date 9 November 2009

to North Georgia College and State University

from Sasaki Associates
Lord, Aeck and Sargent

project name North Georgia College and State University Master Plan Update

subject Master Plan Update -- Technical Documentation

As a companion piece to the 2009 North Georgia College and State University Master Plan Executive Summary, enclosed are:

1. Technical memoranda, which summarize the needs of the University and the template update process:
   • Strategic Goals and Objectives
   • Existing Facilities
   • Projected Facilities Needs
   • Master Plan
   • Plan for Future Growth

2. North Georgia College and State University Historic Preservation Plan
Technical Memoranda
date 4 June 2009

to North Georgia College and State University

cc Alan Travis, Board of Regents

from Sasaki Associates

project name North Georgia College and State University Master Plan Update

project # 84325.00

subject Task 1: NGCSU Strategic Goals and Objectives

STRATEGIC GOALS AND OBJECTIVES

The following memo provides a summary of the strategic goals and objectives for North Georgia College and State University (NGCSU) based upon three sources: 1) meetings with the NGCSU master plan committee, 2) stakeholder interviews conducted by Sasaki Associates on September 9th and 10th and 3) the College's recently completed Strategic Plan.

STAKEHOLDER INTERVIEWS

Following the formal kick-off meeting with the Master Plan Committee on September 9th, the planning team met with key administrators, faculty, staff and students to elicit their goals for the future of the College. The interviews included the following stakeholders:

- Dr. John Clower, Vice President for Student Affairs, and other staff
- Dr. Patricia Donat, Associate Vice President for Academic Affairs, and other staff
- Dean Christopher Jespersen and faculty from the School of Arts and Letters
- Dean Bob Michael and faculty from the School of Education
- Dean Michael Bodri and faculty from the School of Science and Health Professions
- Dr. Bryson Payne and staff from Information and Instructional Technology (IIT)
- Shawn Tonner, Interim Library Director
- Col. Palmer, Commandant of Cadets, and other military leadership
- Dr. Irene Kokkala, Executive Director, Center of Teaching and Learning Excellence
- Dr. Denise Young, Executive Director, Office of Institutional Effectiveness
- Dr. Donna Gessell, Executive Director, Office of Regional Engagement
- Randy Dunn, Athletic Director
- Mindy Henderson, Director of Recreational Sports
- Representatives from the Student Government Association

While the feedback from each of these representatives varied according to their area of interest, a number of common themes emerged. These themes were presented to the master plan committee on September 10th, 2008.
1. Support a compact campus, of which housing could be a part
2. Improve the condition of learning facilities, including satellite campuses
3. Reinforce the culture of civilian and military life
4. Create spaces for community building outside of "personal space" (for student organizations, faculty groups and/or student cohorts)
5. Maintain the intimate size and pastoral feel of the campus, including its historic beauty
6. Strengthen the first impressions of the campus
7. Consider remote parking and other parking policy solutions over time
8. Create highly flexible space suitable for academic and community use
9. Consider a variety of options for Radar Ridge, including playfields / athletics complex, a convocation center, a student housing "village," private housing and / or remote parking

NORTH GEORGIA COLLEGE AND STATE UNIVERSITY STRATEGIC PLAN, 2008-2013

Mission
North Georgia College & State University develops and educates leaders through strong liberal arts, pre-professional, professional, and graduate programs. North Georgia College & State University is proud to be designated by the Board of Regents of the University System of Georgia and by the Georgia General Assembly as the Military College of Georgia and distinguished as a leadership institution of Georgia. North Georgia College & State University provides an environment of academic excellence that develops leaders who respect all people, maintain high ethical standards, continue intellectual and personal growth, and serve the community, the state, the nation, and the world.

Leading By Example: Institutional Leadership
If we are to be truly a leadership university, we must hold ourselves institutionally to the same standards we expect of our students. We must exercise value-centered leadership, demonstrating to our students and all our constituents that we practice our beliefs and transform those beliefs into action. We must lead by example. The university can implement its vision by achieving national distinction in four dimensions of leadership:

- Teaching and learning innovation;
- Educating engaged citizens;
- Contributing to regional development; and
- Creating an organizational culture that is a living reflection of our mission and values.

Strategic Theme 1. Leadership in Innovative Teaching and Learning

Strategic Direction 1.1 Increase student opportunities for multiple and varied learning experiences

- Strategic Action 1.1.a Increase residentially based learning experiences
- Strategic Action 1.1.b Extend learning focus from classroom to other venues (library, community, residence hall, distance education, internship)
- Strategic Action 1.1.c Provide international experiences
- Strategic Action 1.1.d Adopt intensified learning experiences (language, etc.)
- Strategic Action 1.1.e Establish co-curricular and residential programs that provide life learning experiences
Strategic Direction 1.2 Increase capability for innovative teaching
   Strategic Action 1.2.a Apply research on human learning into teaching practices
   Strategic Action 1.2.b Become a leader in application of technology to learning
   Strategic Action 1.2.c Provide professional development opportunities
   Strategic Action 1.2.d Increase access and enhance learning through innovative and flexible course design and delivery

Strategic Direction 1.3 Institutionalize undergraduate research
   Strategic Action 1.3.a Expand participation
   Strategic Action 1.3.b Create discipline-specific expectations to include regional development as appropriate
   Strategic Action 1.3.c Build collaborative participation across disciplines and with external partners

Strategic Theme 2. Leadership in Educating Engaged Citizens

Strategic Direction 2.1 Sustain and enhance Corps of Cadets as a signature leadership and service program
   Strategic Action 2.1.a Increase commissioning numbers in accordance with Cadet Command requirements
   Strategic Action 2.1.b Enhance Professional Military Education through the liberal arts
   Strategic Action 2.1.c Enhance transferability of the Corps experience to citizenship
   Strategic Action 2.1.d Increase self governance in the Corps

Strategic Direction 2.2 Promote community engagement and development
   Strategic Action 2.2.a Expand service-learning and experiential learning opportunities, international experiences, and leadership programs
   Strategic Action 2.2.b Build knowledge base for civic engagement and information literacy
   Strategic Action 2.2.c Develop structures and strategies for faculty, staff, and community involvement in support of student engagement
   Strategic Action 2.2.d Support student organizations that foster engaged citizenship
   Strategic Action 2.2.e Connect North Georgia’s Student Learning Outcomes to citizenship issues

Strategic Direction 2.3 Develop strategies for global engagement and understanding
   Strategic Action 2.3.a Increase first-hand experiences with other cultures for faculty, staff, and students
   Strategic Action 2.3.b Expand modern language learning opportunities
   Strategic Action 2.3.c Enhance personal and institutional commitments to fulfilling social and environmental responsibilities

Strategic Theme 3. Leadership in Regional Development

Strategic Direction 3.1 Enhance university activities, programs and services to advance regional engagement and development
   Strategic Action 3.1.a Enrich the quality of regional cultural and social life
Strategic Action 3.1.b Expand university-based research and development in support of regional enterprises
Strategic Action 3.1.c Establish programs and partnerships in support of economic development

**Strategic Direction 3.2 Establish public-private and public-public educational partnerships that benefit both the university and the region**
- Strategic Action 3.2.a Strengthen engagement between the university and regional K-12 partners
- Strategic Action 3.2.b Collaborate with other higher education organizations to provide a regional structure for post-secondary/post-graduate education
- Strategic Action 3.2.c Increase continuing education offerings and service outreach programs for local residents

**Strategic Theme 4. Leadership in Living Our Values**

**Strategic Direction 4.1 Strengthen the culture of professionalism, service and collegiality**
- Strategic Action 4.1.a Strengthen commitment to shared professional responsibility and accountability in support of the university’s core values
- Strategic Action 4.1.b Establish a comprehensive professional development program including leadership development
- Strategic Action 4.1.c Create opportunities for dialog and interaction within and among organizational units

**Strategic Direction 4.2 Improve organizational services, processes and structure**
- Strategic Action 4.2.a Increase mechanisms for communication and sharing of information
- Strategic Action 4.2.b Analyze and use results of comprehensive assessments of effectiveness for institutional improvement and resource allocation
- Strategic Action 4.2.c Expand customer service initiative
- Strategic Action 4.2.d Recruit and retain talented and committed students, faculty and staff to optimize the university’s mission and goals

**Strategic Direction 4.3 Create a physical environment supportive of the university’s mission and goals**
- Strategic Action 4.3.a Build and equip living and learning environments that enhance innovative teaching and learning
- Strategic Action 4.3.b Enhance campus beautification, conservation and sustainability
- Strategic Action 4.3.c Adequately maintain and upgrade current facilities, technology, and physical plant infrastructure to support the university’s goals

**Strategic Direction 4.4 Identify, pursue and provide the fiscal resources to support the strategic objectives of the university**
- Strategic Action 4.4.a Increase the aggregate annual university funding by optimizing all revenue sources to include tuition, state appropriations, special funding initiatives, enhancement grants, endowments, private giving, federal and sponsored resources, and intergovernmental partnerships
- Strategic Action 4.4.b Link the annual budget process to the university and Board of Regents strategic plans, assuring responsiveness to strategic initiatives and assessment results
Strategic Action 4.4.c Assure efficiency and value related to administrative and academic support systems and processes

Strategic Action 4.4.d Continue to develop university partnerships, both public and private, to support funding of an adequate physical infrastructure that advances the strategic initiatives of the university
date 4 June 2009

to North Georgia College and State University

cc Alan Travis, Board of Regents  
Michael Miller, Board of Regents

from Sasaki Associates

project name North Georgia College and State University Master Plan Update

project # 84325.00

subject Task 2: Existing Facilities

EXISTING FACILITIES
North Georgia College and State University (NGCSU) has a total of 64 buildings within its 212 acre core campus that includes the Main Campus, the West Campus and the Athletics Campus. Of these, 35 buildings are historic (or at least 40 years of age) and 17 are eligible for the National Historic Register. Price Memorial Hall and the Vickery House currently have earned the Register status.

The following facilities serve as the major academic, student life and residential facilities for the NGCSU campus:

Academic
- Young Hall
- Dunlap Hall
- Newton-Oakes Center
- West Main Hall
- Library and Technology Center
- Nix Fine Arts Center

Laboratory
- Health and Natural Sciences Building
- Rogers Hall
- Field Biology Building
- Observatory

Administrative – College
- Price Memorial Hall
- Barnes Hall
- Alumni Center
- BB&T Building
- Auxiliary Services Building
- Physical Plant
- Public Safety Office
- Community Counseling Center

**Administrative – Military**
- Military Leadership Center
- Cadet Recruiting Center
- Georgia Army National Guard

**Student Life**
- Dining Hall
- Memorial Hall (gymnasium)
- Recreation Center
- Hoag Student Center
- Stewart Hall (currently undergoing renovation)

**Residential Life**
- Sirmons Hall
- Gaillard Hall
- Lewis Hall
- Lewis Annex
- Sanford Hall
- Donovan Hall
- Owens Hall
- Cleve’s Crossing
- Barlow Apartments
- Faculty houses

**Community / University Facilities**
- Continuing Education Center
- Vickery House
- Woodward Infirmary
- Community Clinic (housed in Health and Natural Sciences Building)

In addition to these primary campus buildings, the College owns three buildings at Pine Valley, its off-campus recreational area, and leases the former LC Kindergarten building in Dahlonega for arts programs and other academic uses. NGCSU also operates satellite campuses at Gainesville State College and Forsyth County. The Forsythe campus offers courses in nursing, business and education at leased space in the Cumming Town Hall, as well as at Lanier Technical Institute Forsyth Campus, North Forsyth High School and the Professional Development Center in Cumming.
ASSESSMENT OF EXISTING FACILITIES

Overview of Existing Space

The following table provides an overview of the assignable square feet (ASF) on campus by HEGIS code. This assessment is based on Fall 2007 facilities data and the Fall 2008 space inventory provided by the College.

Table III-C.1 – Existing Space Available for the Current Academic Program

<table>
<thead>
<tr>
<th>HEGIS Code</th>
<th>HEGIS Description</th>
<th>Total ASF</th>
<th>Guideline Space Needs (ASF)</th>
<th>Surplus (Deficit) for Existing Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Classrooms</td>
<td>72,806</td>
<td>89,939</td>
<td>(17,133)</td>
</tr>
<tr>
<td>200</td>
<td>Labs</td>
<td>52,343</td>
<td>98,872</td>
<td>(46,529)</td>
</tr>
<tr>
<td>300</td>
<td>Offices</td>
<td>134,572</td>
<td>166,872</td>
<td>(32,300)</td>
</tr>
<tr>
<td>400 *</td>
<td>Athletics / Physical Education</td>
<td>43,392</td>
<td>52,501</td>
<td>(9,109)</td>
</tr>
<tr>
<td>500</td>
<td>Media</td>
<td>0 **</td>
<td>16,100</td>
<td>(16,100)</td>
</tr>
<tr>
<td></td>
<td>Demonstration Space</td>
<td>13,762</td>
<td>13,885</td>
<td>123</td>
</tr>
<tr>
<td>600</td>
<td>General Use</td>
<td>66,622</td>
<td>102,579</td>
<td>(35,957)</td>
</tr>
<tr>
<td></td>
<td>Lounge/Merchandising</td>
<td>12,000</td>
<td>6,192</td>
<td>5,808</td>
</tr>
<tr>
<td></td>
<td>Campus Center</td>
<td>64,816</td>
<td>67,876</td>
<td>(3,060)</td>
</tr>
<tr>
<td>700</td>
<td>Plant Operations</td>
<td>28,341</td>
<td>33,953</td>
<td>(5,612)</td>
</tr>
<tr>
<td>800</td>
<td>Health Services</td>
<td>3,574</td>
<td>3,350</td>
<td>224</td>
</tr>
<tr>
<td>900 ***</td>
<td>Residences (Student and Faculty)</td>
<td>245,171</td>
<td>509,187</td>
<td>(264,016)</td>
</tr>
</tbody>
</table>

Notes

* 400 HEGIS ASF derived from standard multiplier (65%).

** Documentation of media production space is incomplete and does not reflect space within the new Library and Technology Center.

*** 900 HEGIS ASF derived from Owen Hall ratio.

Sasaki Associates updated 2007 data to reflect current NGCSU space inventory, registrar data or renovation plans for following buildings: Hoag (300,600), Military Leadership Center (200,300), Observatory (100,200), Rogers (400), Barnes (400), Nix (200), Education (100,200,300,600), Stewart (300,600,700), HNS (100,300,400), Baseball Field House (500,600), Library and Technology Center (100,200) and Recreation Center (500).

Quality of Existing Space

NGCSU generally has been successful at maintaining and adapting many of its historic buildings on the campus. However, given the floorplates of the historic facilities, many classrooms are undersized for current needs, while many faculty and staff offices are oversized based on current space standards.
With the exception of historic structures, the NGCSU Master Plan Update did not include a formal assessment or quantification of the amount of space on campus which is "below quality standards." However, the master planning team would recommend the renovation of the following facilities:

- Barnes Hall
- Young Hall
- Dunlap Hall
- Memorial Hall
- Alumni Hall

Sirmons and Gaillard Halls – both of which currently house the Corps of Cadets – likewise are in need of renovation. However, the current construction of new residential facilities for both civilians and the military may impact decisions regarding their use in the long-term.

The following table lists each of the facilities on campus and their assignable square feet (ASF) by HEGIS code. The quality assessment column reflects the analysis of historic buildings which Lord, Aeck & Sargent undertook as part of the Campus Historic Preservation Plan. The ratings reflect the following categories:

- A: Corrective Maintenance Required
- B: Minor to Moderate Rehabilitation Required
- C: Moderate to Extensive Rehabilitation Required

While not formally assessed, all buildings constructed within the past ten years – namely, buildings 0094-1011 – are presumed to need only corrective maintenance.

**Table III-C.2 – Quality Assessment of Existing Space**

<table>
<thead>
<tr>
<th>Building #</th>
<th>Name</th>
<th>Total ASF</th>
<th>Assignable Space by HEGIS Code</th>
<th>Quality Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>HEGIS</td>
<td>ASF</td>
</tr>
<tr>
<td>0001</td>
<td>Price Memorial</td>
<td>12,178</td>
<td>300</td>
<td>11,203</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>500</td>
<td>406</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>600</td>
<td>393</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>700</td>
<td>143</td>
</tr>
<tr>
<td>0002</td>
<td>Young Hall</td>
<td>10,751</td>
<td>100</td>
<td>6,183</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>300</td>
<td>3,856</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>600</td>
<td>712</td>
</tr>
<tr>
<td>0003</td>
<td>Student Center</td>
<td>33,409</td>
<td>300</td>
<td>4,335</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>500</td>
<td>3,833</td>
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<td></td>
<td></td>
<td>600</td>
<td>24,093</td>
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<td></td>
<td></td>
<td>700</td>
<td>1,148</td>
</tr>
<tr>
<td>0005</td>
<td>Nix Fine Arts Center</td>
<td>15,770</td>
<td>100</td>
<td>4,214</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>200</td>
<td>8,771</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>300</td>
<td>2,061</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>600</td>
<td>724</td>
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<tr>
<td>Building #</td>
<td>Name</td>
<td>Total ASF</td>
<td>Assignable Space by HEGIS Code</td>
<td>Quality Assessment</td>
</tr>
<tr>
<td>-----------</td>
<td>-----------------------------</td>
<td>-----------</td>
<td>--------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>0006</td>
<td>Barnes Hall</td>
<td>10,476</td>
<td>HEGIS: 100, 200, 300, 600</td>
<td>ASF: 409, 638, 8,521, 908</td>
</tr>
<tr>
<td>0007</td>
<td>Stewart Library*</td>
<td>21,710</td>
<td>HEGIS: 300, 600</td>
<td>ASF: 9,090, 12,000</td>
</tr>
<tr>
<td>008A</td>
<td>Dunlap Hall</td>
<td>26,605</td>
<td>HEGIS: 100, 200, 300, 600</td>
<td>ASF: 8,455, 3,256, 12,373, 2,521</td>
</tr>
<tr>
<td>008B</td>
<td>Newton Oakes Center</td>
<td>26,442</td>
<td>HEGIS: 100, 200, 300, 600</td>
<td>ASF: 11,045, 4,230, 8,639, 2,528</td>
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<tr>
<td>0010</td>
<td>Dining Hall</td>
<td>19,679</td>
<td>HEGIS: 300, 600</td>
<td>ASF: 502, 19,177</td>
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<tr>
<td>0011</td>
<td>Memorial Hall</td>
<td>56,819</td>
<td>HEGIS: 100, 300, 500</td>
<td>ASF: 6,312, 6,945, 43,392, 170</td>
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<tr>
<td>0014</td>
<td>Public Safety Office</td>
<td>2,671</td>
<td>HEGIS: 300, 500</td>
<td>ASF: 1,460, 1,211</td>
</tr>
<tr>
<td>0015</td>
<td>Community Counseling Center</td>
<td>2,231</td>
<td>HEGIS: 100, 300</td>
<td>ASF: 883, 1,348</td>
</tr>
<tr>
<td>0016</td>
<td>Information and Welcome Center</td>
<td>394</td>
<td>HEGIS: 300, 600</td>
<td>ASF: 196, 198</td>
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<tr>
<td>0017</td>
<td>Military Leadership Center</td>
<td>17,061</td>
<td>HEGIS: 100, 200, 300, 500, 600</td>
<td>ASF: 5,001, 2,178, 8,440, 262, 1,180</td>
</tr>
<tr>
<td>0019</td>
<td>Continuing Education Center</td>
<td>5,059</td>
<td>HEGIS: 100, 200, 300</td>
<td>ASF: 3,567, 546</td>
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<tr>
<td>0020</td>
<td>Athletic Field Building</td>
<td>1,090</td>
<td>HEGIS: 500, 600</td>
<td>ASF: 1,036, 54</td>
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<tr>
<td>0023</td>
<td>Sirmons Hall</td>
<td>30,656</td>
<td>HEGIS: 600</td>
<td>ASF: 1,678, 28,978</td>
</tr>
<tr>
<td>Building #</td>
<td>Name</td>
<td>Total ASF</td>
<td>Assignable Space by HEGIS Code</td>
<td>Quality Assessment</td>
</tr>
<tr>
<td>-----------</td>
<td>-----------------------------</td>
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<td>--------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>0024</td>
<td>Alumni Center</td>
<td>4,077</td>
<td>300: 2,684 / 600: 562 / 700: 1,066</td>
<td>B</td>
</tr>
<tr>
<td>0025</td>
<td>Observatory</td>
<td>809</td>
<td>200: 672 / 300: 137</td>
<td>Not Assessed</td>
</tr>
<tr>
<td>0026</td>
<td>Gaillard Hall</td>
<td>33,785</td>
<td>600: 3,552 / 700: 1,066 / 900: 29,167</td>
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<tr>
<td>0027</td>
<td>Donovan Hall</td>
<td>28,989</td>
<td>100: 335 / 300: 132 / 500: 304 / 600: 3,531 / 900: 24,678</td>
<td>Not Assessed</td>
</tr>
<tr>
<td>0028</td>
<td>Lewis Hall</td>
<td>23,590</td>
<td>600: 1,885 / 900: 21,705</td>
<td>C</td>
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<tr>
<td>0029</td>
<td>Lewis Annex</td>
<td>19,420</td>
<td>300: 180 / 600: 6,848 / 900: 12,392</td>
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</tr>
<tr>
<td>0030</td>
<td>Sanford Hall</td>
<td>8,191</td>
<td>600: 1,910 / 900: 6,281</td>
<td>B</td>
</tr>
<tr>
<td>0031</td>
<td>Rogers Hall</td>
<td>18,486</td>
<td>100: 4,013 / 200: 10,384 / 300: 4,089</td>
<td>C</td>
</tr>
<tr>
<td>0032</td>
<td>West Main Hall</td>
<td>11,524</td>
<td>100: 3,188 / 300: 6,398 / 600: 513 / 700: 1,425</td>
<td>B</td>
</tr>
<tr>
<td>0033</td>
<td>Woodward Infirmary</td>
<td>5,205</td>
<td>300: 407 / 500: 1,427 / 600: 991 / 800: 2,380</td>
<td>C</td>
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<tr>
<td>0040</td>
<td>Faculty House 5</td>
<td>1,084</td>
<td>900: 1,084</td>
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<tr>
<td>0041</td>
<td>Faculty Duplex 5 / 6</td>
<td>1,342</td>
<td>900: 1,342</td>
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<td>Faculty House 7</td>
<td>1,127</td>
<td>700: 1,127</td>
<td>C</td>
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<td>0043</td>
<td>Faculty House 8</td>
<td>1,119</td>
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<td>0050</td>
<td>Faculty House 9</td>
<td>1,485</td>
<td>900: 1,485</td>
<td>B</td>
</tr>
<tr>
<td>0057</td>
<td>Georgia Army National Guard</td>
<td>1,806</td>
<td>300: 1,806</td>
<td>B</td>
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<tr>
<td>0058</td>
<td>Biology Department – Field Studies</td>
<td>1,088</td>
<td>300: 393 / 700: 695</td>
<td>B</td>
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<tr>
<td>Building #</td>
<td>Name</td>
<td>Total ASF</td>
<td>Assignable Space by HEGIS Code</td>
<td>Quality Assessment</td>
</tr>
<tr>
<td>-----------</td>
<td>---------------------------------------</td>
<td>-----------</td>
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<tr>
<td>0059</td>
<td>Auxiliary Services</td>
<td>3,127</td>
<td>HEGIS 300 ASF 1,437</td>
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<td>HEGIS 600 ASF 121</td>
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<td>HEGIS 700 ASF 1,569</td>
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<tr>
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<td>Faculty Duplex 11 / 12</td>
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<td>Faculty Four Unit Apartment</td>
<td>3,728</td>
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<tr>
<td>0065</td>
<td>Faculty House 25</td>
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<td>Faculty House 22</td>
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<tr>
<td>0090</td>
<td>House 19 (Pine Valley)</td>
<td>1,596</td>
<td>HEGIS 900 ASF 1,596</td>
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<tr>
<td>0091</td>
<td>Pine Valley Pavilion</td>
<td>1,760</td>
<td>HEGIS 600 ASF 1,760</td>
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</tr>
<tr>
<td>0092</td>
<td>Pine Valley Restroom</td>
<td>0</td>
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<tr>
<td>0093</td>
<td>Cadet Recruiting Center</td>
<td>1,517</td>
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<td>B</td>
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<tr>
<td>0094</td>
<td>Baseball Restrooms</td>
<td>0</td>
<td>N/A</td>
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<tr>
<td>0095</td>
<td>Baseball Dugout – 1</td>
<td>503</td>
<td>HEGIS 500 ASF 503</td>
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<tr>
<td>0096</td>
<td>Baseball Dugout – 2</td>
<td>503</td>
<td>HEGIS 500 ASF 503</td>
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</tr>
<tr>
<td>0097</td>
<td>Softball Dugout – 1</td>
<td>317</td>
<td>HEGIS 500 ASF 317</td>
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<tr>
<td>0098</td>
<td>Softball Dugout - 2</td>
<td>317</td>
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<tr>
<td>0100</td>
<td>Softball Concession / Press Box</td>
<td>388</td>
<td>HEGIS 500 ASF 192</td>
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<td></td>
<td></td>
<td>HEGIS 600 ASF 196</td>
<td></td>
</tr>
<tr>
<td>0101</td>
<td>Baseball Concession / Press Box</td>
<td>388</td>
<td>HEGIS 500 ASF 192</td>
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<td></td>
<td></td>
<td>HEGIS 600 ASF 196</td>
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<td>Building #</td>
<td>Name</td>
<td>Total ASF</td>
<td>Assignable Space by HEGIS Code</td>
<td>Quality Assessment</td>
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<td>0102</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>HEGIS 200: 21,396</td>
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<td></td>
<td></td>
<td>HEGIS 300: 10,583</td>
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<tr>
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<td></td>
<td>HEGIS 400: 1,325</td>
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<td></td>
<td>HEGIS 600: 1,331</td>
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<td>HEGIS 800: 1,194</td>
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<tr>
<td>0104</td>
<td>Physical Plant</td>
<td>22,691</td>
<td>HEGIS 300: 4,132</td>
<td>Not Assessed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>HEGIS 600: 922</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>HEGIS 700: 17,637</td>
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</tr>
<tr>
<td>0105</td>
<td>Baseball Field House</td>
<td>1,140</td>
<td>HEGIS 500: 1,140</td>
<td>Not Assessed</td>
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<tr>
<td>0106</td>
<td>BB&amp;T</td>
<td>14,971</td>
<td>HEGIS 300: 14,494</td>
<td>A</td>
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<tr>
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<td></td>
<td></td>
<td>HEGIS 600: 477</td>
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</tr>
<tr>
<td>0107</td>
<td>LC Kindergarten (Leased)</td>
<td>4,929</td>
<td>HEGIS 100: 3,181</td>
<td>A</td>
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<tr>
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<td></td>
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<td>HEGIS 300: 1,748</td>
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<tr>
<td>0108</td>
<td>Vickery House</td>
<td>1,740</td>
<td>HEGIS 300: 1,740</td>
<td>A</td>
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<tr>
<td>0109</td>
<td>Library and Technology Center</td>
<td>58,990</td>
<td>HEGIS 100: 2,505</td>
<td>Not Assessed</td>
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<td></td>
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<td>HEGIS 200: 272</td>
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<td></td>
<td></td>
<td>HEGIS 300: 3,598</td>
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<td></td>
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<td>HEGIS 400: 50,230</td>
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<td></td>
<td></td>
<td>HEGIS 600: 1,162</td>
<td></td>
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<td></td>
<td>HEGIS 700: 1,223</td>
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<tr>
<td>0110</td>
<td>Cleve’s Crossing Unit A</td>
<td>4,321</td>
<td>HEGIS 900: 4,321</td>
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<td>0112</td>
<td>Cleve’s Crossing Unit C</td>
<td>4,321</td>
<td>HEGIS 900: 4,321</td>
<td>Not Assessed</td>
</tr>
<tr>
<td>0114</td>
<td>Recreation Center</td>
<td>44,229</td>
<td>HEGIS 300: 930</td>
<td>Not Assessed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>HEGIS 500: 1,288</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>HEGIS 600: 40,723</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>HEGIS 700: 1,288</td>
<td></td>
</tr>
<tr>
<td>0115</td>
<td>Barlow Apartments #1</td>
<td>3,313</td>
<td>HEGIS 900: 3,313</td>
<td>Not Assessed</td>
</tr>
<tr>
<td>0116</td>
<td>Barlow Apartments #2</td>
<td>3,313</td>
<td>HEGIS 900: 3,313</td>
<td>Not Assessed</td>
</tr>
<tr>
<td>1011</td>
<td>Owen Hall</td>
<td>91,319</td>
<td>HEGIS 600: 10,422</td>
<td>Not Assessed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>HEGIS 900: 80,897</td>
<td></td>
</tr>
</tbody>
</table>

