiment Stations
  - 1890 Morrill Act expanded
  - 1892 Football is first played at UGA Athens
  - 1898 The bulldog is first associated with UGA football









#### A Maturing Institution 1900-1945

- 1906 Adams Act provides Federal funding for original research
- 1914 Smith-Leaver Act establishes the Cooperative Extension Services (4-H)
- 1918 Women admitted
- 1936 UGA Archaeology begins at Rock Eagle Site
- Late 1930s PWA funds cause building boom on the Athens Campus
- 1941-1945 WWII



# Development of Historical Period Overview Modern Era 1946-1972

- Period of enormous, unprecedented growth in numbers of students and physical plant at Athens campus, resulting in part from the G.I. Bill
- Period of social and political unrest in the country at large and at UGA
- 1961 African American students admitted to the
  - University
- Rise of 4-H camps







#### Major Research University 1973-Present

- 1973 Research University I
- 1975 Skidaway Institute of Oceanography founded
- 1996 Summer Olympics Soccer Games hosted at Sanford Stadium
- 1998 Physical Master Plan
- 2003 First undergraduate programs at Tifton Campus
- 2005 First undergraduate programs at Griffin campus



#### Development of Historical Context

"Historic Contexts are those patterns and trends in history by which a specific occurrence, property or site is understood and its meaning (and ultimately its significance) within pre-history and history is made clear." NR Bulletin 16

Broad University context was developed which doesn't account for intersecting context – how to manage cultural resources which were acquired, and the significance is not related to the University?







# Development of Historical Context

- Campus Planning in America
- Colleges and Universities for a new Nation 1783-1860
- Land Grant Institutions 1892-1945
- City and University Beautiful Movements 1893-1930
- Progressivism and Educational Theory 1890-1920
- Influence of Modernism 1912-1980
- Contemporary Campus Landscapes and a Return to Tradition 1995-current





#### Building & Landscape Assessments

Evaluation of each resource's historic value to provide the framework for determining correct procedure.

Resource Assessments utilized the following for evaluation:

- History
- Context
- Significance
- Condition
- Integrity







# Building & Landscape Assessments

- Category 1 Resources that are individually listed or meeting eligibility criteria
- Category 2 Contributing resources within a listed or eligible historic district
- Category 3 Other resources with historic value
- Category 4 Non-historic resources with other inherent value
- Category 5 Non-historic resources



#### Building & Landscape Assessments



Figure 517. Azalea Cottage, 2015

**Azalea Cottage – UGA 6085 (1934, Category 2)** Azalea Cottage was built circa 1936 by R. J. Reynolds as a small private residence. It is located at a remote location north of the Reynolds Mansion. Reynolds later used the cottage as a retirement home and had an oxygen system installed in the house to help him deal with his emphysema. The cottage also served as the Marine Institute Director's house. The cottage is currently unoccupied but is sometimes used to house guests.

Azalea Cottage is a compact two-story painted stucco building with living spaces on the first floor and bedrooms on the second floor. Pilasters frame the primary façade at the building's corners and a parapet masks the sloping roof behind. The first floor is organized around a central living room that opens to the rear of the building. The second floor includes a large master bedroom with adjacent spaces and two smaller bedrooms.

The 2002 reservation plan notes that the cottage had been recently painted with elastomeric paint, membrane roofing had been installed, and the building's casement windows had been replaced with new vinyl windows. Existing windows are doublehung. Significant architectural detailing has been retained, including built-in shelving and ceramic tile. The 2002 plan also noted moisture infiltration problems. Despite the window changes, the cottage retains high integrity and is assessed as Category 2.



# Integrated Cultural Resource Management Plans

- National Park Service-28-A-2: "... Effective cultural resource management serves to (1) integrate cultural resources into other park planning and management processes, (2) avoid or minimize adverse effects on cultural resources ..."
- Department of Defense Instruction 4715.3: Environmental Conservation Program (5/3/1996)









# Integrated Cultural Resource Management Plans

- Army Regulation (AR) 200-1
- Currently used widely by DOD for ensuring CRM procedures are followed as part of base/facility master planning
- Integrates preservation and archeology into the early planning processes
- Use of Flowchart or Matrix to implement
   Standard Operating Procedures



**SOP 1:** Campus Preservation Officer – Establishes the Campus Preservation Officer per State Stewardship guidelines.

**SOP 2:** Consultation and Reporting – Establishes formal process for consultation and recordation of consultation activities.