* Stewart Library numbers based on future use described in Student Success Center Building Program report, July 2008.

**CAMPUS SPACE NEEDS**

To meet its target enrollment of 7,500 full-time or equivalent (FTE) students, NGCSU will need additional space in all HEGIS categories, with the exception of campus health services. The
most significant needs will be for student life and athletics space, followed by laboratory space, office space and classroom space. There will be minor needs for additional library space – reflecting the fact that the new Library and Technology Center opened in the fall of 2008 – as well as physical plant space.

By 7,500 FTE there also will be a significant need for additional student housing. The College is currently addressing this need with the construction of 1,550 new beds, 950 of which will serve the Corps of Cadets and 600 of which will serve civilian students.

| Table III-C.3 –Existing Net Usable Space Meeting Quality Standards by Use Category |
|---------------------------------------------|-------------------------------|
| **Dahlonega Campus Space Needs Academic and Support Facilities** | **Existing** |
| **Space Code** | **Space Type** | **Existing ASF** | **Unit WSCH** | **Guideline ASF** | **Surplus/ (Deficit)** |
| 100 | Classroom | 72,806 | 49,779 | 89,939 | (17,133) |
| 200 | Lab (Non-Research) | 52,343 | 7,764 | 98,872 | (46,529) |
| 300 | Office | 134,572 | | 166,872 | (32,300) |
| 400 | Study/Library | 51,555 | | 64,253 | (12,698) |
| 500 | Athletics & Special Use | 57,154 | | 82,486 | (25,332) |
| 530/710 | Athletics / Physical Education | 43,392 | | 52,501 | (9,109) |
| 530/710 | Media Production | 0* | | 16,100 | (16,100) |
| 530/710 | General Use | 66,622 | | 102,579 | (35,957) |
| 600 | Performing arts +gallery space | 1,237 | | 7,997 | (6,760) |
| 650/690 | Lounge/Merchandising/Student Services | 12,000 | | 6,192 | 5,808 |
| 650/690 | Campus Center | 64,816 | | 67,876 | (3,060) |
| **Total ASF for HEGIS Categories 100-699** | **679,069** | **167,201** |
**Table III-C.3 – Existing Net Usable Space Meeting Quality Standards by Use Category**

<table>
<thead>
<tr>
<th>Space Code</th>
<th>Space Type</th>
<th>Existing ASF</th>
<th>Unit WSCH</th>
<th>Guideline ASF</th>
<th>Surplus/ (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>250/255</td>
<td>Research Labs</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>540</td>
<td>Clinical</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>610</td>
<td>Chapel</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>630</td>
<td>Food Service</td>
<td>20,339</td>
<td></td>
<td>45,001</td>
<td>(24,662)</td>
</tr>
<tr>
<td>640</td>
<td>Day Care</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>700</td>
<td>Work/Storage</td>
<td>28,341</td>
<td></td>
<td>33,953</td>
<td>(5,612)</td>
</tr>
<tr>
<td>800</td>
<td>Health Services</td>
<td>3,574</td>
<td></td>
<td>3,350</td>
<td>224</td>
</tr>
</tbody>
</table>

**Total ASF for HEGIS Categories 100-800**

**Historic Resources**

NGCSU has 34 historic buildings – namely, those at least 40 years of age – making it one of the most historic campuses in the Georgia system. Of the 34 buildings surveyed, 13 buildings are recommended eligible for the Georgia/National Register based on their historic associations and level of integrity. There are 4 buildings that do not currently meet the requirements for listing on the Georgia/National Register but that should be treated as eligible resources for planning purposes.

The "quality assessment" ratings reflect the following conditions based upon historic significance:

- A: Corrective Maintenance Required
- B: Minor to Moderate Rehabilitation Required
- C: Moderate to Extensive Rehabilitation Required

The following table lists each of these buildings by the chronological order of their date of construction.

**Table III-C.4 – Existing Historic Buildings**

<table>
<thead>
<tr>
<th>Building #</th>
<th>Building Name</th>
<th>Construction Date</th>
<th>GSF</th>
<th>Current Use</th>
<th>NRHP* Listed</th>
<th>NRHP* Eligible</th>
<th>Quality Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>0108</td>
<td>Vickery House / Fields Place</td>
<td>1860</td>
<td>3,440</td>
<td>Administrative Offices</td>
<td>Listed in 1978</td>
<td></td>
<td>A</td>
</tr>
<tr>
<td>0001</td>
<td>Price Memorial Hall</td>
<td>1879</td>
<td>24,992</td>
<td>Academic &amp; Administrative Offices</td>
<td>Listed in 1972</td>
<td></td>
<td>B</td>
</tr>
<tr>
<td>0093</td>
<td>Cadet Recruiting Center</td>
<td>1900</td>
<td>4,448</td>
<td>Administrative Offices</td>
<td></td>
<td>Recommended Eligible</td>
<td>B</td>
</tr>
<tr>
<td>Building #</td>
<td>Building Name</td>
<td>Construction Date</td>
<td>GSF</td>
<td>Current Use</td>
<td>NRHP* Listed</td>
<td>NRHP* Eligible</td>
<td>Quality Assessment</td>
</tr>
<tr>
<td>-----------</td>
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<td>-------------------</td>
<td>--------------</td>
<td>----------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>0032</td>
<td>Education Building</td>
<td>1914</td>
<td>26,626</td>
<td>Academic</td>
<td>Recommended</td>
<td>Eligible</td>
<td>B</td>
</tr>
<tr>
<td>0058</td>
<td>Biology Field House</td>
<td>ca. 1926</td>
<td>1,780</td>
<td>Academic</td>
<td>Recommended</td>
<td>NOT Eligible</td>
<td>B</td>
</tr>
<tr>
<td>0030</td>
<td>Sanford Hall</td>
<td>1936</td>
<td>13,112</td>
<td>Residential Dorm</td>
<td>Recommended</td>
<td>Eligible</td>
<td>B</td>
</tr>
<tr>
<td>0006</td>
<td>Barnes Hall</td>
<td>1937-38</td>
<td>19,701</td>
<td>Academic</td>
<td>Recommended</td>
<td>Eligible</td>
<td>C</td>
</tr>
<tr>
<td>0005</td>
<td>Nix Fine Arts Building</td>
<td>1938</td>
<td>27,075</td>
<td>Academic</td>
<td>Recommended</td>
<td>Eligible</td>
<td>C</td>
</tr>
<tr>
<td>0014</td>
<td>Public Safety Office</td>
<td>1938</td>
<td>3,708</td>
<td>Administrative Offices</td>
<td>Recommended</td>
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<td>B</td>
</tr>
<tr>
<td>0002</td>
<td>Young Hall</td>
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<td>15,837</td>
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<td>Recommended</td>
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<tr>
<td>0033</td>
<td>Woodward Infirmary</td>
<td>1941-42</td>
<td>7,242</td>
<td>Health Care</td>
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<td>Faculty House 5</td>
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<td>Faculty House 9</td>
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<td>Rogers Hall</td>
<td>1948</td>
<td>33,127</td>
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<td>Recommended</td>
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<tr>
<td>0028</td>
<td>Lewis Hall</td>
<td>1952</td>
<td>41,664</td>
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<tr>
<td>0024</td>
<td>Alumni Center</td>
<td>1954</td>
<td>6,934</td>
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<td>0026</td>
<td>Gaillard Hall</td>
<td>1954</td>
<td>46,897</td>
<td>Residential Dorm</td>
<td>Recommended</td>
<td>Eligible</td>
<td>B</td>
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<tr>
<td>Building #</td>
<td>Building Name</td>
<td>Construction Date</td>
<td>GSF</td>
<td>Current Use</td>
<td>NRHP* Listed</td>
<td>NRHP* Eligible</td>
<td>Quality Assessment</td>
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<td>Faculty Duplexes 5-6</td>
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<td>Memorial Hall</td>
<td>1960</td>
<td>77,127</td>
<td>Recreation &amp; Administrative Offices</td>
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<td>0015</td>
<td>Community Counseling Center</td>
<td>1960</td>
<td>3,958</td>
<td>Academic &amp; Admin. Offices</td>
<td>Recommended</td>
<td>NOT Eligible</td>
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<tr>
<td>0057</td>
<td>GA Army National Guard</td>
<td>1962</td>
<td>2,446</td>
<td>Administrative Offices</td>
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<td>BB&amp;T</td>
<td>1964</td>
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<td>008A</td>
<td>Dunlap Hall</td>
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<td>43,158</td>
<td>Residential Dormitory</td>
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<td>NOT Eligible</td>
<td>B</td>
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<tr>
<td>0067 B</td>
<td>Faculty House 22</td>
<td>1965</td>
<td>1,498</td>
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<tr>
<td>0023</td>
<td>Sirmons Hall</td>
<td>1966</td>
<td>44,502</td>
<td>Residential Dorm (Corps of Cadets)</td>
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<td>Eligible (Planning Purposes) **</td>
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<tr>
<td>0029</td>
<td>Lewis Annex</td>
<td>1966</td>
<td>31,089</td>
<td>Residential Dorm</td>
<td>Recommended</td>
<td>Eligible (Planning Purposes) **</td>
<td>B</td>
</tr>
<tr>
<td>0060</td>
<td>Faculty Duplex 11-12</td>
<td>1968</td>
<td>1,434</td>
<td>Residential</td>
<td>Recommended</td>
<td>NOT Eligible</td>
<td>A</td>
</tr>
<tr>
<td>0061</td>
<td>Faculty Duplex 13-14</td>
<td>1968</td>
<td>1,434</td>
<td>Residential</td>
<td>Recommended</td>
<td>NOT Eligible</td>
<td>A</td>
</tr>
<tr>
<td>0062</td>
<td>Faculty Duplex 7-8</td>
<td>1968</td>
<td>1,434</td>
<td>Residential</td>
<td>Recommended</td>
<td>NOT Eligible</td>
<td>A</td>
</tr>
<tr>
<td>Building #</td>
<td>Building Name</td>
<td>Construction Date</td>
<td>GSF</td>
<td>Current Use</td>
<td>NRHP* Listed</td>
<td>NRHP* Eligible</td>
<td>Quality Assessment</td>
</tr>
<tr>
<td>-----------</td>
<td>------------------------</td>
<td>-------------------</td>
<td>-------</td>
<td>-------------</td>
<td>--------------</td>
<td>-------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>0063</td>
<td>Faculty Duplex 9-10</td>
<td>1968</td>
<td>1,434</td>
<td>Residential</td>
<td></td>
<td>Recommended</td>
<td>A</td>
</tr>
<tr>
<td>0064</td>
<td>Faculty Apartment</td>
<td>1968</td>
<td>4,116</td>
<td>Residential</td>
<td></td>
<td>Recommended</td>
<td>A</td>
</tr>
</tbody>
</table>

* NRHP = National Register of Historic Places

** These buildings do not currently meet the requirements for listing on the Georgia/National Register but should be treated as eligible resources for planning purposes.

In addition to these historic structures, NGCSU has several historic landscapes, including the Drill Field, the College Circle in front of Price Memorial Hall and the grove of mature trees north of Gaillard Hall.

A complete assessment of NGCSU historic resources can be found in the Campus Historic Preservation Plan (CHPP) compiled by Lord, Aeck & Sargent as part of the master planning process.

**Housing**

NGCSU currently has 7 residence halls, 5 student apartment buildings and 13 faculty apartment buildings / houses serving its campus population. All told, these buildings represent nearly 250,000 ASF.

The majority of the on-campus student residence halls were built prior to 1980 and have a traditional "hall-style" configuration, including double-occupancy rooms and group bathrooms. The one exception is Owen Hall, which was constructed in 2002 and features suite-style housing for juniors and seniors.

**Table III-C.5 – Existing Housing**

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>ASF</th>
<th>Number of Existing Beds</th>
<th>Existing Beds to Remain</th>
</tr>
</thead>
<tbody>
<tr>
<td>910 Sleep/Study without Bath (ASF/bed)</td>
<td>123,234</td>
<td>1,162</td>
<td>1,097</td>
</tr>
<tr>
<td>920 Sleep/Study with Bath (ASF/bed) *</td>
<td>80,897</td>
<td>314</td>
<td>314</td>
</tr>
<tr>
<td>950 Student Apartment (ASF/bed) **</td>
<td>19,591</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>223,722</td>
<td><strong>1,551</strong></td>
<td><strong>1,486</strong></td>
</tr>
<tr>
<td>Faculty Apartment (ASF/bed)</td>
<td>21,440</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>245,162</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Owen Hall

** Cleve’s Crossing and Barlow Apartments
PARKING

The majority of the University's 3,725 parking spaces are located in surface lots along South Chestatee Street, behind the military housing, and on the West Campus adjacent to the Health and Natural Sciences building. In addition, roughly 180 spaces are located adjacent to the Athletics Campus. In 2008, the University opened its first structured parking deck, located at the base of the new Recreation Center. This facility was funded primarily by student fees.

Parking utilization counts were not included as part of the master planning process. Based on site visits and observations, it appears that the campus parking supply is adequate but nearing capacity.

Table III-C.6 – Parking Conditions by User Group

<table>
<thead>
<tr>
<th>User Group Population</th>
<th>Existing Supply</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Surface</td>
</tr>
<tr>
<td>Student (Resident)</td>
<td>985</td>
</tr>
<tr>
<td>Student (Commuter)</td>
<td>716</td>
</tr>
<tr>
<td>Student (Resident &amp; Commuter)</td>
<td>477</td>
</tr>
<tr>
<td>Visitor / Handicapped / Faculty &amp; Staff</td>
<td>1,065</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,243</strong></td>
</tr>
</tbody>
</table>
ATHLETICS AND RECREATION

Outdoor Recreation and Intramural Facilities

When not in use by the Corps of Cadets, the Drill Field serves as the major recreational resource for the NGCSU campus. Additional facilities are housed at the Pine Valley Recreation Center.

Table III-C.7 – Recreation and Athletics: Recreation/Athletic Space

<table>
<thead>
<tr>
<th>Outdoor Recreation and Intramural</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sport</strong></td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td><strong>Club Sports</strong></td>
</tr>
<tr>
<td>Lacrosse</td>
</tr>
<tr>
<td>Rugby</td>
</tr>
<tr>
<td>Ultimate Frisbee</td>
</tr>
<tr>
<td>Cycling</td>
</tr>
<tr>
<td>Equestrian</td>
</tr>
<tr>
<td><strong>Intramural Sports</strong></td>
</tr>
<tr>
<td>Flag Football</td>
</tr>
<tr>
<td>Ultimate Frisbee</td>
</tr>
<tr>
<td>Beach Volleyball</td>
</tr>
<tr>
<td>Basketball</td>
</tr>
<tr>
<td>Soccer</td>
</tr>
<tr>
<td>Tennis</td>
</tr>
<tr>
<td>Softball</td>
</tr>
</tbody>
</table>

Outdoor Varsity Athletics Facilities

The majority of NGCSU's outdoor athletic space is housed on the Athletics Campus, located to the south of the Main Campus along the Morrison Moore Connector and next to Radar Ridge. This campus, which was constructed in 2000, includes competition baseball, softball and soccer complexes. The baseball complex features brick dugouts for home and visiting teams, batting cages, and seating for 600 spectators. The softball complex features brick dugouts for home and visiting teams, batting cages, enclosed press box, and seating for 500 spectators. Finally, the soccer complex features a 116-by-66 yard playing surface.

The North Georgia men's and women's tennis programs play their home matches at the eight competition tennis courts recently constructed at Yahoola Creek Park. This facility is located several miles from the North Georgia campus.
Outdoor Varsity Athletics

<table>
<thead>
<tr>
<th>Sport</th>
<th>Number of Existing Fields/Courts</th>
<th>Condition &amp; Adequacy of Facilities for Existing Enrollment (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Men's Soccer</td>
<td>1 (shared)</td>
<td>Y</td>
</tr>
<tr>
<td>Women's Soccer</td>
<td>1 (shared)</td>
<td>Y</td>
</tr>
<tr>
<td>Cross Country</td>
<td>N/A</td>
<td>Y</td>
</tr>
<tr>
<td>Baseball</td>
<td>1</td>
<td>Y</td>
</tr>
<tr>
<td>Softball</td>
<td>1</td>
<td>Y</td>
</tr>
<tr>
<td>Men's Tennis</td>
<td>8 (shared)</td>
<td>Y (off-site)</td>
</tr>
<tr>
<td>Women's Tennis</td>
<td>8 (shared)</td>
<td>Y (off-site)</td>
</tr>
</tbody>
</table>

Indoor Recreation and Intramural Facilities

Recreation Center

Opened in 2008, the new Recreation Center features two exercise rooms, a three-story rock-climbing wall and three multi-purpose courts encircled by an elevated quarter-mile-long track. The base of the building is a parking deck with 482 parking spaces. The building was funded primarily through student fees levied by the Student Government Association.

Indoor Recreation and Intramural

<table>
<thead>
<tr>
<th>Sport</th>
<th>Number of Existing Fields/Courts</th>
<th>Condition &amp; Adequacy of Facilities for Existing Enrollment (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Club Sports</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Karate</td>
<td>1 (Recreation Center group activities room)</td>
<td></td>
</tr>
<tr>
<td>Swim Club</td>
<td>1 (Memorial Hall pool)</td>
<td>Y</td>
</tr>
<tr>
<td>Triathalon Club</td>
<td>2 (Recreation Center track and Memorial Hall pool)</td>
<td></td>
</tr>
<tr>
<td><strong>Intramural Sports</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dodgeball</td>
<td>3</td>
<td>Y</td>
</tr>
<tr>
<td>Volleyball</td>
<td>3</td>
<td>Y</td>
</tr>
<tr>
<td>Basketball</td>
<td>3</td>
<td>Y</td>
</tr>
<tr>
<td>HORSE Basketball</td>
<td>3</td>
<td>Y</td>
</tr>
<tr>
<td>Innertube Water Polo</td>
<td>1 (Memorial Hall pool)</td>
<td>Y</td>
</tr>
</tbody>
</table>

Indoor Varsity Athletics Facilities

Memorial Hall

Memorial Hall is home to the men's and women's basketball teams, the Brooks Wellington Military & Wellness Center, athletic training rooms, and the Athletic and Physical Education Departments. Built in 1960, the single-court gymnasium features seating for 2,500 spectators with 538 chair back seats. While this facility has hosted several tournaments, its size and condition are inadequate for the competitive basketball teams.
In addition to the gym, Memorial Hall hosts the Brooks Wellington Military & Wellness Center, a weight room for varsity athletes. It also has a 25 meter swimming pool overlooking the entrance to the university.

**Indoor Varsity Athletics**

<table>
<thead>
<tr>
<th>Sport</th>
<th>Number of Existing Fields/Courts</th>
<th>Condition &amp; Adequacy of Facilities for Existing Enrollment (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Men's Basketball</td>
<td>1</td>
<td>N</td>
</tr>
<tr>
<td>Women's Basketball</td>
<td>1</td>
<td>Y</td>
</tr>
<tr>
<td>Cheerleading</td>
<td>1</td>
<td>Y</td>
</tr>
</tbody>
</table>
date 4 June 2009
to North Georgia College and State University
cc Alan Travis, Board of Regents
Michael Miller, Board of Regents
from Sasaki Associates
project name North Georgia College and State University Master Plan Update
project # 84325.00
subject Task 3: NGCSU Projected Facilities Needs

EXISTING ACADEMIC AND ENROLLMENT MANAGEMENT DATA

North Georgia College and State University’s main campus in Dahlonega currently serves nearly 4,800 full-time or equivalent (FTE) students and 5,300 headcount (HC) students. Of this total, over 90% are undergraduates. As the military college of Georgia, roughly 600 NGCSU students – or 13% of the total undergraduate population – are enrolled in the Army Corps of Cadets.

The Dahlonega campus also has roughly 300 FTE faculty and 350 FTE staff. The average faculty to student (FTE) ratio is 1:16, while the staff to student (FTE) ratio is 1:14.

Outside of the Dahlonega campus, NGCSU offers professional courses at branch campuses at Gainesville State College and in Forsyth County. Each of these campuses currently serves several hundred undergraduate and graduate students. The master plan work focused on the Dahlonega campus.