**SOP 3:** Recordation and Curation – Establishes guidelines for archiving record documents for historic preservation related

activities.





**SOP 4:** 10 Year Reevaluation – Provides for regular 10 years updates to Historic Resource Inventory and reevaluation of Historic Preservation Master Plan

**SOP 5:** Archeology – Provides a framework for ground disturbing activities and related archeological procedure

**SOP 6:** Historic Resource Studies – Establishes guidelines for development of appropriate historic resource studies

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**SOP** 7: Best Management Practices – Provides Best Management Practices (BMPs) for routine and corrective maintenance for buildings and landscapes.

**SOP 8:** Campus Preservation Officer (CPO) Consultation - Establishes procedures for on-campus reviews by the Campus Preservation Officer.

**SOP 9:** State Historic Preservation Office (SHPO) Consultation - Establishes procedures for state level reviews by the State Historic Preservation Office.



**SOP 10:** Determination of Eligibility – Provides guidelines for requesting a "Determination of Eligibility" by the State Historic Preservation Office

**SOP 11:** Assessment of Impact/Effect – Provides guidelines for interpreting impacts/effects as determined by the State Historic Preservation Office.

**SOP 12:** Demolition – Establishes procedure for demolition and dispossession of historic structures regarding the State Historic Preservation Office and Board of Regents.



**SOP 13:** Mitigation – Explains the role of mitigation requirements resulting from State Historic Preservation Office review of proposed actions.

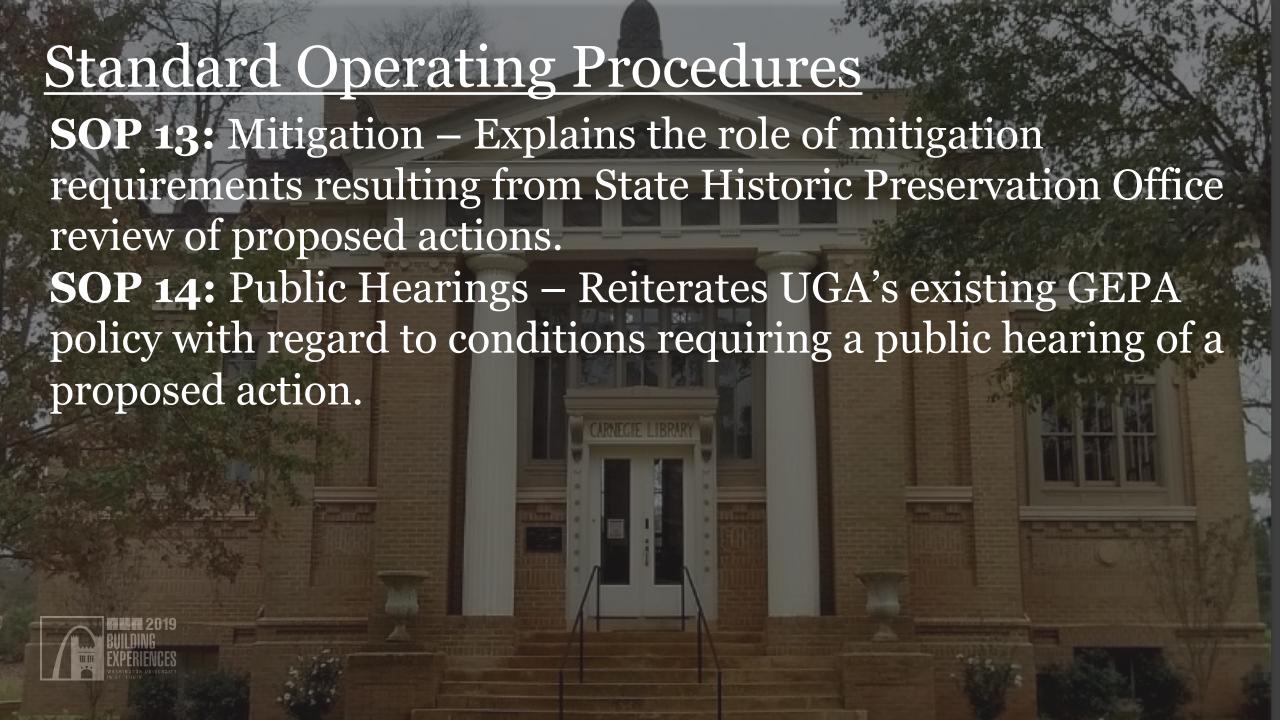
**SOP 14:** Public Hearings – Reiterates UGA's existing GEPA policy with regard to conditions requiring a public hearing of a

proposed action.