Table III-B.1 – Existing Population Data

<table>
<thead>
<tr>
<th>Student Enrollment</th>
<th>Total HC</th>
<th># of Resident Students</th>
<th>FTE*</th>
<th>Credit Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undergraduate</td>
<td>4,791</td>
<td>1,476</td>
<td>4,436</td>
<td>54,623</td>
</tr>
<tr>
<td>Graduate</td>
<td>468</td>
<td>0</td>
<td>347</td>
<td>2,920</td>
</tr>
<tr>
<td>Total Students on Campus</td>
<td>5,259</td>
<td>1,476</td>
<td>4,783</td>
<td>57,543</td>
</tr>
</tbody>
</table>
### Dahlonega Campus

<table>
<thead>
<tr>
<th>Faculty Members</th>
<th>Headcount</th>
<th>FTE*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faculty on Campus</td>
<td>236</td>
<td>294</td>
</tr>
<tr>
<td>Ratio of Faculty to Students</td>
<td></td>
<td>1:16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff Members</th>
<th>Headcount</th>
<th>FTE*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff on Campus</td>
<td>399</td>
<td>350</td>
</tr>
<tr>
<td>Ratio of Staff to Students</td>
<td></td>
<td>1:14</td>
</tr>
</tbody>
</table>

### Programs of Study

North Georgia has four academic schools through which it offers a total of 47 majors in the following fields of study:

<table>
<thead>
<tr>
<th>DIVISION</th>
<th>BACHELORS DEGREES</th>
<th>MASTERS DEGREES</th>
</tr>
</thead>
<tbody>
<tr>
<td>School of Education</td>
<td>Early Childhood – Special Education</td>
<td>M.Ed. Middle School Education</td>
</tr>
<tr>
<td>Teacher Education</td>
<td>Middle Grades</td>
<td>M.Ed. Special Education</td>
</tr>
<tr>
<td></td>
<td>Secondary</td>
<td>M.Ed. Secondary School Education</td>
</tr>
<tr>
<td></td>
<td></td>
<td>M.A. Art in Teaching</td>
</tr>
<tr>
<td>Health and Physical Education</td>
<td>Athletic Training</td>
<td>M.Ed. Art, Health and Physical Education</td>
</tr>
<tr>
<td></td>
<td>Exercise Science</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Physical Education Teacher Education</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DIVISION</td>
<td>BACHELORS DEGREES</td>
<td>MASTERS DEGREES</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>-----------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Mike Cottrell School of Business</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Administration</td>
<td>Accounting</td>
<td>M. Business Administration</td>
</tr>
<tr>
<td></td>
<td>Finance</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Management</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Marketing</td>
<td></td>
</tr>
<tr>
<td>School of Science and Health Professions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Biology</td>
<td>Biology</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Biology Education</td>
<td></td>
</tr>
<tr>
<td>Chemistry</td>
<td>Chemistry</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chemical Education</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chemistry / Engineering</td>
<td></td>
</tr>
<tr>
<td>Mathematics and Computer Science</td>
<td>Mathematics</td>
<td>M.Ed. Mathematics</td>
</tr>
<tr>
<td></td>
<td>Mathematics Education</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Computer Science</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Computer Information Systems</td>
<td></td>
</tr>
<tr>
<td>Nursing</td>
<td>Nursing</td>
<td>M.S. Nursing Education</td>
</tr>
<tr>
<td></td>
<td></td>
<td>M.S. Nursing – Rural Primary Family Nurse Practitioner</td>
</tr>
<tr>
<td>Physical Therapy</td>
<td></td>
<td>Doctor of Physical Therapy (in association with the Medical College of Georgia and Armstrong Atlantic State University)</td>
</tr>
<tr>
<td>Physics</td>
<td>Physics</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Physics / Engineering</td>
<td></td>
</tr>
<tr>
<td>DIVISION</td>
<td>BACHELORS DEGREES</td>
<td>MASTERS DEGREES</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>School of Arts &amp; Letters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>English</td>
<td>English – Literature Concentration</td>
<td>M.Ed. English</td>
</tr>
<tr>
<td></td>
<td>English – Writing and Publication Concentration</td>
<td></td>
</tr>
<tr>
<td></td>
<td>English with Teaching Certification</td>
<td></td>
</tr>
<tr>
<td>Fine Arts</td>
<td>Art</td>
<td>M.Ed. Art</td>
</tr>
<tr>
<td></td>
<td>Art Education</td>
<td>M.A. Teaching – Art</td>
</tr>
<tr>
<td></td>
<td>Art Marketing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Music</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Music Education</td>
<td></td>
</tr>
<tr>
<td>History &amp; Philosophy</td>
<td>History</td>
<td>M.Ed. History</td>
</tr>
<tr>
<td></td>
<td>History with Teaching Certification</td>
<td>M.A. Teaching History</td>
</tr>
<tr>
<td>Military Science</td>
<td>Military Science</td>
<td></td>
</tr>
<tr>
<td>Modern Languages</td>
<td>French</td>
<td></td>
</tr>
<tr>
<td></td>
<td>French with Teaching Certification</td>
<td></td>
</tr>
<tr>
<td></td>
<td>French with Business Emphasis</td>
<td></td>
</tr>
<tr>
<td>Modern Languages (cont’d)</td>
<td>Spanish</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Spanish with Teaching Certification</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Spanish with Business Emphasis</td>
<td></td>
</tr>
<tr>
<td>Political Science/Criminal Justice</td>
<td>Criminal Justice</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Criminal Justice – Criminal Forensics Concentration</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Political Science</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Political Science – Pre-Law Concentration</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Political Science – International Affairs Concentration</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Political Science – American Politics Concentration</td>
<td></td>
</tr>
<tr>
<td></td>
<td>International Affairs</td>
<td></td>
</tr>
<tr>
<td>Psychology/Sociology</td>
<td>Psychology</td>
<td>M.S. Community Counseling</td>
</tr>
<tr>
<td></td>
<td>Sociology</td>
<td></td>
</tr>
</tbody>
</table>
In addition to these programs of study, NGCSU offers satellite programs in nursing at Gainesville State College and programs in education, business and nursing at the Forsyth Campus. There are plans to expand the Forsyth Campus into a center for post-baccalaureate programs.

Other unique programmatic offerings at NGCSU include 1) the Military Science department and other programs associated with the Corps of Cadets and 2) the Appalachian Nurse Practitioner Clinic – based in the Health and Natural Sciences building – which provides basic health care for uninsured and low income residents residing in the region and gives nursing students hands-on clinical experience.

**PROJECTED ACADEMIC AND ENROLLMENT MANAGEMENT DATA**

Through the master planning process, the NGCSU administration set 7,500 FTE students – including undergraduate and graduate – as the target enrollment for the space needs assessment. Carrying forward the current ratios, this would translate to roughly 8,250 HC students, 460 FTE faculty and 489 FTE staff.

All told, the future population on campus is estimated to be roughly 8,450 FTE.

*Table III-B.2 – Projected Population Data*

<table>
<thead>
<tr>
<th>Student Enrollment</th>
<th>Dahlonega Campus</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Headcount</td>
<td>Projected #</td>
<td>FTE</td>
</tr>
<tr>
<td>Undergraduate</td>
<td>7,513</td>
<td>2,314</td>
<td>6,956</td>
</tr>
<tr>
<td>Graduate</td>
<td>734</td>
<td>0*</td>
<td>544</td>
</tr>
<tr>
<td>Total Students on Campus</td>
<td>8,247</td>
<td></td>
<td>7,500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Faculty Members</th>
<th>Dahlonega Campus</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident Faculty</td>
<td>370</td>
<td>460</td>
<td></td>
</tr>
<tr>
<td>Ratio of Faculty to Students</td>
<td></td>
<td>1:16</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff Members</th>
<th>Dahlonega Campus</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff on Campus</td>
<td>552</td>
<td>489</td>
<td></td>
</tr>
<tr>
<td>Ratio of Staff to Students</td>
<td></td>
<td>15:1</td>
<td></td>
</tr>
</tbody>
</table>
PROJECTED SPACE NEEDS

To project the space that NGCSU will need to accommodate 7,500 FTE students, the planning team used a combination of national standards. These include those from the University System of Georgia, the State of Pennsylvania, and the Council of Educational Facilities Planners International (CEFPI).

Table III-D.1 – Standards Utilized for Projection of Space Needs

<table>
<thead>
<tr>
<th>HEGIS Code</th>
<th>HEGIS Description</th>
<th>Projected Room Utilization for the Period 8:00 am to 5:00 pm</th>
<th>Space Standards Utilized for Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Classrooms:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Classrooms</td>
<td>75%</td>
<td>Georgia</td>
</tr>
<tr>
<td></td>
<td>Lecture Halls</td>
<td>75%</td>
<td>Georgia</td>
</tr>
<tr>
<td></td>
<td>Seminar Rooms</td>
<td>75%</td>
<td>Georgia</td>
</tr>
<tr>
<td></td>
<td>Average</td>
<td>75%</td>
<td>Georgia</td>
</tr>
<tr>
<td>200</td>
<td>Labs:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Teaching Labs</td>
<td>55%</td>
<td>CEFPI</td>
</tr>
<tr>
<td></td>
<td>Research Labs</td>
<td>55%</td>
<td>CEFPI</td>
</tr>
<tr>
<td>300</td>
<td>Offices:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Faculty and Administrative</td>
<td></td>
<td>Georgia</td>
</tr>
<tr>
<td></td>
<td>Technical and Professional</td>
<td></td>
<td>Georgia</td>
</tr>
<tr>
<td></td>
<td>Clerical</td>
<td></td>
<td>Georgia</td>
</tr>
<tr>
<td></td>
<td>Graduate Students</td>
<td></td>
<td>Georgia</td>
</tr>
<tr>
<td>400</td>
<td>Library</td>
<td></td>
<td>CEFPI</td>
</tr>
<tr>
<td>500</td>
<td>Indoor Recreation</td>
<td></td>
<td>CEFPI</td>
</tr>
<tr>
<td></td>
<td>Media</td>
<td></td>
<td>CEFPI</td>
</tr>
<tr>
<td></td>
<td>Demonstration Space</td>
<td></td>
<td>CEFPI</td>
</tr>
<tr>
<td>600</td>
<td>General Use</td>
<td></td>
<td>CEFPI with Music Option</td>
</tr>
<tr>
<td></td>
<td>Lounge/Merchandising</td>
<td></td>
<td>Pennsylvania</td>
</tr>
<tr>
<td></td>
<td>Campus Center</td>
<td></td>
<td>Pennsylvania</td>
</tr>
<tr>
<td>700</td>
<td>Plant Operations</td>
<td></td>
<td>Pennsylvania</td>
</tr>
<tr>
<td>800</td>
<td>Health Sciences</td>
<td></td>
<td>Pennsylvania</td>
</tr>
</tbody>
</table>

The space analysis indicates that, at 7,500 FTE students, NGCSU will need additional space in all HEGIS categories. The most significant needs will be for student life and athletics space, followed by laboratory space, office space and classroom space. There will be minor needs for additional library space – reflecting the fact that the new Library and Technology Center opened in the fall of 2008 – as well as additions to physical plant and the infirmary.
### Table III-D.2 – Projected Space Needs

<table>
<thead>
<tr>
<th>HEGIS Code</th>
<th>HEGIS Description</th>
<th>FTE Enrollment</th>
<th>WSCH</th>
<th>Space Standards</th>
<th>Total Projected NASF Required</th>
<th>Total Existing Space Available</th>
<th>Surplus (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Classrooms *</td>
<td>7,500</td>
<td>78,057</td>
<td>Georgia</td>
<td>89,939</td>
<td>72,806</td>
<td>(17,133)</td>
</tr>
<tr>
<td>200</td>
<td>Labs:</td>
<td>7,500</td>
<td>12,175</td>
<td>CEFPI</td>
<td>52,343</td>
<td>98,872</td>
<td>(46,529)</td>
</tr>
<tr>
<td></td>
<td>Teaching Labs</td>
<td></td>
<td></td>
<td>CEFPI</td>
<td>52,343</td>
<td>98,872</td>
<td>(46,529)</td>
</tr>
<tr>
<td></td>
<td>Research Labs</td>
<td></td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>300</td>
<td>Offices **</td>
<td>949</td>
<td></td>
<td>Georgia</td>
<td>166,872</td>
<td>134,572</td>
<td>(32,300)</td>
</tr>
<tr>
<td>400</td>
<td>Library</td>
<td>7,500</td>
<td></td>
<td>CEFPI</td>
<td>64,253</td>
<td>51,555</td>
<td>(12,698)</td>
</tr>
<tr>
<td>500</td>
<td>Indoor Recreation</td>
<td>7,500</td>
<td></td>
<td>CEFPI</td>
<td>52,501</td>
<td>43,392</td>
<td>(9,109)</td>
</tr>
<tr>
<td></td>
<td>Media ***</td>
<td>7,500</td>
<td></td>
<td>CEFPI</td>
<td>16,100</td>
<td>0</td>
<td>(16,100)</td>
</tr>
<tr>
<td></td>
<td>Clinical</td>
<td>7,500</td>
<td></td>
<td>CEFPI</td>
<td>13,885</td>
<td>13,762</td>
<td>123</td>
</tr>
<tr>
<td>600</td>
<td>General Use</td>
<td>7,500</td>
<td></td>
<td>CEFPI with Music Option</td>
<td>102,579</td>
<td>66,622</td>
<td>(35,957)</td>
</tr>
<tr>
<td></td>
<td>Lounge/Merchandising</td>
<td>7,500</td>
<td></td>
<td>Pennsylvania</td>
<td>6,192</td>
<td>12,000</td>
<td>5,808</td>
</tr>
<tr>
<td></td>
<td>Campus Center</td>
<td>7,500</td>
<td></td>
<td>Pennsylvania</td>
<td>67,876</td>
<td>64,816</td>
<td>(3,060)</td>
</tr>
<tr>
<td>700</td>
<td>Plant Operations</td>
<td>7,500</td>
<td></td>
<td>Pennsylvania</td>
<td>33,953</td>
<td>28,341</td>
<td>(5,612)</td>
</tr>
<tr>
<td>800</td>
<td>Health Services ****</td>
<td>7,500</td>
<td></td>
<td>Pennsylvania</td>
<td>3,350</td>
<td>3,574</td>
<td>224</td>
</tr>
</tbody>
</table>

* Classroom space includes classrooms, lecture halls and seminar rooms
** Office space includes faculty and administrative offices, adjunct faculty offices, and graduate student offices.
*** Documentation of media production space will be updated by the University and does not reflect space within the new Library and Technology Center.
**** Existing space in the 800 HEGIS category includes the Appalachian Nurse Practitioner Clinic. Woodward Infirmary currently has 2,380 ASF and there will be a need for additional clinic space.

**Student Housing**

Based on mandated growth for the Corps of Cadets, as well as increasing civilian enrollment, there will be a need for 3,000 student beds by 7,500 FTE. The College is currently addressing this need with the construction of 1,500 new beds, 900 of which will serve the Corps of Cadets and 600 of which will serve civilian students. The military housing will feature traditional double-occupancy dormitory configurations, with rooms off of corridors and hall bathrooms, while the civilian housing will feature a mix of double- and single-occupancy suites.
Table III-D.3 – Projected Student Housing in Approved Comprehensive Housing Plan

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Total Projected Housing Need in Beds</th>
<th>Existing Housing to Remain in Beds*</th>
<th>Net New Housing Needs in Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>910 Sleep/Study without Bath</td>
<td>1,997</td>
<td>1,097</td>
<td>900</td>
</tr>
<tr>
<td>920 Sleep/Study with Bath</td>
<td>914</td>
<td>314</td>
<td>600</td>
</tr>
<tr>
<td>950 Student Apartment</td>
<td>75</td>
<td>75</td>
<td>**</td>
</tr>
<tr>
<td>Total</td>
<td>2,986</td>
<td>1,486</td>
<td>1,500</td>
</tr>
</tbody>
</table>

* Numbers assume retention of Gaillard and Sirmons Halls
** At this time, the University has no plans to build additional apartment-style units.

Athletics and Recreation

The space needs analysis indicated a need for several new athletic facilities, including a new gymnasium, an expansion to the Athletics Campus – including new tennis courts and a soccer field – and multi-purpose recreational fields within the campus core. The need for additional indoor recreation space is negligible due to the 2008 opening of the NGCSU Recreation Center.

Table III-D.5 – Projected Physical Education, Varsity Athletic and Recreation Facility Needs

<table>
<thead>
<tr>
<th>Varsity Sport</th>
<th>Fields and Courts Required</th>
<th>Existing Fields and Courts to Remain</th>
<th>New Fields and Courts Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tennis</td>
<td>8</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>Soccer</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Basketball (Men’s and Women’s)</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

Physical Education and Recreation

<table>
<thead>
<tr>
<th>Type of Space</th>
<th>Enrollment Standards for Target Enrollments</th>
<th>Total Space Required for Target Enrollments</th>
<th>Existing Space to Remain</th>
<th>New Space Required for Target Enrollments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor</td>
<td>Pennsylvania</td>
<td>52,501</td>
<td>48,880</td>
<td>3,621</td>
</tr>
<tr>
<td>Outdoor</td>
<td>N/A</td>
<td>2 multi-purpose fields</td>
<td>0</td>
<td>2 multi-purpose fields</td>
</tr>
</tbody>
</table>

An additional space need which was identified through the master planning process was a Convocation Center which would serve both NGCSU and the National Guard. The program for this facility is still under consideration, but could include a new gymnasium with 3,000 to 5,000...
spectator seats, administrative offices, and classrooms. The design of this building will need to accommodate the security concerns associated with the National Guard, including an 85 foot stand-off zone, as well as provide sufficient parking to serve both user groups.

Parking

The NGCSU campus currently has over 3,700 parking spaces, all but 482 of which are in surface lots. Assuming that parking demand will remain stable as growth occurs – and that no policy changes are made by the University to restrict resident parking – there will be a future need for up to 6,900 total parking spaces to accommodate the 7,500 FTE population. Of these spaces, roughly 5,100 will serve students and 1,800 will serve faculty, staff, visitors and handicapped drivers.

To concentrate future growth within a walkable distance, the master plan proposes constructing new buildings on existing parking lots. This, combined with the decision to remove parking from Barnes Alley and around the Drill Field, will reduce the existing supply by roughly 1,100 spaces to 2,608. The resulting campus demand will be for over 4,300 net new parking spaces.

Table III-D.6 – Projected Parking Requirements by User Group

<table>
<thead>
<tr>
<th>Projected User Group Population</th>
<th>Existing Supply to Remain</th>
<th>Projected Total Demand at Peak Hour (10:00 am – 12:00 pm)</th>
<th>Projected Surplus (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student (Resident)</td>
<td>578</td>
<td>2,373</td>
<td>(1,795)</td>
</tr>
<tr>
<td>Student (Commuter)</td>
<td>705</td>
<td>1,977</td>
<td>(1,272)</td>
</tr>
<tr>
<td>Student (Resident &amp; Commuter)</td>
<td>428</td>
<td>787</td>
<td>(359)</td>
</tr>
<tr>
<td>Visitor / Handicapped / Faculty &amp; Staff</td>
<td>897</td>
<td>1,757</td>
<td>(860)</td>
</tr>
<tr>
<td>Total</td>
<td>2,608</td>
<td>6,894</td>
<td>(4,336)</td>
</tr>
</tbody>
</table>
date 4 June 2009

to North Georgia College and State University

cc Alan Travis, Board of Regents
   Michael Miller, Board of Regents

from Sasaki Associates

project name North Georgia College and State University Master Plan Update

project # 84325.00

subject Task 4: Master Plan

MASTER PLANNING PROCESS
The North Georgia College and State University (NGCSU) Master Plan evolved through a series of work sessions with the University's Executive Committee, the Master Plan Committee, representatives from the Board of Regents, and campus groups, including interviews and meetings with faculty, staff and students. The official kick-off meeting occurred in September 2008, following which the planning team prioritized a housing study to create alternative options for future civilian and military student housing. Subsequent meetings in November 2008 and March 2009 allowed the Master Plan Committee and other interested parties to test alternative scenarios for the University's remaining growth needs, using the space needs analysis as a foundation. The planning process concluded with the presentation of the draft master plan to the Master Plan Committee and campus groups in April 2009. During the master plan process, the planning team held weekly conference calls with the University to provide updates on project progress.

MASTER PLAN
Through the space needs analysis, and corroborated by University leadership, it was determined that the NGCSU Master Plan needed to accommodate the following facilities:

- 2 classroom and office buildings
- 1 laboratory and office building
- 1 new dining hall
- Gymnasium addition
- 3 new military residence halls (900 beds)
- 2 new civilian residence halls (600 beds)
- Expansion of the Appalachian Nurse Practitioner Clinic and Woodward Infirmary
- Expansion of the Vickery House
- Convocation Center
- Arts Center
- New athletics fields house, varsity soccer field and varsity tennis courts
- New multi-purpose recreational fields
In keeping with the goals outlined by the Master Plan Committee, as well as discussions with faculty, students and staff, it was determined that the University would accommodate these facilities within its existing "core" campus – namely the Main Campus encircling the Drill Field, the West Campus anchored by the Health and Natural Sciences Building (HNS), and the Athletics Campus. There was also consensus that the Radar Ridge property could host limited development of faculty housing and commercial uses in the short-term, and that the majority of this would be reserved for future use.

Land and Building Use
The current land use pattern at NGCSU is most compact within the Main Campus, particularly around the Drill Field. The majority of the campus’ academic facilities lie to the north of the Drill Field, while residential facilities lie to the south. Student life facilities, including the student center, Recreation Center, dining, gymnasium and library, are clustered on the middle and eastern portion of the Main Campus. Auxiliary services and faculty housing are clustered around the western periphery of the campus, while outdoor athletic facilities are clustered to the south on the Athletics Campus.

The master plan reinforces this existing land use pattern by promoting the construction of new classroom facilities adjacent to the core academic facilities north of the Drill Field and the expansion of military housing to the south of the drill field. The plan also proposes a number of new facilities that help to shift the University’s center of gravity to the west, namely by constructing new laboratory, classroom and civilian housing facilities adjacent to the Health and Natural Sciences (HNS) building. Furthermore, a new dining hall, proposed for the Sanford Hall site, serves to knit together the West and Main Campuses and create a new focal point for the University.

Academic Facilities
The master plan envisions the construction of two new classroom facilities on the Main Campus: 1) an addition to Young Hall, including large classrooms and office space and 2) a new academic building to the south of Dunlap Hall fronting on the Drill Field. In addition to providing much-needed large classrooms, the 14,000 gross square feet (GSF) Young Hall addition will improve ADA accessibility between Barnes Alley and College Circle. It also will allow the University to renovate the historic portion building – which once served as the University library – and restore the building’s original historic entry, which currently is blocked by a classroom. The new classroom building south of Dunlap will provide additional classroom and office space in a location that is convenient to other academic facilities and library and has a strong connection to the Drill Field.

The master plan also promotes the construction of new laboratory space on the West Campus, to the north of the Health and Natural Sciences building. This building will front a proposed parking deck and will act as a link between Rogers Hall and HNS, creating a critical mass for science on the campus. This building also could contain a future Appalachian Nurse Practitioner community clinic. The construction of these laboratory / parking deck facilities will necessitate the demolition of existing faculty houses on Sunset Drive and the removal of 315 spaces of surface parking.
To meet faculty and staff office needs, the master plan recommends renovating Barnes Hall and considering opportunities to convert outdated classroom space in Dunlap Hall, Newton Oakes Center and Memorial Hall into offices.

**Residential Facilities**

To meet increased commissioning mandates from the United States Army, the master plan envisions the construction of 900 beds within three residence halls to house an expanded Corps of Cadets. The three buildings will be located behind Gaillard and Sirmons Halls, adjacent to the Alumni House. The Alumni House itself will be retained and reused as support space and offices for military leadership.

To accommodate 600 additional civilian beds, the master plan envisions the construction of two residence halls on the West Campus, to the west of the HNS building. The adjacent residence halls are oriented to the north to take advantage of spectacular views of the Appalachian foothills, and their configuration creates several courtyards and open spaces. The use of this site will require the demolition of the Auxiliary Services, Field Biology and Georgia National Guard offices. These functions will be relocated to other areas of the campus.

**Community / University Facilities**

**Arts Center**

To augment space for the fine and performing arts at NGCSU, as well as to foster synergy between arts programs at the University and downtown Dahlonega, the master plan envisions the construction of a new Arts Center on South Chestatee Street. The building program is still under consideration, but may include a 500-600 seat theater, gallery space, studios and classrooms. The latter would replace space at the LC Kindergarten that the University currently leases for fine arts.

The location of the Arts Center on South Chestatee Street strengthens NGCSU's physical presence along a key corridor to downtown Dahlonega. It also takes advantage of proximity to the Recreation Center parking deck — and potentially, the grade change on its own building site — to provide convenient access to structured parking.

**Convocation Center**

The master plan envisions constructing the new Convocation Center, a facility jointly owned and used by the University and the Army National Guard, on the southern portion of the Main Campus adjacent to the military housing. Like the Arts Center, the program for the Convocation Center is still under consideration, but may include a 3,000 – 5,000 seat arena, classrooms and offices. Its location adjacent to the Morrison Moore Connector allows convenience of access, while its adjacency to the Cadet housing provides new training opportunities for the University. An adjacent parking deck serves University, National Guard and other users.

Should the University determine that a larger site is needed, alternate locations for the Convocation Center may be on Radar Ridge or at the former Mohawk Plant in Dahlonega.

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1 While they will no longer house the Cadets, the master plan retains Sirmons and Gaillard Halls. The reuse of these buildings is yet to be determined, but may include residential or office space for military leadership.
Woodward Infirmary
The master plan envisions an expansion of the Woodward Infirmary to provide additional space for student health services. This addition would extend from the rear of the building and would double the square footage of the existing building.