# **ASSESSMENTS**

**ACTIONS – Standard Operating Procedures #** 

Ca	itegory	Master Planning	Routine Maintenance	Corrective Maintenance	Minor/ Moderate Rehabilitation	Extensive Rehabilitation	Additions & New Construction	Demolition & Dispossession	Ground Disturbance
C	AT -1	8	<ul><li>7 If NO material or character altering change</li><li>8 If material or character altering change</li></ul>	8	8	6,9,10	5,6,9,10	6, 9, 10	5
Ca	AT-2	8	7 If NO material or character altering change 8 If material or character altering change	7 If NO material or character altering change 8 If material or character altering change	8	6, 9, 10	5, 6, 9,10	6, 9, 10	5
C	AT-3	8	7	7	<b>8</b> If material or character altering change	6,8	5, 6, 8	6, 9, 10	5
C	AT-4	8	7	7	<b>8</b> If material or character altering change	6, 8		6, 9, 10	5
C	AT-5	NONE	NONE	NONE	NONE	NONE	NONE	6, 9, 10	5

#### Case Study: Window Replacement at Moore College



**Recommended Significance**: Yes

**Building Use:** Educational: Administration

**Date of Construction: 1874** 



**Construction Type:** Masonry Construction

**Exterior Materials:** Stucco

Roof Type: Mansard

Foundation Materials: Brick

Windows: Double Hung Sash

**Notes:** Nine bay façade with three center bays on pavilion. Center double doors with fanlight. Quoins. Hoods connected by string course. Gabled dormers. Basement. Construction financed with the city of Athens. The designer Professor Charbonnier, was a graduate of the French military school of St. Cyr and was professor of mathematics and engineering. Only permanent building constructed on campus between end of the Civil War and the end of the century. Three bay side façade with new elevated entry on rear elevation. Concrete belt course at top of arched windows, with segmented detailing around arches. Concrete sills to arched windows. Tapered steps lead to central entry. Engraved keystones, states Moore College was gifted by the City of Athens in 1874.

#### Case Study: Window Replacement at Moore College

UGA Building No.	Historic Name	Date(s)	NR Designation	HPMP Assessment Category	Character Area	
24	Meigs Hall	1905	NR	2	1a North Campus	
25	Moore College	1874- 1876/2001	NR	2	1a North Campus	
31	Candler Hall	1901/renovated 2003	NR	2	1a North Campus	
	Herty Field	1999		5	1a North Campus	
20	Phi Kappa Hall	1834	NR	2	1b North Campus	
21	Demosthenian Hall	1834	NR	2	1b North Campus	
22	The Chapel	1832	NR	2	1b North Campus	
23	Terrell Hall	1904-1905		2	1b North Campus	



Category 2:

Contributing resources within a listed or eligible historic district

#### Case Study: Window Replacement at Moore College

#### SOP 8: Consult with Campus Preservation Officer

Category	Master Planning	Routine Maintenance	Corrective Maintenance	Minor/ Moderate Rehabilitation	Extensive Rehabilitation	Additions & New Construction	Demolition & Dispossession	Ground Disturbance
CAT -1	8	<ul> <li>7 If NO material or character altering change</li> <li>8 If material or character altering change</li> </ul>	8	8	6,9,10	5,6,9,10	6, 9, 10	5
CAT-2	8	7 If NO material or character altering change 8 If material or character altering change	7 If NO material or character altering change 8 If material or character altering change	8	6, 9, 10	5, 6, 9,10	6, 9, 10	5
CAT-3	8	7	7	<b>8</b> If material or character altering change	6,8	5, 6, 8	6, 9, 10	5
CAT-4	8	7	7	<b>8</b> If material or character altering change	6, 8		6, 9, 10	5
CAT-5	NONE	NONE	NONE	NONE	NONE	NONE	6, 9, 10	5