Appalachian Nurse Practitioner Clinic
The master plan envisions constructing new space for the Appalachian Nurse Practitioner Clinic (ANPC) adjacent to the West Campus' northern parking deck. This would allow the University to provide expanded facilities for the ANPC and reclaim its current space in the HNS building for academic use. The clinic's proximity to the parking deck would have the added benefit of providing patients convenient access to parking.

Vickery House
Following consultation with the staff of the Vickery House, the master plan has accommodated a modest teaching facility and the relocation of a historic log cabin. Both small structures would be adjacent to the main Vickery House. This will further the Appalachian Studies Center's mission of promoting public education and outreach regarding the Appalachian region's history and culture.

Dining Hall
One of the most critical elements of the master plan is the proposed construction of a new Dining Hall on the Sanford Hall site. Rather than consider an addition to the current Dining Hall (c. 1981), which currently blocks connections between the Drill Field and the new Library and Technology Center and has loading docks facing the campus gateway drive, the College determined to relocate the Dining Hall to an alternate site. Doing so would allow the College to 1) construct a larger, state-of-the-art facility, 2) realign the main gateway road leading from South Chestatee Street to the Drill Field and 3) create a new quadrangle between the Drill Field and the Library. This would fulfill the Master Plan Committee's goals of strengthening first impressions of the campus and improving social spaces for the campus community.

Through discussions with the College, the Sanford Hall site emerged as a critical "hinge point" between the existing core campus and new development to the west. While the College recognized Sanford's historic value (c. 1936) as a dormitory and as building framing the Drill Field, the Master Plan Committee felt that the site's proximity to the Drill Field, and its walkable distance from student housing and academic buildings on the Main Campus and proposed development on the West Campus, made it a critical site for redevelopment.

Recognizing that it will replace a historic facility and that it will be surrounded by other buildings and landscapes of historic significance, the proposed design of the new Dining Hall is sensitive to its surrounding context. The two-storey building will step down to one-storey at its center to protect the view corridor between the West and Main Campuses while providing usable outdoor space for the campus community to overlook the Drill Field. Likewise, the proposed fenestration and scale of the building will take cues from the existing Sanford Hall and from adjacent buildings.

New Athletics and Recreation Facilities
The master plan envisions the creation of several new indoor and outdoor athletic facilities for varsity teams and recreational use. It augments indoor space by proposing an addition to
Memorial Hall to create a new gymnasium and additional varsity training space. The plan also follows the recommendation of the previous NGCSU Athletics Master Plan to create a new athletics field house, soccer field, tennis courts and reconfigured parking lots on the Athletics Campus. Finally, the master plan responds to stated needs on campus for additional recreation space by creating two new multi-purpose recreational fields, one adjacent to the HNS building and one between the Drill Field and the Library and Technology Center. The courts and fields located at Yahoola Creek Park will continue to augment the campus' athletic and recreational needs.

**Radar Ridge**

Through the course of the master planning process, the Master Plan Committee and other University leadership agreed through that Radar Ridge should be reserved primarily for long-term use. However, the master plan envisions the construction of a new faculty housing "village" on the northern ridge of the property. These housing facilities will replace those lost through the demolition of existing houses on Walker and Sunset Drives.

While other program is speculative, it may be appropriate to locate commercial office space and the new University data center in this location as well. The master plan identifies one possible site for office accommodation.

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**Open Space and Pedestrian Circulation**

**Open Space**

The master plan proposes to create a coherent open space system which knits together the Main, West and Athletics Campuses. As the iconic and historic open space for NGCSU, the Drill Field serves as the heart of this system. The master plan strives to maintain and preserve the character of this space, proposing only to improve and widen sidewalks and introduce canopy trees along the perimeter of the Drill Field Road. Trees should be planted in a manner which shades pedestrians and onlookers while protecting important view corridors.

Moving east, a triangular park, a recreational field, and a new quadrangle create needed green space between the Drill Field and the Library and Technology Center. After much discussion with the Master Plan Committee and NGCSU Alumni Board members, it was decided that the triangular park area also will feature an enhanced memorial wall and flag pole. Placing the wall in this prominent location – both adjacent to the library and at the visual terminus of the new gateway road – will ensure that the school's military heritage will remain prominent. The adjacent green space also will provide adequate space for gatherings to memorialize alumni lost in battle. Future design of the space will be required to determine how best to preserve visual openness while encouraging a sense of privacy and solemnity around the wall.

A key focus of the master plan is to create greater connections from the West Campus across West Main Street to the Main Campus. The master plan accomplishes this by creating a new quadrangle to the east of the HNS building which lies on axis to the Drill Field. The quadrangle features a recreation field which provides play space for the campus community and pedestrian

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2 If the University constructs a new arena in the Convocation Center, the proposed addition to Memorial Hall to construct a new gymnasium may not be necessary.
paths which improve physical connection to Sunset Drive and West Main Street, and serves as a placeholder for potential future buildings. The topography of this area, which rises above the Main Campus, provides a visual connection between the two campuses. The proposed design of the new Dining Hall will step down in the center to preserve this view as well as afford physical connections to the Drill Field.

Another key concern of the master plan is to strengthen first impressions of the campus by improving outer edges and key entryways. To that end, a new gateway garden is envisioned on the corner of South Chestatee Street and the Morrison Moore Connector. This garden, which lies on a steep hill overlooking the intersection, represents a key opportunity to create an arrival point to the campus through landscape design and/or University signage.

To fulfill the goal of maintaining an intimate feel on the NGCSU campus, the master plan envisions the preservation and/or creation of a series of small open spaces and plazas. It preserves the historic College Circle, with its "front lawn" leading up to Price Memorial Hall, as well as the grove of mature trees on the slope to the north of Gaillard Hall and the new Recreation Center plaza, using them as inspiration for new open spaces. Other new spaces on the Main Campus include a new military housing quadrangle, a plaza linking the new Arts Center to Dunlap Hall and the Drill Field, and a pedestrian promenade linking the Hoag Student Center to Rogers Hall. On the West Campus, the smaller open spaces include the courtyards around the new civilian housing and the conversion of an adjacent parking lot to a garden with views of the Appalachian Mountains. Finally, the master plan envisions an expansion to the Athletics Campus. Already home to the University's varsity baseball and softball fields, this area will include a new soccer field, tennis courts and athletics field house.3

**Pedestrian Circulation**

Improved pedestrian connections and "walkability" are a major goal of the master plan. To achieve this goal, the plan recommends creating a series of new pedestrian paths and improved sidewalks, including new pathways that would create better access for mobility-impaired students and staff. On the Main Campus, the master plan removes vehicular access (with the exception of handicapped parking and emergency vehicle access) from "Barnes Alley," or the road behind Barnes Hall. This area becomes a major pedestrian promenade linking Hoag Student Center west to Rogers Hall and across West Main Street to the West Campus. To further encourage pedestrian safety on the Main Campus, the master plan removes parking from the Drill Field Road in order to create wider sidewalks with street trees. Other improvements include new pedestrian pathways through the Library quadrangle, paths to the gateway garden at the corner of Morrison Moore and South Chestatee, and pedestrian connections from the Drill Field to the Arts Center through a new plaza. The master plan also explores the possibility of reworking the pedestrian pathways behind West Main Hall to improve ADA accessibility to the building.

On the West Campus, pedestrian circulation is aided by improvements to sidewalks along Sunset Drive as well as new pathways adjacent to the HNS quadrangle. Both will serve to connect the civilian housing to the Main Campus. To create a more seamless connection between the Main and West Campuses, the master plan also creates pedestrian circulation

---

3 The construction of the tennis courts and athletics field house will require the acquisition of the Lumpkin County Board of Education’s land on the corner of the Morrison Moore Connector and Barlow Road.
through the new Dining Hall via a set of exterior stairs which lead from the Drill Field up to West Main Street. To improve connections to the Athletics Campus, the master plan also promotes the creation of a pathway between the civilian housing and the Athletics Campus. The steep grade in this area will likely necessitate the use of stairs and/or ramps, or vertical circulation within the proposed parking garage to be located on Walker Drive.

To further enhance pedestrian connections on the west side of campus, it is recommended that the University work with the City of Dahlonega to increase the visibility of pedestrian crosswalks across West Main Street as well as improve sidewalks along the street from the Morrison Moore Connector to downtown. This will improve the safety and convenience of pedestrian connections between downtown Dahlonega and the NGCSU campus, as well as to the Athletics Campus.

**Vehicular Circulation and Parking**

*Vehicular Circulation*

To create a more gracious entryway and to highlight the importance of the University's military heritage, the master plan realigns the current NGCSU gateway road from South Chestatee Street to create a more direct visual and physical connection with the Drill Field, the hallmark of the campus. The access road currently curves in a manner which blocks any view of the historic campus and highlights the service area of the Dining Hall. The removal of the current Dining Hall will open up new possibilities to realign the road and terminate it at the base of the Drill Field. The new roadway has the added benefit of allowing space for the expansion of Memorial Hall.

Moving into the campus from the gateway road, the Drill Field Road will remain a one-way access road moving in a counter-clockwise direction, and will serve as the major axis connecting the Main Campus to the West Campus. The master plan removes all parking from along the Drill Field to allow an expansion of the sidewalks and the planting of street trees. A 13 foot travel lane will provide adequate space for vehicular travel, including emergency vehicles, and a series of "bump outs" will provide space for students, faculty and visitors to drop off passengers. A limited amount of handicapped parking will be retained in this area.

Other changes to vehicular circulation include the re-routing of 1) the road adjacent to the military housing quadrangle, to allow the construction of the Convocation Center and its associated parking deck and 2) slight realignment of the road leading to the Recreation Center parking deck from the south. In the long-term, the master plan also suggests that the University may create a new gateway road from the Morrison Moore Connector.

*Parking*

The master plan estimates that NGCSU will need up to 6,900 parking spaces by the time it reaches an enrollment of 7,500 FTE. The plan accommodates the balance of this need through a combination of surface parking lots and three new parking decks. In order of anticipated construction, these include a deck south of the HNS building (1,000 spaces), adjacent to the Convocation Center (600 spaces), and north of the HNS building (900 spaces). It is expected that the first deck will come on line in 2010 to serve HNS and the civilian housing.
In total, the master plan provides 5,300 parking spaces. For needs beyond this, it is recommended that the University consider remote parking and other policy solutions, such as limiting parking for freshman residents.

Sustainability

A concern for sustainability lies at the heart of the master plan. On the building level, this includes promoting the efficient use of existing space and historic structures, constructing new buildings on an east-west orientation to take advantage of prevailing winds and solar exposure, and placing buildings and open spaces in close proximity to reap benefits from natural ventilation, shading and stormwater management. On a larger level, the master plan promotes sustainability by creating a walkable, compact campus which encourages students and faculty to walk rather than drive from place to place. The master plan recommends that the University follow green building standards for all new construction on campus.

Historic Preservation Plan

Lord, Aeck and Sargent have conducted an assessment which includes information on the history and condition of architectural resources held by NGCSU and makes recommendations for their future treatment and use. For more information, please see the Campus Historic Preservation Plan.
date 31 May 2009

to North Georgia College and State University

cc Alan Travis, Board of Regents
Michael Miller, Board of Regents

from Sasaki Associates

project name North Georgia College and State University Master Plan Update

project # 84325.00

subject Plan for Future Growth

LONG-TERM MASTER PLAN
Through the course of the North Georgia College and State University (NGCSU) master planning process the leadership group discussed the capacity of the Dahlonega campus beyond the projected 7,500 FTE enrollment. Therefore, the consultant team prepared a long-term master plan that notes potential building sites on the Main and West Campuses as well acquisition parcels.

Main Campus
The long-term master plan places two future residence halls along South Chestatee Street. Given the importance of this corridor and its relationship to downtown Dahlonega, it envisions that these buildings will be mixed-use, with ground floor retail and student housing above. Parking would be tucked under the building to mitigate visual impacts and take advantage of this site's grade change.

If two Chestatee Street parcels containing the florist and trailer development south of the Smith House could be acquired by the University, the long-term plan shifts the proposed Arts Center one block closer to downtown. This location allows NGCSU to cluster the housing at the campus gateway while shifting the Arts Center – a critical community and University resource – closer to the Holly Theater and downtown. Proximity to the Recreation Center parking deck provides convenience and presents the opportunity to create a physical bridge between the two structures.

West Campus
On the West Campus, the master plan identifies sites for three new academic buildings flanking the HNS building on the slope leading down to West Main Street. These buildings would replace the recreation field proposed as part of the 7,500 FTE master plan, and they would work together to form a new formal quadrangle. The building on the north side of the quadrangle, closest to the
Cadet Recruiting Center, would need to be sited and designed in a manner which respects this proximity.

**Radar Ridge**

In considering development on the southern portion of Radar Ridge any number of uses may be possible, including housing at Cane Creek. Given the steep slopes and stream running through the property, the net buildable area is estimated at 75 acres.

**Acquisition Parcels**

The official campus master plan assumes that NGCSU will acquire the Lumpkin County Board of Education "bus barn" property at the corner of Barlow Road and the Morrison Moore Connector for expansion of the Athletics Campus. In addition, the long-term plan recommends that the University explore the following opportunities for acquisition adjacent to current campus land holdings:

- South Chestatee Street (south of Smith House)
- West Main Street (adjacent to Holly Theater)
- Public housing site (behind Library and Technology Center)
- Commercial zone along West Main Street (across from the cemetery)

The acquisition of this land will increase campus capacity for development over time. In addition, acquisition could contribute to improved access and circulation across the campus, namely by creating opportunities for new pedestrian connections between the West and Athletics Campuses and the construction of a new gateway road from Morrison-Moore Parkway.
Historic Preservation Plan
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Preface

The North Georgia College and State University *Campus Historic Preservation Plan (CHPP)* was prepared for NGCSU and Sasaki Associates, Inc. as an element of the campus master plan update. Its purpose is to provide cultural resource information to college administrators, planners and decision-makers that can be considered during short and long term planning efforts. The *CHPP* includes information on the history and condition of architectural resources held by NGCSU, and makes recommendations for their future treatment and use.

Part 1 of the *CHPP* records the Historical Background & Context of NGCSU from 1873 to the present. This section briefly describes the people and events that have been associated with the institution, and provide a contextual framework for assessing NGCSU's historic resources. This information provides a brief overview of the history and development of the campus through various building projects.

Part 2 presents the results of the survey and assessment of NGCSU's historic resources. All buildings 40 years old or older were evaluated for significance, institutional value and condition. This information will assist the college in determining which buildings are integral to defining its unique history and character and are therefore worthy of preservation. This section also provides eligibility recommendations for NGCSU's historic architectural resources to the Georgia/National Register of Historic Places (G/NRHP). Eligibility for the G/NRHP is generally the benchmark that is used to identify resources that are worthy of preservation. In addition, this designation often triggers compliance responsibilities with regard to Federal, State and local preservation legislation as well as Georgia Board of Regents (BOR) policy. It is therefore essential that the college be aware of which buildings on campus are eligible for the G/NRHP so that responsible planning and management decisions can be made. The assessment of conditions will identify patterns of deterioration and material failure in NGCSU's historic buildings.

Part 3, Recommendations for Treatment & Use, provides general guidance for the treatment, management and reuse of NGCSU's historic architectural resources. This section begins with a discussion of needs for further historic resource documentation and concludes with recommendations for the treatment and use of NGCSU's historic architecture. This information can be helpful to campus facilities personnel as they plan for the repair and maintenance of their historic resources and to campus decision makers as they consider the rehabilitation of historic structures.
Executive Summary

Introduction
The following Campus Historic Preservation Plan (CHPP) was commissioned by North Georgia College and State University (NGCSU) as part of the master plan update conducted by Sasaki Associates, Inc. The plan represents an effort to assess the University’s historic resources in order to formally integrate their consideration into master, physical and administrative planning activities.

The scope of the CHPP considers the college’s holdings on the main campus only, and does not address resources that may exist at satellite facilities owned or managed by the institution. The plan was conducted by the architectural firm of Lord Aeck Sargent, Inc.

Research Methodology
The CHPP documents the results of research and onsite conditions assessment of NGCSU’s historic architectural resources. Investigation began with the resource records maintained by the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources. A limited review of NGCSU’s library collection was conducted, which included academic yearbooks and annuals dating from the institution’s inception as North Georgia Agricultural College. From this data, historic narratives were developed to describe the significant events in the institution’s evolution from its founding to the present day.

Context
The community of Dahlonega, Georgia was developed around the discovery of gold and subsequent mining efforts in the north Georgia Mountains. The town was originally named Talonega, Cherokee for “yellow” or “golden color.” Talonega was designated as the Lumpkin County seat in 1833 and the name changed to Dahlonega in 1835. That same year, the U.S. Congress chartered a Branch Mint at Dahlonega to coin the gold being extracted during the gold rush, which produced $6 million worth of gold coins over its twenty-three years of operation.

Following the Civil War, William Pierce Price, a Dahlonega leader, Confederate veteran, and former member of the U.S. Congress, was able to facilitate the incorporation of an agricultural college in Dahlonega to be funded with a portion of Georgia's land script funds from the Morrill Act. In 1871, the former Dahlonega Mint building was donated to the trustees of the new college and the North Georgia Agricultural College was established in 1873 as a branch of the Georgia College of Agriculture and Mechanical Arts and housed in the former mint building.

Although a land-grant school, the college had a more traditional curriculum, consisting of courses in Latin, Greek, theoretical mathematics, natural science, history, English literature, and philosophy. Military training was also offered at the school by civilian instructors until 1875 when Georgia Senator John B. Gordon secured military equipment and an instructor from the U.S. Army.
The old Mint Building was destroyed by fire in 1878 and a new college building – later named Price Memorial Hall – was constructed the next year. Other buildings constructed before the turn of the twentieth century included the Band House and Bostwick Hall. In the early twentieth century, the Industrial Building, later known as the Academic and Education building, was constructed.

As America entered World War I, enrollment at the college reached its highest point up to that time. This increased enrollment was due to the fact that the War Department established a training unit at the college. Following the end of the war, the U.S. Army cancelled the training program, along with the federal funds. The loss of these funds and the general economic decline that precipitated the Great Depression in the rural southern United States negatively impacted the college. The college lost several faculty members due to lower-than-average salaries, and many of the remaining thirteen professors lacked advanced degrees and the qualifications to teach their respective subjects.

The preparatory high school function and the agricultural department were eliminated in 1928 and 1929, respectively, and the school's name changed to North Georgia College. By 1930, some 26 institutions of higher education were individually competing for funding from the Georgia General Assembly. There was no central governance or oversight of the institutions, their administrations, or courses of instruction. The passage of the 1931 Georgia Reorganization Act created the Board of Regents to oversee a University System of Georgia. Two years later, in 1933, North Georgia College became North Georgia Junior College with a two-year curriculum. While this was seen as a reduction in status, the college retained its ROTC program and military nature.

In the mid 1930s, the federal New Deal program helped finance the largest phase of construction up to that point in time. Through the Public Works Administration (PWA), Civil Works Administration (CWA) and National Youth Administration (NYA) matching funds and labor were provided to construct several new campus buildings, including Sanford, Barnes, Dining (later Nix Hall), and Young Halls. Also during this period, the drill field and circular drive were created by the Georgia highway department. By the 1940s, the campus had grown to become a complex of academic and residential buildings extending down the hill from the original buildings toward the new drill field.

During World War II, the college was selected first as a site for an Army Specialized Training Program (ASTP) unit and then an Army Specialized Training Reserve Program (ASTRP) unit. These programs provided specialized technical training to junior officers/soldiers and high school graduates below draft age. Following the end of the war and the passage of the G.I. Bill, enrollment at North Georgia increased dramatically. Also during this period, in January 1946, the college was returned to four-year status and was renamed North Georgia Senior College.
Following a brief decline in enrollment in the early 1950s, the student population began a gradual increase that would continue through the 1950s and well into the 1960s. With transportation improvements to Georgia Highways 60 and 58, easier access was provided to Dahlonega and the college. Several buildings were constructed on campus during this period, including the Science Building (later named for President Rogers), Lewis Hall, Gaillard Hall, and President’s House. Gaillard Hall was the first building on campus to be designed and constructed in the coming modern International Style of architecture.

The college experienced a significant increase in student enrollment and faculty in the 1960s. This era also saw a building boom on campus, a direct result of the college receiving more funds for capital projects during the 1960s than at any previous time. The majority of buildings constructed on campus continued the modern building aesthetic initiated in the Gaillard Hall design, including Memorial Hall, Dunlap Hall, Simons Hall, Lewis Annex, and the Student Union. Facility improvements were also completed to numerous campus buildings, including Price-Memorial Hall and the Library building (later renamed Young Hall).

Enrollment at the college continued its steady increase through the 1970s and later decades, with a record enrollment of 2,794 by 1992. By 1996, North Georgia College was raised to university status by the Board of Regents and renamed North Georgia College and State University. The college’s physical plant has also increased, with some 30 capital projects, including the construction of the Stewart Library, Military Leadership Center, Donovan Hall, Dining Hall, Continuing Education Building, Newton Oakes Center, Health & Natural Science Building, Library & Technology Center, and the Recreation Center & Parking Deck, among others. Existing buildings continued to receive improvements during this period, including the Academic/Education building, Young Hall, and Rogers Hall. This period has also included the acquisition of existing buildings adjacent to campus, including the former Moore House which is used today as the Cadet Recruiting Center and the BB&T bank building.

Georgia/National Register of Historic Places (G/NRHP) Evaluation and Condition Assessment
In order to plan for the treatment and future use of NGCSU’s historic architectural resources, a survey and evaluation of its buildings was conducted. The survey identified 34 buildings on campus that are 40 years old or older.

Level I Surveys were performed for these buildings. The survey recorded baseline data regarding the major architectural elements and general condition of identified historic buildings on campus. Survey components include existing condition photographs, building name and number, date of construction, known alternations and dates, gross square footage (GSF), original and current use, G/NRHP status or eligibility, and general condition rating.
Of the 34 buildings surveyed, thirteen (13) buildings are recommended eligible for the Georgia/National Register based on their historic associations and level of integrity. In addition, the CHPP Guidelines have anticipated the identification of resources that are significant yet have not reached the 50 year milestone and are not eligible for the Georgia/National Register at this time. The preservation of these resources from the recent past is encouraged by the BOR and therefore they have been identified during the CHPP survey process. There are four (4) buildings that do not currently meet the requirements for listing on the Georgia/National Register but that should be treated as eligible resources for planning purposes.

During the survey of architectural resources, it was noted that the campus possesses several significant historic landscapes. While not a part of the current study, several of these landscapes were identified and recommended eligible for the G/NRHP.

Data from these surveys is summarized in Table A and the individual survey forms are included in the Appendix. See Table 4 in Part 2 of the CHPP for definitions of the various general condition ratings.
<table>
<thead>
<tr>
<th>NGCSU Building Number</th>
<th>Building Name</th>
<th>Building Date</th>
<th>GSF</th>
<th>Current Use</th>
<th>GA/NRHP* Eligible</th>
<th>Value</th>
<th>General Condition Rating</th>
<th>Anticipated Treatment</th>
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<td>0108</td>
<td>Vickery House Fields Place</td>
<td>1860</td>
<td>3,440</td>
<td>Administrative Offices</td>
<td>Listed in 1978</td>
<td>I</td>
<td>A</td>
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<td>0001</td>
<td>Price Memorial Hall</td>
<td>1879</td>
<td>24,992</td>
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<td>Listed in 1972</td>
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<td>B</td>
<td>Moderate Rehabilitation</td>
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<td>0093</td>
<td>Cadet Recruiting Center</td>
<td>1900</td>
<td>4,448</td>
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<td>II</td>
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<td>Sanford Hall</td>
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<td>13,112</td>
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<td>Woodward Infirmary</td>
<td>1941-42</td>
<td>7,242</td>
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<td>008A</td>
<td>Dunlap Hall</td>
<td>1965</td>
<td>43,158</td>
<td>Residential Dormitory</td>
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<td>1966</td>
<td>44,502</td>
<td>Residential Dorm (Corps of Cadets)</td>
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<td>Lewis Annex</td>
<td>1966</td>
<td>31,089</td>
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<td>0064</td>
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<td>Residential</td>
<td>Recommended NOT Eligible</td>
<td>A</td>
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</table>

* Georgia/National Register of Historic Places
Although Historic Landscapes were not considered per the scope of this contract, the following resources were identified:

<table>
<thead>
<tr>
<th>Landscape Name</th>
<th>Associated Buildings</th>
<th>Current Use</th>
<th>GA/NRHP* Eligibility</th>
<th>Value</th>
<th>General Condition Rating</th>
<th>Anticipated Treatment</th>
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<tr>
<td>Drill Field/ Georgia Circle</td>
<td>All buildings around Drill Field</td>
<td>Open Greenspace; Recreation; Circulation; Parking</td>
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<td>I</td>
<td>B</td>
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<tr>
<td>College Circle</td>
<td>Price Memorial Hall; Education Building; Young Hall; Student Center</td>
<td>Open Greenspace; Circulation; Parking</td>
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<td>I</td>
<td>B</td>
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<td>Gaillard Hall; Donovan Hall; Lewis Hall; Lewis Annex</td>
<td>Open Greenspace</td>
<td>Recommended Eligible</td>
<td>I</td>
<td>B</td>
<td>Minor Rehabilitation</td>
</tr>
</tbody>
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Part 1

Historic Context

Figure 1: Early postcard view of Price Memorial Hall at North Georgia Agricultural College (Image from Vanishing Georgia Collection)
PART 1 – HISTORIC CONTEXT

Introduction
Part I of the CHPP provides an overview of the history of North Georgia College and State University. This information serves as a framework for identifying, evaluating and making recommendations for the treatment of the college’s historic resources. The historic context explores the people, events and broad themes that have contributed to shaping the institution over time, and focuses on the evolution of the college’s built environment.

Given the scope of this project, the current investigation does not include the identification and evaluation of archaeological or landscape resources. Therefore, the pre-historic and landscape history of the campus have not been discussed.

Periods of Development at NGCSU
The built environment at North Georgia College and State University is defined by five phases of physical development. These phases of development correspond to historical periods associated with the presidents of the college over time as well as broader events and cultural shifts that affected the lives of the students, faculty and administrators at the college.

Phase I is comprised of the first sixty years from the college’s founding in 1873 as the North Georgia Agricultural College until the college became North Georgia Junior College in 1933. The college had seven (7) presidents during this period, including David W. Lewis (1873 – 1885), W.S. Bassinger (1885 – 1893), Isaac Waddell (1893 - 1897), Joseph Spencer Stewart (1897 – 1903), Gustavus Richard Glenn (1904 – 1922), Marion DuBose (1922 – 1925), and John W. West (1925 - 1933). Student enrollment at the college grew modestly over this period, with a larger increase during the years of World War I as a military training center operated at the college, before suffering near collapse in the early 1930s due to the negative economic impact of the Great Depression. This period of development ended with the creation of the Board of Regents to oversee a consolidated University System of Georgia. The campus grew modestly as well, with the construction of Price Memorial Hall (1879) following the loss of the Old Mint building to fire, the Band House (1897), Bostwick Hall (1900), and the Industrial/Academic Building (1914).

Phase II spans the fourteen (14) year period that the college was known as the North Georgia Junior College, covering all but the last three years of President Jonathan Clark Rogers’ seventeen-year tenure as president. While the first period of development ended with the creation of the Board of Regents, this period began with the Board of Regents consolidating the state’s public institutions of higher education by closing some schools and reducing others from senior to junior college status. As Georgia and the nation began to emerge from the depression, enrollment and construction increased at the college...
primarily due to the New Deal programs’ infusion of funds and labor into the college. Several buildings were constructed through New Deal programs on campus, including Sanford Hall (1936), Barnes Hall (1937-38), Dining Hall (later named Nix Fine Arts Center) (1938), and Library (later named Young Hall) (1939). This period also saw the creation of the drill field (1938-39) and construction of the Infirmary (1941-42). This increased enrollment and activity on campus was initially curtailed immediately following America’s entry into World War II, but soon rebounded as the college was chosen as the site for an Army Specialized Training Program (ASTP) unit and the Army Specialized Training Reserve Program (ASTRP). These units provided technical training for junior officers/soldiers and high school graduates below draft age, respectively.

Phase III extends from 1946 to 1970 and covers the years that the college was the North Georgia Senior College under the tenures of President Rogers (1946 - 1949) and President Merritt E. Hoag (1949 - 1970). This period of development began with the rapid increase in enrollment due to the matriculation of World War II veterans using the G.I. Bill to attend college. Several new buildings were constructed during the initial post-war period under President Rogers, including several residential buildings to provide housing for college faculty members (1946) and the Science Building/Rogers Hall (1948).

The remainder of this period of development was comprised of President Merritt E. Hoag’s tenure as president. Beginning in the early 1950s, access to Dahlonega and the college was greatly enhanced by improvements to Georgia Highways 60 and 58. Following an initial drop in enrollment during the 1950-51 year, student enrollment gradually increased for the remainder of Hoag’s time as president. This increasing student body in turn required improved and additional facilities to meet the college’s academic mission. Buildings constructed during this period include Lewis Hall (1952), Gaillard Hall (1954), the President’s House (1954), Memorial Hall (1960), Dunlap Hall (1964), Sirmons Hall (1966), Lewis Annex (1966), additional faculty housing (1965 and 1968), and the Student Center (1969). In addition, several buildings received major renovations, including Price Memorial Hall (1958 – 1961) and Library/Young Hall (1960).

Phase IV includes the years of North Georgia Senior College under the leadership of President John Owen (1970 – 1992), Interim President William F. Gerspacher (1992 – 1993), and President Delmas James Allen (1993 – 1996). Enrollment at the college steadily increased during this period from slightly more than 1,000 students in 1970 to more than 2,500 in 1991, as did the number of faculty members from 71 in 1970 to 131 by 1992. This period of development included the construction of the Stewart Library (1971), Plant Operations/Auxiliary Services, Building (1971), Military Leadership Center (1971), Donovan Hall (1975), Dining Hall (1981), Continuing Education Building (1989), and Newton Oakes Center (1994), among others.
Phase V begins in 1996, the year in which the college became the North Georgia College and State University, and incorporates developments until the present day. This most recent period of development has included the construction of several signature buildings on campus, including the Health & Natural Science Building (2001), Owen Hall (2002), Physical Plant/Materials Maintenance Building (2004), Library & Technology Center (2008), and Recreation Center & Parking Deck (2008-09), among others. This period has also included the acquisition by the college of existing buildings adjacent to campus, including the Moore House (Cadet Recruiting Center) in 1999 and BB&T bank building in 2007.

The map on the next page outlines the campus periods of development in a graphic format and provides a general depiction of the physical development of the campus for these time periods. The map focuses on documenting the construction chronology of extant buildings and does not necessarily record all buildings that may have been present during each period.
Pre-Institution History – Lumpkin County and the City of Dahlonega

North Georgia College and State University (NGCSU) is one of six senior military colleges in the country, offering both a liberal arts education and military leadership training. NGCSU is located approximately 65 miles north of Atlanta in Dahlonega, Lumpkin County, Georgia.

NGCSU’s main campus is comprised of 112 acres adjacent to downtown Dahlonega. The University also owns more than 600 acres in adjacent or nearby parks and forests that are often used as outdoor laboratories for teaching and research.¹

Founded as North Georgia Agricultural College in 1873, it is the second oldest public institution of higher education and first co-educational institution in the state. NGCSU is renowned for its ROTC and is designated as The Military College of Georgia and the Leadership Institution of Georgia.

Located near the southern boundary of the Blue Ridge geologic region in north Georgia, the area that would become Lumpkin County was inhabited by the Cherokee Indians prior to the arrival of white settlers in the early-nineteenth century. The desire by immigrant populations to expand ever deeper into new territory and exploit the area’s resources eventually resulted in conflict between the two groups.

The discovery of gold in the north Georgia mountains in 1828 increased pressure from white settlers and the State of Georgia on the Cherokee. This influx of thousands of prospectors and settlers predominantly of European descent hastened the ongoing displacement of the native Cherokee Indians from their ancestral homelands in north Georgia and elsewhere in the southeast. In 1830, the Georgia General Assembly enacted legislation claiming for the State of Georgia all lands within Georgia occupied by the Cherokee tribe and later in 1831 designated all land west of the Chattahoochee River and north of Carroll County as Cherokee County.

In 1832, Cherokee County was divided into nine new counties, including Cass (later renamed Bartow), Cobb, Floyd, Forsyth, Gilmer, Murray, Paulding, Union, and Lumpkin. The new Lumpkin County, Georgia’s 82nd county, was named after Wilson Lumpkin, one of Georgia’s most prominent political leaders during the antebellum period. Lumpkin followed his early service in the Georgia Legislature with four terms in Congress (1815-17 and 1827-31), two terms as Georgia Governor (1831-35), U.S. Commissioner to the Cherokee Indians (1836-37), and as a U.S. Senator (1837-41).

By 1835, the Treaty of New Echota was signed by a minority of Cherokees and President Andrew Jackson. Three years later, in 1838-39, the Cherokees were forcibly removed from Lumpkin County and north Georgia in a forced migration to Oklahoma that would become known as the “Trail of Tears.” The Indian removal and development of roads resulted in increased immigration into the area after 1839.

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2 Lumpkin County Courthouse, Georgia Info, Digital Library of Georgia website (March 2009), http://georgiainfo.galileo.usg.edu/courthouses/lumpkinCH.htm
As the gold rush continued, gold rush towns sprang up and grew quickly, such as Auraria and Licklog in Lumpkin County. The first county seat of the newly created Lumpkin County was the gold rush town of Auraria, later known as Nuckollsville. While Auraria grew rapidly, a dispute over the ownership of land in the town caused the county seat to be relocated to Talonega in 1833, and renamed Dahlonega in 1835.

The town name of Dahlonega was derived from the Cherokee phrase Talonega, which means “yellow” or “golden color.” Early Dahlonega was a rough and lawless boomtown serving miner’s needs. One of the first orders of business for the new town was the construction of the county courthouse, a log structure completed on the public square in 1833. This temporary log structure was replaced by a brick courthouse constructed in 1836. This new courthouse reflected vernacular interpretations of the then-prevailing Georgian, Federal and emerging Greek Revival styles of architecture.

As one of the oldest surviving public buildings in Georgia, the Lumpkin County courthouse was the center of community life for Dahlonega and the surrounding county for 129 years. The courthouse originally housed an open market on the first floor with the courtroom on the second floor accessed via an exterior double stair in the two-story portico. At some point in time, county officials allowed private individuals to construct corner rooms in each of the four corners of the first floor. These rooms housed various establishments over the years, including a restaurant or eatery and doctor’s office, while the center portion of the first floor remained as an open market area. In addition, the building originally housed the assayer’s office where gold was assessed for quantity and quality.

The early economy of Dahlonega developed in support of both the governmental facilities and the wider gold-related activities of the region. In 1835, the U.S. Congress chartered a Branch Mint at Dahlonega, to coin the gold being extracted during the gold rush. The Mint produced $6 million worth of gold coins over its twenty-three years of operation.

By the mid-nineteenth century, Dahlonega faced economic difficulties with lowered gold production and disruptions during the Civil War (1861-65). When Georgia seceded from the Union in January 1861, the state seized the mint building and machinery, but made little use of it during the war. During Reconstruction, federal troops occupied the building, but the U.S. government was unable to sell the building.

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5 Ibid, p. 183  
6 Lumpkin County Courthouse, Georgia Info, Digital Library of Georgia website (March 2009), http://georgiainfo.galileo.usg.edu/courthouses/lumpkinCH.htm  
7 Ann Dismukes Amerson, Dahlonega: A Brief History, The History Press, Charleston, South Carolina, 2006; p. 28
The state of higher education in Georgia during and following the Civil War was in a critical condition. Franklin College (later the University of Georgia), the only public educational facility in the state, and the religious-based colleges of Mercer, Emory, and Oglethorpe were struggling to recover from the loss of students and physical devastation of the war.

While the Morrill Act was passed by Congress during the Civil War to provide thirty thousand acres of land to each state for each senator and representative in Congress, the Confederate states were not able to take advantage of the benefits of the act. However, following the end of the War, Georgia was able to acquire their share of land and the state secured $243,000 in proceeds from the sale of the land. The act required that these proceeds be used to establish agricultural and mechanical colleges. The whole of these funds were awarded to the University of Georgia and the Georgia College of Agriculture and Mechanical Arts was opened in Athens in May of 1872. 8

North Georgia Agricultural College (1873 – 1933)
Despite the award of the funds to the University of Georgia and the creation of the new college in Athens, William Pierce Price, a Dahlonega leader, Confederate veteran, and former member of the U.S. Congress, was able to facilitate the incorporation of an agricultural college in Dahlonega to be funded with a portion of the land script funds. The North Georgia Agricultural College was established in 1873 as a branch of the Georgia College of Agriculture and Mechanical Arts and housed in the former mint building that had been donated to the trustees by the U.S. Government.

President David W. Lewis (1873 – 1885)
David W. Lewis, an educator and later member of the Georgia legislature, served as the first president of the college. With $4,000 donated by William Price, and his own donated library, Lewis officially opened the college in January 1873. As the first co-educational college in Georgia, the school provided agricultural training to 177 students – 98 men and 79 women – that first year. 9 The first graduating class from the college came in 1879, with three men and a woman receiving degrees. In addition, the college would later become the first military college to admit women to its Corps of Cadets.

While the college was established as a land-grant school, it really functioned as a liberal arts college, with the traditional curriculum consisting of four years of Latin, Greek, theoretical mathematics, natural science, history, English literature, and philosophy. 10

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9 Ibid, p. 5
10 Ibid, p. 7
The Morrill Act required that all students at land-grant colleges receive military training. Initially, students at the college received this training from civilian faculty members. However, by 1875, Georgia Senator John B. Gordon secured military equipment and an instructor, including Civil War muzzle-loading Springfield rifles and three field artillery pieces.  

An important building in the history of NGCSU came to be associated with the University during this time period. The Vickery House, formerly known as the Fields Place, was constructed circa 1860 by John D. Fields. The property was sold to Wier Boyd for $405 in 1869. Boyd, a prominent Dahlonega citizen served as Clerk of Superior Court, State Representative and Senator, Colonel in the 52nd Georgia Regiment, and member of the 1877 Georgia Constitutional Convention.

Boyd presented the house to his daughter, Mattie, as a wedding present in 1878 following her marriage to B.P. Gaillard in 1877. Gaillard is one of North Georgia’s most beloved faculty members, having taught at the college for 50 years from 1873 to 1923. The Gaillards lived in the house until 1895, when they sold it to Elias Benton Vickery, another beloved college faculty member who attended the school as a student in 1887 before serving as professor of Latin Language and Literature for 39 years. Following Professor Vickery’s death in 1929, the house was owned by his children and heirs until 1974.

That year, the Vickery heirs gifted the house to the Dahlonega Club to restore and use as a community center, library and local history museum. The house and property were given to NGCSU as a gift in 2008, which currently uses the house for the Appalachian Studies and Global Engagement Programs. The house has undergone multiple alterations and additions over the years, though none have been executed since 1908. These changes have altered the historic character of the house from that of its early years as a three-room central hall with log framing and weatherboard exterior. By 1908, the house possessed the character of a Victorian era residential building as seen in the one-story porch with turned posts and scroll-work brackets.

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11 Ibid
12 Vickery House, National Register of Historic Places Inventory/Nomination Form, Historic Preservation Section, Georgia Department of Natural Resources, June 20, 1978; p. 8-1
13 Ibid
Also in 1878, the old mint building (then the central campus building) was destroyed by fire in December of that year. A new college building was constructed on the original site beginning in June of 1879. This new building, designed by the architecture firm of Perkins and Bruce, is an excellent example of a unique blending of the Second Empire, Gothic and Neoclassical Revival styles of architecture. This new building became the central campus building and was known for many years as the "main building" before being renamed Price Memorial Hall following the death of William Price in 1908.

Presidents W.S. Basinger (1885 - 1893) and Isaac Waddell (1893 - 1897)
W.S. Basinger was selected as president to succeed Lewis. However, little is known about his tenure and he resigned in 1893. Isaac Waddell was named the third president of the college in 1893. Waddell, forty-four years old at the time of his appointment, was the former president of the agricultural college in Cuthbert, Georgia. His tenure too was relatively short, leaving the post in 1897.

During this period, enrollment at the college was higher than that of the University of Georgia, because UGA had eliminated its preparatory high school and those students matriculated to Dahlonega. However, the college never had more college level students than UGA, and in fact, the enrollment dropped to 134 (75 in college and 59 in high school) in 1889. Competition for preparatory students had increased with new high schools in Cuthbert, Milledgeville, and Thompson. By 1893, college enrollment dropped below 100 to ninety students, causing the state appropriation to be dropped.
President Joseph Spencer Stewart (1897 – 1903)

Joseph Spencer Stewart was named president in 1897, serving six years until 1903. A graduate of Emory College, Stewart had previously served as the superintendent of the Marietta public school system. Stewart was especially concerned that so few Georgia communities had schools to adequately prepare students for college. Following his time at North Georgia, he became the first professor of secondary education at the University of Georgia, and would go on to play a prominent role in establishing the public high school system in Georgia. The Stewart Library was named after him at North Georgia.

While Dahlonega had continued to grow during this period, only two new campus buildings were constructed during President Stewart’s tenure. In 1897, a wooden dormitory was constructed east of the current site of Young Hall. This building, later known as the Band House, was initially used as a women’s dormitory, and served as cadet housing until the late 1960s. 14

Three years later, in 1900, Bostwick Hall was constructed on the current site of Young Hall. Constructed with funds from J.H. Bostwick of New York, this two-story brick and stucco building was constructed at a cost of $6,856. The ground floor housed the president’s office, lecture rooms, library, and reading room, while biology, chemistry, geology and physics laboratories were located on the second floor. 15

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14 Roberts, p. 12
15 Ibid
President Gustavus Richard Glenn (1904 – 1922)

President Stewart was succeeded by Edward Spain Avis, a graduate of West Point and retired army captain. Soon after taking over, Avis passed away from pneumonia. Benjamin Gaillard, a senior faculty member at the time, served as interim president until Gustavus Richard Glenn was named the new president in 1904. Prior to this position, Glenn had served as a professor of physics at Wesleyan College, managing editor of the Macon Telegraph and state school commissioner of Georgia for four terms. Throughout his career, he worked to strengthen Georgia’s public school system, for both white and black students. In this effort, he worked with architects to develop building plans for one-, two-, and three-room schoolhouses to be constructed around the state. 16

During Glenn’s tenure, the college faculty was expanded from twelve members in 1903 to sixteen members by 1910. One of Glenn’s first tasks was to secure $20,000 in funding from the state legislature to construct a new boys’ dormitory. The brick building that was constructed, known as the “company barracks,” contained fifty-two rooms and housed all male students at the college. The college also had its first football team during President Glenn’s early tenure. The 1907 team unfortunately lost two important games to the University of Georgia (57-0) and Georgia Tech (70-0) that year.

In 1911, Bostwick Hall was destroyed by a fire. The college trustees had already been working to secure funding for a new industrial building, which was constructed in 1914 at a cost of $10,000. This new building was first known as the Industrial Building, then the Academic Building for many years, before becoming the Education Building in the 1970s. This Neoclassical Revival style building served as the primary administrative and instructional building on campus for many years.

16 Ibid, p. 13
As America entered World War I, enrollment at the college reached its highest point up to that time. This increased enrollment was due to the fact that the War Department established a training unit at the college. Following the end of the war, the U.S. Army cancelled the training program, along with the federal funds. The loss of these funds and the general economic decline that precipitated the Great Depression in the rural southern United States negatively impacted the college. The college lost several faculty members due to lower-than-average salaries, and many of the remaining thirteen professors lacked advanced degrees and the qualifications to teach their respective subjects.

 Presidents Marion DuBose (1922 – 1925) and John W. West (1925 - 1933)
 President Glenn resigned in 1922, and was replaced by Marion DuBose, a former English instructor. The new president recognized that the college needed a modern water and sewage system, as the existing system of privies was a detriment to the school. However, DuBose was unpopular with students, faculty and alumni, and resigned his position in 1925.

 John W. West, a 1901 graduate of the college and then president of the alumni association, replaced DuBose in 1925. Though economic conditions would worsen in advance of the coming economic depression, circumstances improved at North Georgia during West’s tenure. Faculty salaries increased and a number of faculty attended summer school to improve their academic standing. In addition, a modern waterworks was installed in 1928 with a $6,000 appropriation from the state legislature. Also during this time, the U.S. Army provided two professors of military science and tactics that supported the college.

 President West eliminated the preparatory high school function in 1928 and the agricultural department was eliminated the following year in 1929 because so few college-level students studied agriculture. Thus, the school dropped the “Agricultural” from its name and became North Georgia College.

 Despite these improvements, the Great Depression began in earnest and wreaked havoc on Georgia institutions of higher education, including North Georgia College. Enrollment dropped and faculty went unpaid for some months. President West was forced into personal bankruptcy due to high medical bills for his wife, and eventually left his position with the college.
Establishment of the Board or Regents
The impact of the dire economic climate in Georgia and its effect on the institutions of higher education precipitated the creation of a central system to oversee the state’s schools. Beginning with the founding of the District A & M schools at the beginning of the century, the state-funded secondary education system in Georgia became increasingly complex. The University of Georgia, in addition to its main campus in Athens, was responsible for supporting its four branches across the state in Atlanta, Milledgeville, Valdosta and Savannah, the ten A & M District Schools as well as the junior colleges serving their local populations.

By 1930, some 26 institutions were individually competing for funds from the General Assembly. There was no central governance or survey of the institutions, their administration, or their courses of instruction. In addition, the state’s low rate of taxation and the economic downturn after World War I made matters worse as the schools competed for funding.17

The issue was roundly debated until the passage of the Georgia Reorganization Act in 1931. The new law, in addition to simplifying state government in general, called for the creation of an 11-member Board of Regents to oversee a University System of Georgia. Ten of the members were to come from congressional districts in the state and the 11th was to serve at large; the governor was to sit on the board as an ex-officio member. In 1932, the newly nominated regents drafted a Statement of Plan, which dictated a shift in emphasis from individual institutions to the interests of the state as a whole.

North Georgia Junior College -- President Jonathan Clark Rogers (1933 – 1946)
In 1933, the General Assembly passed a bill that expanded the board’s power to operate the system as it saw fit through eliminating or rearranging institutions. Having secured the support of the legislature, the Regents set about reorganizing the system, which was reduced to eighteen units, including eight senior colleges, eight junior colleges and two experiment stations. As part of this reorganization, North Georgia College became North Georgia Junior College. While this was seen as a reduction in status, the college retained its ROTC program and military nature.

Frank G. Branch, the former president of the Georgia College for Men in Tifton, replaced West as president in 1933.18 President Branch served only one year before being replaced by Jonathan Clark Rogers, who served from 1933 until 1949.

18 Roberts, p. 21
President Rogers’ tenure included steady strengthening of the Junior College and its re-designation as a Senior College in 1946. Enrollment at the college grew during the depression years, due in part to the college’s low cost (the annual academic fee for 1939 was $45) and increasing interest in military education due to the rising nationalistic threats from Germany and Italy in Europe and Japan in the Far East. Enrollment grew from 239 students in 1933-34 to 650 cadets and female students in 1941, the largest student body of any Junior College in Georgia at the time. 19

The need for additional buildings to provide classroom and living space for students accompanied the increase in enrollment. However, the first order of business was to improve the college’s existing buildings. The campus was comprised of five buildings when President Rogers arrived in Dahlonega in 1934, including Price Memorial Hall, the Industrial or Academic Building, the Company Barracks, the Band House and the gymnasium. These buildings were located “on the edge of an eroded cornfield” and “were in a sad state of repair and connected by dirt roads and paths that were dusty in dry weather but so muddy when it rained that the students called them goose grease.” 20

Fortunately for the college, President Roosevelt’s New Deal would provide much needed funding to help improve the existing buildings and construct new ones on campus. Through the Public Works Administration (PWA), the federal government matched state and local government funds for capital improvements. In addition, President Rogers used the Civil Works Administration (CWA) and National Youth Administration (NYA) to provide the labor needed to improve the campus grounds and buildings.

In addition to improving the campus as it existed, PWA funds were matched with state and local funds to construct four new buildings on campus. The first, Sanford Hall, was constructed in 1936 by the Daniel Construction Company of Anderson, South Carolina for $40,000. Named for Steadman V. Sanford, Chancellor of the State University System from 1935 to 1945, Sanford Hall was constructed as a dormitory for women.

The next building constructed with New Deal funds was to be a new men’s dormitory. Constructed in 1937-38 by the Daniel Construction Company for $61,300, this building was named for John “Daddy” C. Barnes, who graduated from the college in 1900 and served on the faculty until his retirement in 1950. Barnes served as a professor of mathematics, dormitory superintendent, Director of the mathematics department, commandant, and college treasurer. This Colonial Revival style building is of masonry brick construction and originally had 46 dorm rooms with a boiler room, storage room and unfinished space on the ground floor.

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19 Ibid, p. 28
20 Ibid, p. 26
Once the women’s and men’s dormitories were constructed, President Rogers sought funding to construct a building to house an auditorium, dining hall and kitchen. Constructed in 1938, this concrete, brick masonry and steel building cost $60,000 and originally housed a kitchen and 400-500 seat dining hall on the ground floor and a 600-seat auditorium on the second floor. This Colonial Revival building went unnamed for some 50 years, until it was renamed the Nix Fine Arts Center for John L. Nix. A nine-bay addition was made to the right side of the building at some point during the 1960s or 70s when the interior of the building was remodeled.