#### Case Study: Consider Demolition of Chemistry Addition



**Recommended Significance**: Yes

**Building Use:** Educational: Research

Facility

**Date of Construction:** 1960/1971

**Construction Type:** Concrete Frame

**Exterior Materials:** Brick & Cast Concrete Detail

Roof Type: Flat

Foundation Materials: Concrete Block

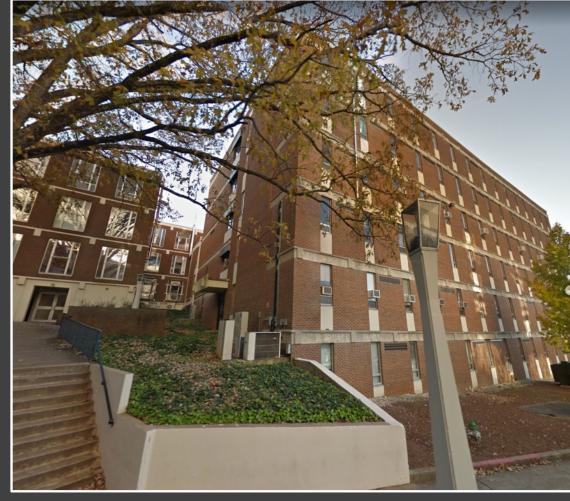
Windows: Pivotal Sash

Notes: Complex plan with a series of attached asymmetrical wings. Largely brick veneer with concrete detail used to visually organize windows and stories. Wings distinct in design, all use same organizational pattern. Abstract voussoirs drop down from belt courses to distinguish bays (without forming complete vertical line). Entry block is 12 bays wide, indicated by each column of windows, three stories high. Thin concrete voussoirs placed vertically, unites horizontal bands running between windows. Brick is horizontal at window sides; rectangular concrete panel below windows; fixed rectangular window above panel and horizontal sash window at top.



#### Case Study: Consider Demolition of Chemistry Addition







#### Case Study: Consider Demolition of Chemistry Addition

UGA Building No.	Historic Name	Date(s)	NR Designation	HPMP Assessment Category	Character Area
1000	Biological Science	1957		)	19 Mid-century Science Complex
1001	Chemistry	1960/1971		7	19 Mid-century Science Complex
1002	Geography/Geology	1959		)	19 Mid-century Science Complex
1003	Physics	1959		)	19 Mid-century Science Complex
1()()4	Computational Chemistry (CCQC)	1997		5	19 Mid-century Science Complex
1 1()1()	Speirs Hall (Dawson Hall Addition)	1971		Д	19 Mid-century Science Complex
1011	Conner Hall	1908/1975		2	19 Mid-century Science Complex
1012	Lumpkin House	1844	NR	1	19 Mid-century Science Complex



Category 2:

Contributing resources within a listed or eligible historic district

SOP 5: Archaeology

SOP 6: Conduct a Historic Resource Study

SOP 9: Consult with State Historic Preservation Office

SOP 10: Mitigation (if required)

Category	Master Planning	Routine Maintenance	Corrective Maintenance	Minor/ Moderate Rehabilitation	Extensive Rehabilitation	Additions & New Construction	Demolition & Dispossession	Ground Disturbance
CAT -1	8	7 If NO material or character altering change 8 If material or character altering change	8	8	6,9,10	5,6,9,10	6, 9, 10	5
CAT-2	8	7 If NO material or character altering change 8 If material or character altering change	7 If NO material or character altering change 8 If material or character altering change	8	6, 9, 10	5, 6, 9,10	6, 9, 10	5
CAT-3	8	7	7	<b>8</b> If material or character altering change	6,8	5, 6, 8	6, 9, 10	5
CAT-4	8	7	7	<b>8</b> If material or character altering change	6, 8		6, 9, 10	5
CAT-5	NONE	NONE	NONE	NONE	NONE	NONE	6, 9, 10	5



# Results Flagpole Magazine excerpt from 11/12/2014:

"The plan will create a matrix for making future decisions about whether certain structures warrant preservation, restoration or rehabilitation. Such a matrix could help the university avoid controversial decisions like tearing down

Rutherford Hall, or its aborted attempt to fill in Depression-era Legion Pool" says Amy Kissane, executive director of the Athens-Clarke Heritage Foundation.





UGA Historic Preservation Master Plan 2019 Athens-Clarke Heritage Foundation's Outstanding Achievement Award

#### Results

- Compliance with State Stewardship Law
- Database of all known historic resources
- Clear and transparent process
- Utilized throughout the state by UGA facilities staff









# Questions and Comments