In addition to the siting and location of individual buildings, President Rogers was also concerned with the overall development of the campus. He was especially interested in paving the campus walkways and roads and creating a new drill field for the cadets. In 1938-39, the Georgia highway department graded a circular drive between Sanford and Barnes Halls. The highway department also graded the new drill field the following year in 1940. The new drill field was initially covered with rocks, but the cadets later planted Bermuda grass to create the grassy field. President Rogers was later able to obtain the funds necessary to pave the campus walks and roads.  

21 Ibid, p. 31
The next building to be constructed on campus using PWA funds was a new library. Constructed in 1939 on the site of Bostwick Hall between Price Memorial Hall and the Band House, the new library was named for Joseph Spencer Stewart, president of the college from 1893 - 1903. At a cost of $30,000, the library originally contained a large reading room, space for 15,000 books, and included plans for two wing-additions to be added to the building at a later date. This architecturally unique building represents a blending of three architectural styles including the Neoclassical Revival, Italianate, and Gothic Revival. When the new Stewart Library was later constructed in 1971, this building was renamed the Will D. Young Social Science Center. Young earned bachelors and masters degrees from Cumberland University, and then went on to serve as a professor of history and dean there for many years. He came to North Georgia College in 1941 where he served as a history/social science instructor, registrar, and dean.
A new infirmary building was also constructed during this period, in 1941-42. Funded solely with surplus college funds, this building was constructed at a cost of $17,500. Constructed by the Coste Summer Construction Company of Vidalia, Georgia, this building has served as the health care clinic on campus since its construction.

**World War II**

America’s entry into World War II following the Japanese attack on Pearl Harbor on December 7, 1941 impacted North Georgia College. Students gathered in the auditorium on the evening of the sneak attack to hear President Roosevelt address the country and denounce Japan’s aggression. Following America’s declaration of war, nearly all male students with military training joined the armed forces and alumni in the reserves were called to active duty. Gradually, many other male students left the college to join the war effort.

Despite this drop in enrollment, the college was selected as a site for an Army Specialized Training Program (ASTP) unit. These units were established at American colleges and universities to provide junior officers and soldiers with technical training for the Army. As the only junior college to be selected as an ASTP site, the college had its largest summer enrollment in 1943 with 203 civilian cadets, 303 ASTP members and 72 coeds. The college adopted a four-quarter/full year academic schedule, dropped the intercollegiate basketball program, and established special faculty committees to address issues such as morale, the causes of the war and its influence on daily life, defense activities and public relations, physical activities and first aid and other technical subjects.

North Georgia also hosted an Army Specialized Training Reserve Program (ASTRP), in which high school graduates below draft age received some academic and military training before joining the armed services. Through these programs, 466 ASTP and 818 ASTRP cadets received training at North Georgia. And throughout the course of the war, 2,200 former North Georgia cadets served in America’s armed forces, with 900 serving as officers.

Following the end of the war and the passage of the G.I. Bill, enrollment at North Georgia increased dramatically, as it did at most colleges around the country. President Rogers also revived his efforts to secure the funds necessary to build the needed new buildings on campus. Only a few days after Japan’s surrender, President Rogers submitted a request for almost a half a million dollars for new building construction, to include a new science building with laboratory space, two new dormitories, an ROTC building, and a student union building. Rogers would go on to outline the need for $1.44 million in “urgent construction” needs at North Georgia.
In January 1946, the Board of Regents announced that it would return North Georgia Junior College to Senior College status, or a four-year, degree-granting institution. Though President Rogers had not advocated for this change, he fully supported the decision once it was made. In a letter to Regent Sandy Beaver dated February 8, 1946, President Rogers wrote, "A great four-year military college can be built in Dahlonega, and thus the institution will continue to hold rank with Texas A & M Norwich, VMI, VPI, Clemson, and the Citadel." 22

North Georgia Senior College – Presidents Rogers and Hoag (1946 – 1970)

President Rogers (1946 – 1949)
Following the end of the war, President Rogers redoubled his efforts to increase funding for needed buildings and additional faculty to accommodate the growing college and provide adequate facilities and instruction for the soon-to-be four-year Senior College.

The first academic building to be constructed following the war was the Science Building. Begun in 1946 and completed in 1948, this building was constructed by the William E. Fennell Construction Company of Gainesville, Georgia at a cost of $300,000. This three-story brick masonry and steel frame building was designed with elements of the Colonial Revival style and elements of the modern style such as the large expanses of steel windows. The physics department occupied the first floor, and the chemistry department was housed on the second floor with the biology department on the third floor. This building was renamed for President Rogers following his death in October 1967.

Also after the war, President Rogers had several residential buildings constructed in order to provide housing for faculty members. These houses – Faculty House 5, 7 & 8 and Duplex 5-6 -- were constructed on the north side along Sunset Drive. After these houses were constructed, President Rogers proceeded to hire several additional faculty and administrative personnel, including Gabriel Engerrand, Stephen Huntley, Fred W. Calvert, T. Conn Bryan, Orby Southard, Paul Becher, and William Clark, among others. By 1948, NGC had 36 faculty members, ten with Ph.D.s, 23 with Masters Degrees, and three with bachelor degrees. 23

By 1948, North Georgia had received its accreditation as a four-year college from the Southern Association of Colleges and Schools. In addition, the Department of the Army had provided accreditation for North Georgia to grant commissions to its ROTC graduates. 24

22 Ibid, p. 46
23 Ibid, p. 54
24 Ibid
In 1949, President Rogers became president of the University of Georgia, a position he would hold for twenty-one months from January 1949 until September 1950, when he retired from the University System of Georgia. Following Rogers departure, Will D. Young was named acting president at North Georgia. He served in this position until July 1, 1949, when Merritt E. Hoag was named president.

**North Georgia Senior College -- President Hoag (1949 – 1970)**
President Hoag was educated in Pennsylvania and Florida, before graduating from Edinboro College and Duke University with a master’s degree in English and economics. In his early career, he was a high school teacher, principal and dean of a Masonic school in Texas. At the beginning of World War II, he joined the navy, earned his commission, and helped organize the naval preflight schools at the Universities of Georgia, North Carolina, and Iowa, and at St. Mary’s College. He went on to earn the rank of lieutenant commander and took part in six Pacific invasions. He was awarded the Purple Heart, the Asiatic Medal, the Philippine Invasion Medal, the American Service Medal, and the Victory Medal.  

Shortly after he took office, the Georgia Board of Regents commissioned a committee of educators headed by George Strayer of Columbia University to assess the needs of Georgia’s university system. The report not only indicated that the state had essentially failed to provide adequate support to higher education, but also that the state’s appropriation to the colleges should be increased from $7 million to $12 million annually.

The committee recommended a $2 million building program for North Georgia College, and President Hoag outlined his building priorities to include a new women’s dormitory, men’s dormitory, drill hall/gymnasium, demonstration school for the education department, auditorium, student union building, and improvements to existing buildings.  

**1950s**
In 1950, transportation improvements to Georgia Highways 60 and 58 provided easier access to North Georgia. In addition, the Southern Association of Colleges and Secondary Schools granted full membership to the college in December of that year.

Despite these improvements and accomplishments, the early 1950s brought declining enrollment to the college. This drop in enrollment was due to the reality that most World War II veterans had, by that time, completed their educations; the birth rate had dropped during the depression and thus there were fewer college-age people nationwide; and that Georgia had instituted a twelfth year of 

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25 Ibid, p. 63
26 Ibid, p. 65
public school in addition to the eleven previously required. After this initial decline, enrollment began to steadily increase after a post-war low during the 1951-52 year.

**Lewis Hall**
The post-war building boom continued into the 1950s. Completed in 1952, a new women's dormitory was completed adjacent to Sanford Hall facing on to the new drill field. This Colonial Revival building was designed to house 226 female students with two girls per room. The new dorm was named Lewis Hall, for Willie B. Lewis, the first female student to graduate from the college. Lewis Hall became home to the female students who had formerly resided in Sanford Hall, and the Band Company then moved into Sanford Hall. Lewis Hall became known as “the barn” to the college cadets. 27

![Figure 41: Early view of Lewis Hall](image)

**Gaillard Hall**
The next building constructed on campus was the boy's dormitory that is located on the hill above the drill field where the college’s dairy herd was formerly kept. Constructed in 1954 at a cost of $350,000, this new dormitory was named for Benjamin Palmer Gaillard (pronounced Gil'yard), professor of Latin, mathematics, and science at North Georgia for 60 years.

The design of this building in the International Style of architecture marked a transition from the more classically-inspired design of earlier buildings to the modern styles emerging on Georgia’s college campuses. Richard Aeck, the architect, was well known for his ability to express the form and structure of buildings in their exteriors. Aeck also designed other buildings in Georgia, including the Grady High School Stadium in Atlanta (1948), the Dining Pavilion at Callaway Gardens (1953), and the Alexander Memorial Coliseum on the Georgia Tech campus (1957).

![Figure 42: Professor Benjamin Palmer Gaillard (image from Georgia's Best Kept Secret)](image)

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27 Ibid, p. 67
At the time of its construction, only enough funds were available to complete the main reception area and one wing of the building. The second wing of the building was completed in 1961-62 at a cost of $147,000. Soon after it was completed, Gaillard Hall became known to the students as “the country club on the hill.”  

President’s House
Also in 1954, a permanent home for the college’s president was constructed on campus. Located at the peak of the hill above Gaillard Hall, the president’s house was designed in the Colonial Revival style. This house served as the home of college presidents until 1991. It is utilized today as the college’s Alumni Center.

28 Ibid, p. 71
1960s
The college experienced an increased faculty and enrollment during the late 1950s and 1960s. The number of faculty members at the college increased from 33 in 1955 to 52 in 1965, with an increase in average salary from $4,427 to $6,869 over this time period. Student enrollment rose from a low of 500 in 1951-52 to 1,033 by the 1965-66 year. Of these, 703 students were men and 330 were women. 29

The 1960s also saw a building boom on campus, a direct result of the college receiving more funds for capital projects during the 1960s than at any previous time. These funds were primarily made available by Georgia Governor Carl Sanders, who served in that office from 1963 to 1967. Governor Sanders took a special interest in education, announcing a billion dollar education budget during his first two years in office. Although Sanders lost the election of 1966 to Lester Maddox, the Board of Regent’s annual budget was increased by 50% in 1967 and by 70% in 1968. President Hoag used these funds to construct buildings and upgrade existing buildings with new classrooms and other academic uses to accommodate the increasing number of students at the college.

Memorial Hall
The first building to be constructed was Memorial Hall, to house physical education and intramural sports activities. This building was named to honor college graduates who had served in the armed forces. Constructed by the James R. Bracewell Construction Company of Toccoa, Memorial Hall contained a large auditorium with a stage, dressing rooms, offices and classrooms, and an armory to house military and U.S. Army property.

Memorial Hall represents the work of the Georgia architecture firm of Tucker and Howell, who were among the early regional leaders in the development and use of the modern International Style. Tucker and Howell developed many buildings throughout Georgia, with a specialty in designing theaters and schools. Their many theater designs include theaters in LaGrange, Manchester, Newnan, Cedartown (1941), Rome, Hogansville, and Atlanta.

29 Ibid, p. 94-95
Price Memorial Hall Renovation
During this period, extensive renovation work was completed at Price Memorial Hall. Based on the plans developed by the architectural firm of Reynolds and Bailey of Gainesville, the north porch was incorporated into the building and paneled walls, tile floors and new doors were added to create offices on the building’s main floor for the college’s administrative personnel. This work was completed by college facilities staff at a cost of nearly $66,000 over a four-year period from 1958 to 1961. In 1970, the spire of Price Memorial Hall was covered in gold leaf from local gold. 30

Also at this time, the exterior of Price Memorial was sandblasted by the William Slingerland Company of North Carolina, who had previously worked on the Old Lumpkin County Courthouse. The brick face of the exterior walls was sandblasted, damaged brick were replaced, and cracked and missing mortar was replaced. In addition, wooden porches and stairs were replaced with brick and iron elements.

Library (Young Hall) Renovation
By 1960, the Stewart Library (now Young Hall) was too small to hold the college’s collection. The college received $150,000 from the Board of Regents to enlarge the building, and the building received an addition attached at the rear façade that essentially doubled the size of the building. The larger library building had room for 70,000 books and could accommodate a class or audience of 300 people in its main auditorium. The building also had a multi-purpose room on the ground floor that was used as an audio-visual center with four soundproof booths, a periodical reading room, browsing room, study tables on the mezzanine floor, and a book lift. 31

Dunlap Hall
In 1964, the Georgia Board of Regents provided $1.83 million for new buildings on campus. The first building to be constructed with these funds was Dunlap Hall, to accommodate the departments of business administration, mathematics, English, modern languages, and home economics. The building was named for Edgar Brown Dunlap, an attorney from Gainesville, Georgia who had served on the Board of Regents. The building, constructed by the Terry Construction Company of Athens, continued the modern design aesthetic established on campus by Gaillard Hall. Dunlap Hall was 2 ½ stories with seventeen classrooms and another seventeen offices for faculty members.

30 Ibid, p. 70
31 Ibid, p. 71
Sirmons Hall and Lewis Annex

By 1966 the college’s campus had been extended to accommodate the construction of these new buildings. By that time, the campus was comprised of 186 acres, 45 of which had been developed. 32

That same year, two new dormitory buildings were constructed on campus. A men’s dormitory was constructed on the hill east of Gaillard Hall. Sirmons Hall, named for long-time NGC faculty member, registrar and Dean John Sirmons, originally housed 250 members of the corps of cadets. The women’s dormitory was an addition to Lewis Hall, appropriately named the Lewis Annex. This building was designed to accommodate 100 additional female students. Both of these buildings were constructed by the Continental Construction company of Vidalia, Georgia at a cost of $1.2 million. With the addition of these two dormitories, the college could provide on-campus housing for 975 students.

Faculty Housing

The last half of the 1960s also saw the construction of several faculty residences on campus. In 1965, several single family faculty residences were constructed along Walker Drive, including Faculty Houses 22 and 23. In addition, four duplexes – Faculty Duplexes 7-8, 9-10, 1-12, and 13-14 -- and a four-unit apartment building were constructed in 1968 at the intersection of W. Main Street and Walker Drive, an area that came to be known as Faculty Hill. 33

32 Ibid, p. 69
33 Ibid, p. 45
Other Buildings
Also during the 1960s, several existing buildings were acquired by the college, including the Public Safety Office, Community Counseling Center and Georgia Army National Guard offices. The Public Safety Office was originally constructed circa 1938 and represents the Colonial Revival style of residential architecture. The building served as a private residence until the college acquired it in the 1960s. The house has experienced modification to its plan, and original windows and doors have been replaced with modern units not matching historic conditions.

The Community Counseling Center was constructed in the early 1960s and appears to have served as a single family private residence before being acquired by the college later in the decade. This Craftsmen style house has received interior modifications as well as a two-story addition at the rear.

The Georgia Army National Guard building was constructed circa 1962 on college-owned property. This building appears to have served as a single family residence for a period of time before being uses as the offices for National Guard personnel.

Student Center
The signature project of the decade was the construction of the new Student Center in 1969. This new building was located on the site of the Old Barracks building and Band House, which were demolished at this time. The center is a four-story building with a structural system comprised of steel and concrete and brick siding. The new building became the center of student activity on campus, and provided games rooms and a patio on the first floor; canteen, additional dining room and kitchen facilities, bookstore, uniform store, post office, rest rooms, and public telephones on the second floor; great room, lounges, music room, study rooms, theater, and chapel on the third floor; and large meeting room on the fourth floor. 34

Before the completion of his signature project, President Hoag decided to retire in 1970. Following his retirement, he lived in Young Harris, Georgia where he served two terms as mayor. President Hoag died on November 19, 1994 at the age of 85. Following his death, the student center was renamed the "Merritt E. Hoag Student Center" in his honor on October 19, 1995.

34 Ibid, p. 74
North Georgia Senior College (1970 – 1996)


John H. Owen became president of North Georgia College in 1970. He would go on to serve in this position for 22 years until 1992, the longest tenure of any previous president at the college. President Owen was born in Savannah, Georgia in 1922. After graduating from the University of Florida and Northwestern University Midshipman School, he served as a naval officer in multiple theaters during World War II. He went on to earn a master and doctorate in plant pathology from the University of Wisconsin. He then taught at the University of Florida and University of Georgia before becoming the president at North Georgia College.

Enrollment at the college steadily increased during President Owen’s tenure. Total enrollment grew from 1,151 in 1970 to 1,179 in 1975; 1,930 in 1980; 2,023 in 1985; and 2,699 by the fall of 1991, just before Owen retired. Also during this period, the percentage of female students to male students increased from 49.3 percent in 1970 to 57.4 percent by 1985. The number of graduate students at the college increased from zero in 1970 to 845 by 1985. The number of undergraduate students in the ROTC program (as a percentage of total students) vacillated during this same time period, with an overall decline from 42.6 percent in 1970 to 31 percent by 1985. 35

Important developments that contributed to this rise in enrollment included the completion of roadways that provided more timely and comfortable commutes to Dahlonega and the North Georgia College campus. First, in 1950, Highway 60 was completed from Dahlonega to Gainesville, decreasing travel times between these two north Georgia towns and allowing students from Gainesville to more easily attend the college. Also, in 1980, Georgia Highway 400 was completed to within five miles south of Dahlonega, which meant that Atlanta residents were then only one hour from the college.

The number of faculty also increased to keep pace with rising enrollment. The college had 71 faculty members in 1970 when President Owen took over as president, and increased to 131 by 1992. 36 President Owen, as President Hoag and others before, placed a high degree of value on faculty scholarship and continuing education. An important component of this increased and improved faculty came in the 1950s when the Board of Regents began to offer official paid leave to faculty to improve their academic qualifications, particularly during the summer months.

36 Ibid, p. 135
Another area of tremendous growth during President Owen’s tenure was in the area of student scholarships. Focused on increasing scholarships for students, President Owen created some 300 scholarships during his tenure that were funded from a variety of sources, including the U.S. Army, State of Georgia, alumni, retired faculty members, and others. 37

Rising student enrollment also increased the need for updated and new facilities. Over the course of President Owen’s tenure, approximately thirteen (13) capital projects were undertaken increasing the number of buildings managed by the college from approximately 32 buildings in 1969 to 44 buildings by 1992. This period of development included the construction of the Student Center, Auxiliary Services Building, Stewart Library, Military Leadership Center, Donovan Hall, Dining Hall, and Continuing Education Building, among others. Although the $1 million funding was authorized and construction begun before President Hoag retired, the Student Union building was completed after he retired and just before President Owen took office.

Also before President Owen took over as president, the Board of Regents authorized $1.8 million for the construction of a new library and plant operations building. Completed in 1971, the new library retained its name of the “Stewart Library” and was constructed to accommodate enough books for 1,000 students. The 2 ½ story building includes open stacks for books, a reading/study area, audiovisual room, listing rooms, faculty study room, art gallery, and office space for library staff.

The Plant Operations/Auxiliary Services building was also completed in 1971. This building included offices for plant operations, security, and maintenance personnel, a warehouse, carpentry shop, plumbing shop, painting shop, maintenance repair facilities, and a ten-point rifle range. This building was later named in honor Colonel Raymond Hamilton, a professor of military science and tactics at the college during the early 1930s.

37 Ibid, p. 124
The next two projects undertaken during President Owen’s early years were the renovation of the old library (later Young Hall) and Academic Building (later the Education Building). Work on Young Hall was completed in 1974 at a cost of $450,000. This work included the division of interior space into offices and classrooms for the social science department. The former library reading room located at the front of the building was retained as a large lecture hall/classroom. A central air conditioning system was also installed in the building. Also by this time, the education department needed additional facilities, so the old Academic Building was renovated with an elevator, carpet and air conditioning in 1976 at a cost of $500,000.

By the mid-1970s, enrollment of female students was growing faster than that of male students at the college. To accommodate the growing female student population, a new women’s dormitory was constructed in 1976. The $2 million building included air-conditioning, elevators, carpeted floors, a television viewing area, game room, kitchen, lobby, dating area, laundry facilities, room intercom system and hydraulic lift. The new dorm was named for Miss Alice Donovan, who had served as dean of women for President's Rogers and Hoag.

With the completion of Donovan Hall, female students then living in Barnes Hall moved into the new women’s dorm. In order to provide much needed office space for administrative personnel, Barnes Hall underwent a $500,000 renovation in 1979 to provide this needed space. The renovated building retained its “Barnes Hall” name and housed offices for the dean of students, assistant dean of students, the Counseling and Career Development Office, sewing shop, museum, student organization offices, and classrooms and offices for the Department of Developmental Studies, as well as basement living quarters for young men exempted from military service. 38

Rogers Hall also received a renovation in 1979-80. This $1.2 million project installed an elevator and new HVAC system in the building, and modernized the building’s science laboratories. An addition that had been outlined in the original architectural plans for the building was authorized in 1992 just before President Owen retired.

38 Ibid, p. 132
During the 1980s, a new dining hall was constructed at a cost of $1.76 million (in 1981); a new entrance to the campus from Highway 60 was created (1982); Nix Hall was renovated to provide space for the fine arts department (late 1980s); a rear addition was made to Memorial Hall to provide three large classrooms; and a new 6,500 square foot continuing education building was constructed across North Chestatee Road from campus (1989).

Following President Owen’s retirement in 1992, William F. Gerspacher served as acting president until Delmas James Allen was named president in 1993. President Allen served as president for three years until 1996.

The early 1990s included a record enrollment in 1992 of 2,794 students and an endowment of the NGC Foundation of over $5 million. During this time, an annex was added to Rogers Hall and the Newton Oakes Center was constructed and appended to Dunlap Hall. The Rogers Hall annex was completed in 1994 at a cost of $475,000 and the Newton Oakes Center was completed that same year at a cost of $3.66 million.
North Georgia College and State University (1996 – Present)

Following the resignation of President Allen in 1996, Sherman R. Day served as acting president from 1997 to 1999 before Nathaniel Hansford became president in July 1999. He served in the position for five years before Dr. David L. Potter became the 16th President of NGCSU in January 2005.

By 1996, North Georgia College had been a four-year college for many years. However, by this time, the college was offering several master’s degrees, and was appropriately renamed “North Georgia College and State University” that year.

The building program that occurred during this time represents the most recent period of development on campus. This period included the construction of approximately seventeen (17) buildings and structures, including the Health & Natural Science Building (2001), Owen Hall (2002), Physical Plant/Materials Maintenance Building (2004), Library & Technology Center (2008), and the Recreation Center & Parking Deck (2008-09), among others.
This period has also included the acquisition of existing buildings adjacent to campus. The former Moore House was acquired by the college in 1999. Constructed in 1900 as a private residence, the Moore House is an excellent example of the American Foursquare style of architecture. While this historic house today serves the college as the Cadet Recruiting Center, it retains its exterior and interior architectural integrity, including wrap-around porches, stone walls, windows, interior crown molding and baseboards, flooring, stairs, doors and frames, built-in bookshelves, fireplace and mantle.

The BB&T bank building was constructed in 1964 as the main building for BB&T bank in downtown Dahlonega. This building was purchased by the NGCSU Foundation in February 2007. BB&T continues to operate its banking functions on the first floor and the upper floors house offices for various college departments, including business services.
Today, North Georgia College and State University serves over 5,000 students, with four colleges offering undergraduate degrees in fifty majors, including education, business administration, mathematics and computer science, the sciences, the humanities and fine arts, history, and the social sciences. Master’s degrees are granted in education, physical therapy, community counseling, and nursing. As one of only six senior military colleges in the country and the Military College of Georgia, NGCSU continues to provide exceptional military training to the 700 members (13 percent of the student body) of the Corp of Cadets. And as a designated Leadership Institution of Georgia by the Board of Regents, NGCSU provides leadership training for both military and civilian students. The NGCSU main campus is comprised of more than 50 buildings on 112 acres, with total land holdings of 630 acres and a physical plant of 65 buildings.

The campus will continue to evolve to accommodate an anticipated student body of 7,500 students within the next ten years (based on an annual growth rate of 3.5%). Capital improvement projects for the next five years include plans to construct two new dormitories scheduled to open for students by the fall semester of 2010, another parking deck, and an enlarged and improved dining facility. A civilian residence hall is planned to be built behind the Health and Natural Science Building to house 600 students. A cadet dormitory is also planned for south of Gaillard Hall to house up to 400 cadets. Plans also include the construction of a new dining hall facility as well as expansion of the Canteen in the Hoag Student Center. A new parking deck is also being planned to accommodate the college’s growing student population.
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Part 2

Identification and Evaluation of Historic Resources

Figure 72: Circa 1891 view of the Corp of Cadets in front of Price Memorial Hall
Introduction
This section of the CHPP identifies and evaluates North Georgia College and State University’s historic architectural resources. In order for the University to consider their historic resources as part of planning and management strategies they first must be identified and evaluated for significance per the *National Register of Historic Places Criteria for Evaluation* (See Appendix A, Standard 2). Eligibility for the Georgia/National Register is generally the benchmark that is used to identify resources that are worthy of preservation. In addition, this designation often triggers compliance responsibilities with regard to Federal, State and local preservation legislation as well as BOR policy. It is therefore essential that the Institute is aware of which buildings on campus are eligible for the Georgia/National Register so that responsible planning and management decisions can be made. This process of identifying, evaluating and recording the University’s historic resources is also required by the State Stewardship Program.

The Board of Regents’ Campus Historic Preservation Plan Guidelines recommend that the identification and evaluation process include those buildings owned or managed by the University that are 40 years old or older. Although the Georgia/National Register Criteria establishes 50 years as the milestone for buildings to achieve significance, the 40-year time period has been utilized to give the CHPP document an effective period of ten years. This ensures the CHPP provides relevant information that can be considered during the next physical master plan review or update.

According to the CHPP Guidelines, the University is required to identify and evaluate all resource types, including archaeological, architectural and landscape resources. However, the NGCSU CHPP focuses on architectural resources only. Further investigation and inventory will be necessary in order to comprehensively document the landscape and archeological resource types and thereby fully comply with the State Stewardship Program and the Campus Preservation Plan Guidelines.

Methodology
The identification and evaluation of NGCSU’s historic architectural resources was conducted during the week of August 4, 2008. Prior to completing the fieldwork, file research was conducted at the Georgia Department of National Resources, Historic Preservation Division (HPD) offices in Atlanta. Through this research, it was determined that some of NGCSU’s architectural resources had been previously identified during a survey project conducted in the early 1990s to record all state-owned buildings that were 50 years old or older at that time. The 1992-1993 architectural survey recorded eight (8) buildings on NGCSU’s campus. The survey conducted as part of the current investigation supplements and supersedes this previous work.

Historic Resource Survey
The geographic boundaries for the current survey effort were established as NGCSU’s main campus area, as well as two noncontiguous college-owned properties located in or adjacent to downtown Dahlonega. The existing conditions of University-owned historic buildings were also documented as part of the survey effort. The assessment of conditions was conducted according to the methodologies established by the Campus Historic Preservation Plan Guidelines. The Guidelines provide for three levels of survey based on the amount of condition information collected or the intensity of the assessment. At NGCSU, the buildings were surveyed according to Level I requirements. The survey assessed the major architectural elements and general condition of identified historic buildings on campus.

39 In 1992, discretionary funding was provided to the Department of Natural Resources to conduct a survey of architectural resources owned or in some case leased by the State of Georgia. All state-owned buildings constructed prior to 1942 were identified and documented. The holdings of the Board of Regents of the University System of Georgia were included in the inventory and by default those of North Georgia College.
Survey components include existing condition photographs, building name and number, date of construction, known alternations and dates, gross square footage (GSF), original and current use, NGRHP/NHL status or eligibility, and general condition rating.

The Campus Preservation Plan Guidelines have anticipated the identification of resources that are significant within the campus’ historic context but have not yet reached the 50 years milestone and cannot be determined to possess “exceptional significance.” The preservation of these resources from the recent past is encouraged by the BOR and therefore they have been identified during the CHPP survey process.

A review of available building lists and Physical Plant Department data identified 35 buildings on the NGCSU campus that were found to be 40 years old or older during the current year (2008). Of these buildings, twenty-one (21) buildings are currently 50 years old or older, constructed between 1860 and 1958. The remaining fourteen (14) buildings are currently 40 years old or older, constructed between 1959 and 1968.

During the survey of architectural resources, it was noted that the campus possesses several significant historic landscapes. While not a part of the current study, several of these landscapes were identified, including the Drill Field and associated circular drive, the semi-circular drive and associated greenspace known as College Circle, and the grove of mature trees sited to the northwest of Gaillard Hall.

Table 2 below summarizes the results of the survey effort including building names and numbers, dates of construction, architect (where known), architectural stylistic influence (if evident) and square footages. The inventory of campus historic resources based on the results of the survey has been plotted on a campus map and is presented following the table.
<table>
<thead>
<tr>
<th>NGCSU Building Number</th>
<th>Building Name</th>
<th>Building Date</th>
<th>Stylistic Influence</th>
<th>Current Building Use</th>
<th>GSF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>0108 Map: #1</td>
<td>Vickery House</td>
<td>1860</td>
<td>Federal &quot;I&quot; House Folk Victorian</td>
<td>Administrative Offices</td>
<td>3,440</td>
<td>Listed in GNRHP in 1978</td>
</tr>
<tr>
<td></td>
<td>Fields Place</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>0001 Map: #2</td>
<td>Price Memorial Hall</td>
<td>1879</td>
<td>Second Empire Neoclassical Revival Gothic Revival</td>
<td>Academic &amp; Admin. Offices</td>
<td>24,992</td>
<td>Listed in GNRHP in 1972</td>
</tr>
<tr>
<td>0093 Map: #3</td>
<td>Cadet Recruiting Center</td>
<td>1900</td>
<td>American Foursquare Prairie elements Craftsmen elements</td>
<td>Administrative Offices</td>
<td>4,448</td>
<td></td>
</tr>
<tr>
<td>0032 Map: #4</td>
<td>Education Building</td>
<td>1914</td>
<td>Neoclassical Revival</td>
<td>Academic</td>
<td>26,626</td>
<td>Recommended Eligible in 1992 State Survey</td>
</tr>
<tr>
<td>0058 Map: #5</td>
<td>Biology Field House</td>
<td>ca. 1926</td>
<td>Craftsmen elements</td>
<td>Academic</td>
<td>1,780</td>
<td></td>
</tr>
<tr>
<td>0030 Map: #6</td>
<td>Sanford Hall</td>
<td>1936</td>
<td>Colonial Revival</td>
<td>Residential Dorm (cadet corps)</td>
<td>13,112</td>
<td>Recommended Eligible in 1992 State Survey</td>
</tr>
<tr>
<td>0006 Map: #7</td>
<td>Barnes Hall</td>
<td>1937-38</td>
<td>Colonial Revival</td>
<td>Academic</td>
<td>19,701</td>
<td>Recommended Eligible in 1992 State Survey</td>
</tr>
<tr>
<td>0005 Map: #8</td>
<td>Nix Fine Arts Building</td>
<td>1938</td>
<td>Colonial Revival</td>
<td>Academic</td>
<td>27,075</td>
<td>Recommended Eligible in 1992 State Survey</td>
</tr>
<tr>
<td>0014 Map: #9</td>
<td>Public Safety Office</td>
<td>1938</td>
<td>Colonial Revival elements</td>
<td>Administrative Offices</td>
<td>3,708</td>
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</tr>
<tr>
<td>0002 Map: #10</td>
<td>Young Hall</td>
<td>1939</td>
<td>Colonial Revival; Italianate; Gothic Revival (elements)</td>
<td>Academic</td>
<td>15,837</td>
<td>Recommended Eligible in 1992 State Survey</td>
</tr>
<tr>
<td>0040 Map: #12</td>
<td>Faculty House 5</td>
<td>1946</td>
<td>Minimal Traditional</td>
<td>Residential</td>
<td>1,420</td>
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</tr>
<tr>
<td>0042 Map: #13</td>
<td>Faculty House 7</td>
<td>1946</td>
<td>Minimal Traditional</td>
<td>Residential</td>
<td>1,302</td>
<td></td>
</tr>
<tr>
<td>0043 Map: #14</td>
<td>Faculty House 8</td>
<td>1946</td>
<td>Minimal Traditional</td>
<td>Residential</td>
<td>1,239</td>
<td></td>
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<tr>
<td>0050 Map: #15</td>
<td>Faculty House 9</td>
<td>1946</td>
<td>Ranch</td>
<td>Residential</td>
<td>1,661</td>
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</tr>
<tr>
<td>NGCSU Building Number</td>
<td>Building Name</td>
<td>Building Date</td>
<td>Stylistic Influence &amp; Architect</td>
<td>Current Building Use</td>
<td>Square Footage</td>
<td>Notes</td>
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<tr>
<td>0031 Map: #16</td>
<td>Rogers Hall</td>
<td>1948</td>
<td>Colonial Revival</td>
<td>Academic</td>
<td>33,127</td>
<td></td>
</tr>
<tr>
<td>0028 Map: #17</td>
<td>Lewis Hall</td>
<td>1952</td>
<td>Colonial Revival</td>
<td>Residential Dorm</td>
<td>41,664</td>
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</tr>
<tr>
<td>0024 Map: #18</td>
<td>Alumni Center</td>
<td>1954</td>
<td>Colonial Revival</td>
<td>Administrative Offices</td>
<td>6,934</td>
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<tr>
<td>0026 Map: #19</td>
<td>Gaillard Hall</td>
<td>1954</td>
<td>International Style elements</td>
<td>Residential Dorm (Corps of Cadets)</td>
<td>46,897</td>
<td></td>
</tr>
<tr>
<td>0041 Map: #20</td>
<td>Faculty Duplexes 5-6</td>
<td>1955</td>
<td>Ranch elements</td>
<td>Residential</td>
<td>1,420</td>
<td></td>
</tr>
<tr>
<td>0011 Map: #21</td>
<td>Memorial Hall</td>
<td>1960</td>
<td>International Style elements</td>
<td>Recreational &amp; Admin. Offices</td>
<td>77,127</td>
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<tr>
<td>0015 Map: #22</td>
<td>Community Counseling Center</td>
<td>1960</td>
<td>Craftsman elements</td>
<td>Academic &amp; Admin. Offices</td>
<td>3,958</td>
<td></td>
</tr>
<tr>
<td>0057 Map: #23</td>
<td>GA Army National Guard</td>
<td>1962</td>
<td>Split-level</td>
<td>Administrative Offices</td>
<td>2,446</td>
<td></td>
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<tr>
<td>0106 Map: #24</td>
<td>BB&amp;T</td>
<td>1964</td>
<td>International Style elements</td>
<td>Administrative Offices</td>
<td>25,098</td>
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</tr>
<tr>
<td>008A Map: #25</td>
<td>Dunlap Hall</td>
<td>1965</td>
<td>International Style elements</td>
<td>Residential Dorm</td>
<td>43,158</td>
<td></td>
</tr>
<tr>
<td>0066 Map: #26</td>
<td>Faculty House 23</td>
<td>1965</td>
<td>Ranch</td>
<td>Residential</td>
<td>2,125</td>
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<tr>
<td>0067 Map: #27</td>
<td>Faculty House 22</td>
<td>1965</td>
<td>Ranch</td>
<td>Residential</td>
<td>1,498</td>
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<tr>
<td>0023 Map: #28</td>
<td>Sirmons Hall</td>
<td>1966</td>
<td>International Style elements</td>
<td>Residential Dorm (Corps of Cadets)</td>
<td>44,502</td>
<td></td>
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<tr>
<td>0029 Map: #29</td>
<td>Lewis Annex</td>
<td>1966</td>
<td>International Style</td>
<td>Residential Dorm</td>
<td>31,089</td>
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</tr>
<tr>
<td>0060 Map: #30</td>
<td>Faculty Duplex 11-12</td>
<td>1968</td>
<td>Ranch elements</td>
<td>Residential</td>
<td>1,434</td>
<td></td>
</tr>
<tr>
<td>0061 Map: #31</td>
<td>Faculty Duplex 13-14</td>
<td>1968</td>
<td>Ranch elements</td>
<td>Residential</td>
<td>1,434</td>
<td></td>
</tr>
<tr>
<td>0062 Map: #32</td>
<td>Faculty Duplex 7-8</td>
<td>1968</td>
<td>Ranch elements</td>
<td>Residential</td>
<td>1,434</td>
<td></td>
</tr>
<tr>
<td>0063 Map: #33</td>
<td>Faculty Duplex 9-10</td>
<td>1968</td>
<td>Ranch elements</td>
<td>Residential</td>
<td>1,434</td>
<td></td>
</tr>
</tbody>
</table>
Building List:

- Vickery House
- Price Memorial Hall
- Cadet Recruiting Center
- Education Building
- Biology Field House
- Sanford Hall
- Barnes Hall
- Nix Fine Arts Public Safety Office
- Young Hall
- Infirmary
- Faculty House 5
- Faculty House 7
- Faculty House 8
- Faculty House 9
- Rogers Hall
- Lewis Hall
- Alumni Center
- Galliard Hall
- Faculty Duplexes 5-6
- Memorial Hall
- Community Counseling Center
- GA Army National Guard
- BB&T
- Dunlap Hall
- Faculty House 23
- Faculty House 22
- Simons Hall
- Lewis Annex
- Faculty Duplex 11-12
- Faculty Duplex 13-14
- Faculty Duplex 7-8
- Faculty Duplex 9-10
- Faculty Apartments
- Student Center
- Auxiliary Services
- Faculty House 25
- Stewart Library
- Military Leadership Center
- Donovan Hall
- Dining Hall
- Welcome Center
- Continuing Education
- Newton Oaks Center
- Health and Natural Science
- Owens Hall
- Physical Plant/ Materials Management
- Library/ Technology Center
- Recreation Center & Parking Deck

Historic Resources Survey Results

LEGEND

- 50 Years Old or Older
- 40 Years Old or Older
- Not Part of Study

50 Years Old or Older

40 Years Old or Older

Not Part of Study

Project: 28082-00

Date: April 2009
Georgia/National Register Eligibility
A review of available building lists and Physical Plant Department data identified
34 buildings on NGCSU's campus that were found to be 40 years old or older
during the current year (2008). Given their age, each of these buildings was
evaluated according to the National Register Criteria for Evaluation. Various state
and local historic contexts were used as a framework for evaluating the
significance of these buildings.

In summary, of the 34 buildings surveyed, 13 buildings are recommended eligible
for the Georgia/National Register based on their historic associations and level of
integrity. They are:

- Vickery House (previously listed)
- Price Memorial Hall (previously listed)
- Cadet Recruiting Center
- Education Building
- Barnes Hall
- Nix Fine Arts Building
- Sanford Hall
- Young Hall
- Woodward Infirmary
- Rogers Hall
- Lewis Hall
- Alumni Center
- Gaillard Hall

The Campus Preservation Plan Guidelines have anticipated the identification of
resources that are significant yet have not reached the 50 year milestone and are
not eligible for the Georgia/National Register at this time. The preservation of
these resources from the recent past is encouraged by the BOR and therefore
they have been identified during the CHPP survey process. Four (4) buildings that
do not currently meet the requirements for listing on the National Register but that
should be treated as eligible resources for planning purposes include:

- Memorial Hall
- Dunlap Hall
- Simons Hall
- Lewis Annex
Seventeen (17) buildings were found not to meet the requirements for eligibility to the Georgia/National Register. These include:

- Biology Field House
- Public Safety Office
- Faculty House 5
- Faculty House 7
- Faculty House 8
- Faculty House 9
- Faculty Duplexes 5-6
- Community Counseling Center
- Georgia Army National Guard
- BB&T
- Faculty House 23
- Faculty House 22
- Faculty Duplex 11-12
- Faculty Duplex 13-14
- Faculty Duplex 7-8
- Faculty Duplex 9-10
- Faculty 4-Unit Apartment

During the survey of architectural resources, three landscape areas on campus were identified as significant historic landscape resources. These include the Drill Field and its concrete stairways and associated circular drive of Georgia Circle; College Circle and associated greenspace between the Education Building, Price Memorial Hall and Young Hall and West Main Street; and the grove of mature trees sited to the northwest of Gaillard Hall. As significant features of the University's physical evolution, these historic campus landscapes have been identified as eligible landscape resources.

There are likely to be other historic landscape resources, including the landscapes associated with the historic residences of Vickery House, Cadet Recruiting Center (Moore House), and Alumni Center (President’s House). A comprehensive survey of historic landscape resources should be conducted to identify all potentially eligible resources.

Table 3 on the following page summarizes the Georgia/National Register eligibility recommendations including remarks on the significance, historic associations and integrity of each architectural resource. Also included in the table is the current eligibility recommendation as well as the previous recommendations made during the 1992 inventory of state buildings. GNRHP resources have been plotted on a campus map that is presented following the table.
<table>
<thead>
<tr>
<th>NGCSU Bldg. #</th>
<th>Building Name</th>
<th>Building Date</th>
<th>Significant/Historic Associations</th>
<th>Integrity</th>
<th>Current Eligibility Recommendations</th>
<th>1992 Eligibility Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>0108</td>
<td>Vickery House</td>
<td>1860</td>
<td>Significant under NR Criteria C (architecture) as the home of Elias P. Vickery, a graduate of and professor of Greek and Latin at the college for approximately 25 years. The house is significant architecturally as a good example of the Federal &quot;I&quot; House building type with elements of the Queen Anne style of architecture.</td>
<td>Retains overall integrity including clapboard siding, wood corner boards and caps, two-over-two double-hung wood windows with wood trim, Queen Anne wrap-around porch, brick chimneys and stone &amp; stucco foundation. The building function and interior arrangement have been modified to meet current needs.</td>
<td>Listed in GNRHP in 1978</td>
<td>Not Surveyed</td>
</tr>
<tr>
<td>0001</td>
<td>Price Memorial</td>
<td>1879</td>
<td>Significant under NR Criteria A (education) and C (architecture) as the original building associated with the North Georgia College. As the oldest building on campus, this building is an excellent example of unique architectural design and a unique blending of the Second Empire, Gothic and Neoclassical Revival styles.</td>
<td>Retains overall integrity despite replacement of original windows and exterior doors with modern materials. The building function and interior arrangement have been modified to meet current needs.</td>
<td>Listed in GNRHP in 1972</td>
<td>Recommended Eligible</td>
</tr>
<tr>
<td>NGCSU Bldg. #</td>
<td>Building Name</td>
<td>Building Date</td>
<td>Significant/Historic Associations</td>
<td>Integrity</td>
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<tr>
<td>0093</td>
<td>Cadet Recruiting Center (Moore House)</td>
<td>1900</td>
<td>Constructed in 1900 as a private residence, the Cadet Recruiting Center is significant under NR Criteria C (architecture) as an excellent example of the American Foursquare style.</td>
<td>The Cadet Recruiting Center retains its architectural integrity. The exterior historic character remains intact, including wrap-around porches, stone walls, and windows. The historically intact interior retains features such as crown molding and baseboards, flooring, stairs, doors and frames, built-in bookshelves, fireplace and mantle.</td>
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<td></td>
<td>Recommended Eligible</td>
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<td></td>
<td></td>
<td>Not Surveyed</td>
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<tr>
<td>0032</td>
<td>Education Building</td>
<td>1914</td>
<td>Significant under NR Criteria A (education) and C (architecture) as the second oldest building associated with the early development of the campus. Originally constructed as the Industrial Building, this building has continually served in an academic purpose. The building is an excellent example of the Neoclassical Revival style of architecture.</td>
<td>Retains overall integrity despite replacement of original windows and exterior doors with modern materials. The building function and interior arrangement have been modified to meet current needs. The existing finishes and features of the interior are largely the product of the most recent renovation that has just been completed in 2008.</td>
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<td>Recommended Eligible</td>
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<td>Recommended Eligible</td>
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<tr>
<td>NGCSU Bldg. #</td>
<td>Building Name</td>
<td>Building Date</td>
<td>Significant/Historic Associations</td>
<td>Integrity</td>
<td>Current Eligibility Recommendations</td>
<td>1992 Eligibility Recommendations</td>
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</tr>
<tr>
<td>0058</td>
<td>Biology Field House</td>
<td>ca. 1926</td>
<td>Constructed in 1939 as a private residence, this building is a central hallway building that exhibits elements of the Craftsman style. Although constructed during the pre-World War II period, this building is not significant within the educational and architectural context of North Georgia College.</td>
<td>The building does not retain its original function and the interior has experienced modification to its plan. Original windows and doors have been replaced with modern units not matching historic conditions. Exterior siding has been covered with vinyl siding and the eave and window frames have been covered with sheet metal. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
</tr>
<tr>
<td>0030</td>
<td>Sanford Hall</td>
<td>1936</td>
<td>Significant under NR Criteria A (education) and C (architecture) as a product of the &quot;New Deal&quot;, Public Works program. Also significant as a good example of a Colonial Revival style building constructed as a women's dormitory during the early twentieth century period of campus development.</td>
<td>Retains overall integrity despite replacement of casement windows and doors with modern materials. The historic character of these features could be recaptured through future rehabilitation.</td>
<td>Recommended Eligible</td>
<td>Recommended Eligible</td>
</tr>
<tr>
<td>Map: #5</td>
<td>0058 Biology Field House</td>
<td>1926</td>
<td>Constructed in 1939 as a private residence, this building is a central hallway building that exhibits elements of the Craftsman style. Although constructed during the pre-World War II period, this building is not significant within the educational and architectural context of North Georgia College.</td>
<td>The building does not retain its original function and the interior has experienced modification to its plan. Original windows and doors have been replaced with modern units not matching historic conditions. Exterior siding has been covered with vinyl siding and the eave and window frames have been covered with sheet metal. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
</tr>
<tr>
<td>Map: #6</td>
<td>0030 Sanford Hall</td>
<td>1936</td>
<td>Significant under NR Criteria A (education) and C (architecture) as a product of the &quot;New Deal&quot;, Public Works program. Also significant as a good example of a Colonial Revival style building constructed as a women's dormitory during the early twentieth century period of campus development.</td>
<td>Retains overall integrity despite replacement of casement windows and doors with modern materials. The historic character of these features could be recaptured through future rehabilitation.</td>
<td>Recommended Eligible</td>
<td>Recommended Eligible</td>
</tr>
<tr>
<td>NGCSU Bldg. #</td>
<td>Building Name</td>
<td>Building Date</td>
<td>Significant/Historic Associations</td>
<td>Integrity</td>
<td>Current Eligibility Recommendations</td>
<td>1992 Eligibility Recommendations</td>
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<tr>
<td>0006</td>
<td>Barnes Hall</td>
<td>1937-38</td>
<td>Significant under NR Criteria A (education) and C (architecture) as a product of the “New Deal”, Public Works program. Also significant as a good example of a Colonial Revival style building constructed as a men's dormitory during the early twentieth century period of campus development.</td>
<td>Retains overall integrity despite replacement of the central casement windows and doors with modern materials. The historic character of these features could be recaptured through future rehabilitation.</td>
<td>Recommended Eligible</td>
<td>More Information Needed</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Map: #7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0005</td>
<td>Nix Fine Arts Building</td>
<td>1938</td>
<td>Significant under NR Criteria A (education) and C (architecture) as a product of the “New Deal”, Public Works program. Also significant as a good example of a Colonial Revival style building constructed as an auditorium and dining hall during the early twentieth century period of campus development.</td>
<td>Retains overall integrity despite replacement of windows and doors with modern materials. The historic character of these features could be recaptured through future rehabilitation.</td>
<td>Recommended Eligible</td>
<td>May Meet National Register Criteria</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Map: #8</td>
<td></td>
<td></td>
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<tr>
<td>NGCSU Bldg. #</td>
<td>Building Name</td>
<td>Building Date</td>
<td>Significant/Historic Associations</td>
<td>Integrity</td>
<td>Current Eligibility Recommendations</td>
<td>1992 Eligibility Recommendations</td>
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</tr>
<tr>
<td>0014</td>
<td>Public Safety Office</td>
<td>1938</td>
<td>Constructed in 1938 as a private residence, this building is a simple support facility that exhibits elements of the Colonial Revival style. Although constructed during the pre-World War II period, this building is not significant within the educational and architectural context of North Georgia College.</td>
<td>The building does not retain its original function and the interior has experienced modification to its plan. Original windows and doors have been replaced with modern units not matching historic conditions and some window openings have been infilled with brick. Exterior siding and rear-facing gable covered with vinyl siding. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
</tr>
<tr>
<td>Map: #9</td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>0002</td>
<td>Young Hall</td>
<td>1939</td>
<td>Significant under NR Criteria A and C as a product of the “New Deal”, Public Works Administration (PWA) program. Significant as an example of the unique blending of the Colonial Revival, Italianate and Gothic Revival styles in a new library constructed during the early twentieth century period of campus development.</td>
<td>Retains overall integrity despite replacement of original windows and doors with modern materials and the enclosure of the front entry pediment with vinyl siding. The historic character of these features could be recaptured in the future.</td>
<td>Recommended Eligible</td>
<td>Recommended Eligible</td>
</tr>
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<td>Map: #10</td>
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<td>0033</td>
<td>Woodward Infirmary</td>
<td>1941-42</td>
<td>Constructed in 1940, the Infirmary is associated with the pre-World War II development of the campus. This building has served as the health care clinic on campus since its construction by the Coste Summer Construction Company at a cost of $17,500.</td>
<td>The Infirmary is associated with the pre-World War II period of development on campus. Changes have occurred to the building—two wings were added to the building in 1980 and a rear addition in 1980. The original windows and doors have been replaced with modern materials and vinyl siding added over portions of the exterior walls and at roof dormers and cornice. However, it does retain sufficient integrity to convey its historic significance.</td>
<td>Recommended Eligible</td>
<td>Appears Not to Meet National Register Criteria – Integrity</td>
</tr>
<tr>
<td>0040</td>
<td>Faculty House 5</td>
<td>1946</td>
<td>Constructed in 1947 as a single-family residence for College faculty, this residential building exhibits elements of the Minimal Traditional style. Constructed during the post-World War II period, this building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, many of the character defining features of the building have been replaced or covered. The original windows and doors have been replaced with modern units not matching historic conditions. The exterior siding has been covered with vinyl siding and the eave has been covered with sheet metal. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<td>NGCSU Bldg. #</td>
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<td>0042</td>
<td>Faculty House 7</td>
<td>1946</td>
<td>Constructed in 1948 as a single-family residence for College faculty, this residential building exhibits elements of the Minimal Traditional style. Constructed during the post-World War II period, this building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, many of the character defining features of the building have been replaced or covered. The original windows and doors have been replaced with modern units not matching historic conditions. The exterior siding has been covered with vinyl siding and the eave and window frames have been covered with sheet metal. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<tr>
<td>0043</td>
<td>Faculty House 8</td>
<td>1946</td>
<td>Constructed in 1948 as a single-family residence for College faculty, this residential building exhibits elements of the Minimal Traditional style. Constructed during the post-World War II period, this building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, many of the character defining features of the building have been replaced or covered. The original windows and doors have been replaced with modern units not matching historic conditions. The exterior siding has been covered with vinyl siding and the eave and window frames have been covered with sheet metal. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<td>NGCSU Bldg. #</td>
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<tr>
<td>0050</td>
<td>Faculty House 9</td>
<td>1946</td>
<td>Constructed in 1948 as a single-family residence for College faculty, this residential building exhibits elements of the Minimal Traditional style. Constructed during the post-World War II period, this building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, many of the character defining features of the building have been replaced or covered. The original windows and doors have been replaced with modern units not matching historic conditions. The exterior siding has been covered with vinyl siding and the eave has been covered with sheet metal. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<tr>
<td>0031</td>
<td>Rogers Hall</td>
<td>1948</td>
<td>Significant under NR Criteria A (education) and C (architecture) as a good example of a Colonial Revival style building constructed as the science building during the mid-twentieth century period of campus development.</td>
<td>Retains overall integrity despite replacement of original windows and doors with modern materials. The historic character of these features could be recaptured in the future.</td>
<td>Recommended Eligible</td>
<td>Not Surveyed</td>
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<td>Map: #16</td>
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<tr>
<td>0028</td>
<td>Lewis Hall</td>
<td>1952</td>
<td>Constructed in 1952 as a women’s dormitory. Lewis Hall is significant under NR Criteria A (education) and C (architecture) as a good example of a Colonial Revival style building constructed as a women’s dormitory during the mid-twentieth century.</td>
<td>Retains overall integrity despite replacement of original windows and doors with modern materials. The historic character of these features could be recaptured in the future.</td>
<td>Recommended Eligible</td>
<td>Not Surveyed</td>
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<td>0024</td>
<td>Alumni Center</td>
<td>1954</td>
<td>Constructed in 1954 as the College President’s residence, the Alumni Center is significant under NR Criteria A (education) and C (architecture) as a good example of a Colonial Revival style residence constructed as the President’s House during the mid-twentieth century.</td>
<td>Retains overall integrity despite replacement of original windows and doors with modern materials. The historic character of these features could be recaptured in the future. The building function and interior arrangement have been modified to meet current needs.</td>
<td>Recommended Eligible</td>
<td>Not Surveyed</td>
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<td>Map: #18</td>
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<tr>
<td>0026</td>
<td>Gaillard Hall</td>
<td>1954</td>
<td>Constructed in 1954 as a residential dormitory. Gaillard Hall is significant under NR Criteria A (education) and C (architecture) as a good example of an International style building constructed during the mid-twentieth century.</td>
<td>Gaillard Hall retains its historic character and integrity. The modern-inspired design of the building’s exterior has been maintained much as it originally appeared when constructed.</td>
<td>Recommended Eligible</td>
<td>Not Surveyed</td>
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<td>Map: #19</td>
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<tr>
<td>0041</td>
<td>Faculty Duplexes 5-6</td>
<td>1955</td>
<td>Constructed in 1955 as a duplex residence for College faculty, this building exhibits elements of the Craftsman style. Constructed during the mid-twentieth century, this building is significant within the educational context of NGCSU as faculty housing.</td>
<td>This building retains its original function, but many of its character-defining features have been replaced or covered. The original windows have been replaced with modern units not matching historic conditions. The exterior siding has been covered with vinyl siding and the eave has been covered with sheet metal. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<td>Map: #20</td>
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<tr>
<td>0011</td>
<td>Memorial Hall</td>
<td>1960</td>
<td>Constructed in 1960, Memorial Hall does not currently meet the requirements for eligibility for the Georgia/National Register. However, it is anticipated to be eligible when it reaches the 50 year age threshold in 2010. Its significance is derived from its associations with the mid-twentieth century growth of the College and its modernist architectural qualities.</td>
<td>Memorial Hall retains its overall integrity and continues to exhibit its modern design aesthetic.</td>
<td>Recommended Eligible (for planning purposes)</td>
<td>Not Surveyed</td>
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<td>Map: #21</td>
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<tr>
<td>0015</td>
<td>Community Counseling Center</td>
<td>1960</td>
<td>Constructed in 1960 as a private residence, this building does not currently meet the requirements for eligibility for the Georgia/National Register. This craftsmen style building is not significant within the educational and architectural context of North Georgia College.</td>
<td>The Community Counseling Center does not retain its original function and the interior has experienced modification to its plan and finishes. A two-story addition was made at the rear.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<td>0057</td>
<td>GA Army National Guard</td>
<td>1962</td>
<td>Constructed in 1962 as a private residence, this building does not currently meet the requirements for eligibility for the Georgia/National Register. This split-level residential building is not significant within the educational and architectural context of North Georgia College.</td>
<td>The building does not retain its original function and the interior has experienced modification to its plan. Original windows have been replaced with modern units not matching historic conditions. Exterior siding has been covered with vinyl siding. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<td>0106</td>
<td>BB&amp;T</td>
<td>1964</td>
<td>The BB&amp;T building was built in 1964 as the BB&amp;T bank in downtown Dahlonega. This building does not currently meet the requirements for eligibility for the Georgia/National Register. While it may be eligible as a contributing element of the existing Downtown Dahlonega National Register Historic District when it reaches the 50 year age threshold in 2014, it is not significant within the educational and architectural context of NGCSU.</td>
<td>The BB&amp;T building retains its overall integrity and continues to exhibit its modern design aesthetic.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<tr>
<td>008A</td>
<td>Dunlap Hall</td>
<td>1965</td>
<td>Constructed in 1965, Dunlap Hall does not currently meet the requirements for eligibility for the Georgia/National Register. However, it is anticipated to be eligible when it reaches the 50 year age threshold in 2015. Its significance is derived from its associations with the mid-twentieth century growth of the college and University System of Georgia and its modernist architectural qualities.</td>
<td>Dunlap Hall retains its overall integrity and continues to exhibit its modern design aesthetic.</td>
<td>Recommended Eligible (for planning purposes)</td>
<td>Not Surveyed</td>
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<td>NGCSU Bldg. #</td>
<td>Building Name</td>
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<td>0066</td>
<td>Faculty House 23</td>
<td>1965</td>
<td>Constructed in 1965 as a single-family residence for College faculty, this building does not currently meet the requirements for eligibility for the Georgia/National Register. This Ranch style building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, many of the character defining features of the building have been replaced or covered. The original windows have been replaced with modern units not matching historic conditions. Exterior siding in the gable ends has been covered with vinyl siding and the eave has been covered with sheet metal. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<td>Map: #26</td>
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<tr>
<td>0067</td>
<td>Faculty House 22</td>
<td>1965</td>
<td>Constructed in 1965 as a single-family residence for College faculty, this building does not currently meet the requirements for eligibility for the Georgia/National Register. This Ranch style building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, many of the character defining features of the building have been replaced or covered. The original windows have been replaced with modern units not matching historic conditions. The exterior siding has been covered with vinyl siding and the eave has been covered with sheet metal. This building does not retain its integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<td>NGCSU Bldg. #</td>
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<tr>
<td>0023</td>
<td>Simons Hall</td>
<td>1966</td>
<td>Constructed in 1966, Simons Hall does not currently meet the requirements for eligibility for the Georgia/National Register. However, it is anticipated to be eligible when it reaches the 50 year age threshold in 2016. Its significance is derived from its associations with the mid-twentieth century growth of the college and University System of Georgia and its modernist architectural qualities.</td>
<td>The exterior of Simons Hall retains its original exterior character and integrity.</td>
<td>Recommended Eligible (for planning purposes)</td>
<td>Not Surveyed</td>
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<td>Lewis Annex retains its overall integrity and continues to exhibit its modern design aesthetic.</td>
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<tr>
<td>0029</td>
<td>Lewis Annex</td>
<td>1966</td>
<td>Constructed in 1966, the Lewis Annex does not currently meet the requirements for eligibility for the GNRHP. However, it is anticipated to be eligible when it reaches the 50 year age threshold in 2016. Its significance is derived from its associations with the mid-twentieth century growth of the University and its modernist architectural qualities.</td>
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<td>NGCSU Bldg. #</td>
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<td>0060</td>
<td>Faculty Duplex 11-12</td>
<td>1968</td>
<td>Constructed in 1968 as a duplex residence for College faculty, this building does not currently meet the requirements for eligibility for the Georgia/National Register. This simple building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, it does not possess historic integrity. The original windows and doors have been replaced with modern units not matching historic conditions. The exterior siding consists of vinyl siding and eave has been covered with sheet metal.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<td>0061</td>
<td>Faculty Duplex 13-14</td>
<td>1968</td>
<td>Constructed in 1968 as a duplex residence for College faculty, this building does not currently meet the requirements for eligibility for the Georgia/National Register. This simple building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, the original windows and doors have been replaced with modern units not matching historic conditions. The exterior siding is vinyl siding and the eave has been covered with sheet metal. This building does not possess historic integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<tr>
<td>0062</td>
<td>Faculty Duplex 7-8</td>
<td>1968</td>
<td>Constructed in 1968 as a duplex residence for College faculty, this building does not currently meet the requirements for eligibility for the Georgia/National Register. This simple building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, the original windows and doors have been replaced with modern units not matching historic conditions. The exterior siding is vinyl siding and the eave has been covered with sheet metal. This building does not possess historic integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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<td>0063</td>
<td>Faculty Duplex 9-10</td>
<td>1968</td>
<td>Constructed in 1968 as a duplex residence for College faculty, this building does not currently meet the requirements for eligibility for the Georgia/National Register. This simple building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, the original windows and doors have been replaced with modern units not matching historic conditions. The exterior siding consists of vinyl siding and the eave has been covered with sheet metal. This building does not possess historic integrity.</td>
<td>Recommended Not Eligible</td>
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<tr>
<td>0064</td>
<td>Faculty 4-Unit Apartment</td>
<td>1968</td>
<td>Constructed in 1968 as a multi-unit residence for College faculty, this building does not currently meet the requirements for eligibility for the Georgia/National Register. This simple building is significant within the educational context of NGCSU as faculty housing.</td>
<td>While this building retains its original function, the original windows and doors have been replaced with modern units not matching historic conditions. The exterior siding consists of vinyl siding and the eave has been covered with sheet metal. This building does not possess historic integrity.</td>
<td>Recommended Not Eligible</td>
<td>Not Surveyed</td>
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Institutional Value
In some cases a resource’s significance as defined by the Georgia/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 Georgia/National Register, the resources have been further categorized. This process of categorization has been adopted by the USG as a means to assist decision makers in developing meaningful strategies for the future development of the system’s campuses and encouraging the preservation of their most significant components. The hierarchy this creates does not mean that Category II resources are expendable nor does it relieve the college from its compliance responsibilities under the State Stewardship Program, Board of Regents policy or other applicable legislation.

Institutional Category I – Long Term Preservation
Resources assigned to Category I are elements of the built environment that are worthy of long-term preservation and investment because they meet one or more of the following criteria.

- possess central importance in defining the historic, architectural or cultural character of NGCSU;
- 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; and/or
- possess considerable potential for continuing or adaptive use.

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

- Vickery House
- Price Memorial Hall
- Education Building
- Barnes Hall
- Nix Fine Arts Center
- Sanford Hall
- Young Hall
- Rogers Hall
- Lewis Hall
- Alumni Center
- Gaillard Hall
- Early Campus Landscape Components
  - Drill Field and and Georgia Circle
  - College Circle and associated greenspace
  - Grove of mature trees sited to the northwest of Gaillard Hall
Institutional Category II – Consideration for Long Term Preservation

All remaining resources that are eligible for the Georgia/National Register are by default included in Category II. These resources also possess integrity, potential for adaptive re-use and other merits, but do not meet the criteria for inclusion as Category I resources. Category II resources possess the following characteristics:

- 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 are recommended to be included in Category II.

- Cadet Recruiting Center
- Woodward Infirmary

A second campus map has been provided on the following page that shows the resources color-coded according to their respective categories.
Institutional Value

Legend
- Category 1
- Category 2
- Recommended Eligible for Planning Purposes
- Not Eligible
- Not Part of Study

Building List:
- Vickery House
- Price Memorial Hall
- Cadet Recruiting Center
- Education Building
- Biology Field House
- Sanford Hall
- Barnes Hall
- Nix Fine Arts
- Public Safety Office
- Young Hall
- Infirmary
- Faculty House 5
- Faculty House 7
- Faculty House 8
- Faculty House 9
- Rogers Hall
- Lewis Hall
- Alumni Center
- Gaillard Hall
- Faculty Duplexes 5-6
- Community Counseling Center
- GA Army National Guard
- BB&T
- Dunlap Hall
- Faculty House 23
- Faculty House 22
- Simons Hall
- Lewis Annex
- Faculty Duplex 11-12
- Faculty Duplex 13-14
- Faculty Duplex 7-8
- Faculty Duplex 9-10
- Faculty Apartments
- Student Center
- Auxiliary Services
- Stewart Library
- Military Leadership Center
- Donovan Hall
- Dining Hall
- Welcome Center
- Continuing Education
- Newton Oaks Center
- Health and Natural Science
- Owens Hall
- Physical Plant/ Materials Management
- Library/ Technology Center
- Recreation Center & Parking Deck
- Drill Field
- College Circle & Greenspace
- Grove of Mature Trees

Project: 28082-00
Date: April 2009
Condition of NGCSU’s Historic Architectural Resources

The condition survey of NGCSU’s historic architectural resources was conducted to identify, in general terms, problems or deficiencies that are present in the college’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, the objective of collecting condition information is to help 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 conditions survey was conducted as part of the CHPP inventory survey, focusing on inspection of the exterior envelope. Minor evaluation was conducted of the building interiors and no evaluation was conducted of building systems. This survey is consistent with a Level I survey as defined in the USG’s Campus Preservation Plan Guidelines. An overall condition rating was applied to each building based on the CHPP rating guidelines (Table 4 below).

### Table 4. Condition Rating for Historic Architectural Resources

<table>
<thead>
<tr>
<th>Condition Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A - SATISFACTORY</strong></td>
<td>- The feature/system is in like-new (or better) condition.</td>
</tr>
</tbody>
</table>
| **B – MINOR DEFECT** | - The feature/system is intact, structurally sound and performing its intended purpose;  
  - The feature has few or no cosmetic imperfections; or  
  - The feature/system needs no repair and only minor or routine maintenance. |
| **C – DEFECTIVE** | - There are signs of wear, failure, or deterioration, though the feature/system is generally functioning;  
  - There is failure of a sub-component of the feature/system; or  
  - Replacement of up to 25% of the feature/system or replacement of a defective sub-component is required. |
| **D – SERIOUSLY DEFECTIVE** | - The feature/system is no longer performing its intended purpose;  
  - The feature/system is missing;  
  - Deterioration or damage affects more than 25% of the feature/system and cannot be adjusted or repaired;  
  - The feature/system shows signs of imminent failure or breakdown; or  
  - The feature/system requires major repair or replacement. |
| **F – FAILED** | - The feature/system has failed. |

The findings of the condition survey of NGCSU’s historic resources have been summarized in Table 5 presented on the next page. The buildings have been sorted by construction date. The individual survey forms are included in the Appendix.
<table>
<thead>
<tr>
<th>NGCSU Bldg. #</th>
<th>Building Name</th>
<th>Building Date</th>
<th>Identified Condition Issues</th>
<th>Condition Rating</th>
</tr>
</thead>
</table>
| 0108          | Vickery House              | 1860          | ● Minor cracking & deterioration of mortar joints at brick chimney.  
● Cracked & damaged tongue & groove flooring at front porch.  
● Damaged & missing flooring at corner of front porch.  
● Vegetation growing up exterior wall adjacent to sleeping porch.  
● Lower portion of stucco-covered exterior wall bowing out at east elevation.  
● Damaged stucco over the concrete front porch steps.  
● ADA access is not provided to the building.                                                                                                                                                                                                                                                                                                                                 | A                |
| 0001          | Price Memorial Hall        | 1879          | ● Displaced & damaged roof shingles at base of tower observed.  
● Exterior brick appears to have been sandblasted; brick face is rough and stippled.  
● Minor cracking & deterioration of mortar joints observed at brick & stone portions of exterior wall and front brick stairs.  
● Spalling brick observed at exterior walls & brick window sills.  
● Weathering, efflorescence & bio-growth observed on face of exterior masonry.  
● Inappropriate repointing with Portland cement observed at limited locations.  
● Eave, cornice & brackets have been covered with sheet metal.  
● Original windows replaced with modern units not matching historic conditions; not true divided lights.  
● Window openings appear to have been infilled with brick at rear elevation.  
● Discoloration of dropped ceiling tiles potentially due to moisture infiltration observed in stair towers.                                                                                                                                                                                                                                                                              | B                |
| 0093          | Cadet Recruiting Center    | 1900          | ● Minor cracking & deterioration of mortar joints observed at stone & brick chimneys; vertical joint cracking between brick chimney and stone exterior wall.  
● Minor cracking observed in stone window sills.  
● Eave & cornice and side-entry posts have been covered with sheet metal.  
● Weathering & discoloration of stone exterior wall, particularly at ground level.  
● Weathering & discoloration of concrete at front & side porch stairs.  
● Weathering of wood tongue & groove ceiling & flooring at front porch.  
● Metal downspouts do not connect with the ground, depositing runoff at the base of the building.  
● Hairline cracks in plaster walls at primary rooms.  
● ADA access is limited to main floor with no elevator to upper floors.                                                                                                                                                                                                                                                                                                           | B                |
<table>
<thead>
<tr>
<th>NGCSU Bldg. #</th>
<th>Building Name</th>
<th>Date</th>
<th>Identified Condition Issues</th>
<th>Condition Rating</th>
</tr>
</thead>
</table>
| 0032         | Education Building  | 1914     | - Exterior brick appears to have been sandblasted; brick face is rough and stippled.  
- Minor cracking & deterioration of mortar joints and spalling of brick observed, particularly at three to four courses above the drip course.  
- Weathering, efflorescence & bio-growth observed on exterior masonry & window sills.  
- Inappropriate repointing with Portland cement observed at brick & stone portions of the exterior wall.  
- Eave & cornice and window & door frames have been covered with sheet metal.  
- Column bases covered with sheet metal.  
- Cracking & peeling paint at wood columns.  
- Clay tiles at front steps are loose & dislodged.  
- Cracked stucco at front stair side walls.  
- Original windows replaced with modern units not matching historic conditions; not true divided lights.  
- Original exterior doors have been replaced with modern hollow metal doors.  
- Peeling paint & weathering observed on exterior walls of stair tower, particularly at comers. | B               |
| 0058         | Biology Field House | ca. 1926  | - Eave & window frames have been covered with sheet metal.  
- Vinyl siding has been applied over the earlier exterior siding material; cracks & holes in siding.  
- Original windows replaced with modern units not matching historic conditions; not true divided lights.  
- Minor cracking & deterioration of mortar joints in brick chimney.  
- Weathering & bio-growth observed on face of brick chimney.  
- Original exterior doors have been replaced with modern hollow metal doors.  
- Vegetation growing on brick piers & wood posts supporting front porch.  
- Peeling paint observed on the porch piers & posts and lower portion of brick walls.  
- ADA access is not provided to the building. | B               |
<table>
<thead>
<tr>
<th>Building Name</th>
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</table>
| Sanford Hall  | 0030         | 1936 | • Moderate cracking, deterioration & bio-growth observed in mortar joints of exterior walls.  
• Inappropriate repointing with non-matching mortar observed at limited locations.  
• Weathering, efflorescence & bio-growth observed on face of exterior masonry, particularly at top of masonry chimney just below metal chimney cap.  
• Original exterior doors have been replaced with modern hollow metal doors.  
• Though not visible, a mold odor was observed in the basement.  
• ADA access is limited to main floor with no elevator to dorm room floors. |
| Barnes Hall   | 0006         | 1937-38 | • Moderate cracking & deterioration of mortar joints observed, particularly at front steps.  
• Weathering & efflorescence observed at exterior walls, particularly at front tile steps & rear porch walls.  
• Stucco cracked & displaced at rear porch floors.  
• Vegetation observed growing from chimney caps.  
• Original central metal casement windows replaced with fixed aluminum frame storm windows; existing units have rusted frames & deteriorated glazing; non-historic shutters have been added  
• Original doors replaced with modern metal & glass doors; existing units are in fair condition.  
• Brick displacement at patio wall.  
• Hairline cracks in plaster walls at primary corridor.  
• ADA access is limited with 1:10 slope ramps at rear of building and no elevator to upper floors. |
<table>
<thead>
<tr>
<th>NGCSU Bldg. #</th>
<th>Building Name</th>
<th>Building Date</th>
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</tr>
</thead>
</table>
| 0005        | Nix Fine Arts         | 1938          | ● Moderate cracking & deterioration of mortar joints of masonry walls & stairs observed.  
● Minor chipping & spalling of brick on exterior masonry walls.  
● Inappropriate repointing with non-matching mortar observed, particularly at rear brick stairs.  
● Weathering, efflorescence & bio-growth observed on face of exterior masonry.  
● Damaged stucco at rear stair floors & side walls.  
● Metal downspouts bent & damaged, particularly close to ground level.  
● Original windows replaced with modern fixed pane units not matching historic condition; dark-colored finish of new windows does not reflect historic palette; other window openings infilled with brick.  
● Original exterior doors have been replaced with modern hollow metal doors.  
● Window & door frames have been covered with sheet metal.  
● Peeling & flaking paint observed on interior side of exterior doors & at metal stair railings. | C                 |
| 0014        | Public Safety Office  | 1938          | ● Minor cracking & deterioration of mortar joints observed in exterior masonry.  
● Spalling & damaged brick observed.  
● Weathering & bio-growth observed on face of exterior masonry.  
● Inappropriate repointing with non-matching mortar observed at limited locations.  
● Siding & rear-facing gable covered with vinyl siding; potentially hiding moisture damage behind vinyl.  
● Original windows replaced with modern units not matching historic conditions; not true divided lights.  
● Window openings infilled with brick.  
● Original exterior doors have been replaced with modern hollow metal doors. | B                 |
| 0002        | Young Hall            | 1939          | ● Minor cracking & deterioration of mortar joints and spalling of brick observed.  
● Inappropriate repointing with non-matching mortar observed at limited locations.  
● Weathering, efflorescence & bio-growth observed on face of exterior masonry & at stucco drip course.  
● Cracked & peeling paint observed at wood columns of portico.  
● Damaged & cracking stucco at front stair walls.  
● Original windows replaced with modern units not matching historic conditions; not true divided lights.  
● Original exterior doors have been replaced with modern hollow metal doors.  
● Portico gable has been covered with vinyl siding, resulting in changed proportions of the pediment and possibly hiding the presence of moisture behind vinyl.  
● Eave and window & door frames have been covered with sheet metal.  
● Cracking observed at stone window sills. | B                 |
<table>
<thead>
<tr>
<th>NGCSU Bldg. #</th>
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</thead>
</table>
| 0033         | Woodward Infirmary  | 1941-42       | ● Bubbling of the composition shingle roof observed.  
● Eave & cornice and window frames covered with sheet metal.  
● Minor cracking & deterioration of mortar joints in brick masonry observed.  
● Weathering & efflorescence observed on face of exterior masonry.  
● Vinyl siding applied over portions of exterior wall, at roof dormers & at cornice.  
● Original windows replaced with modern units not matching historic conditions; not true divided lights.  
● Peeling paint & weathering observed at stone window sills & lintels.  
● Vegetation observed growing in metal gutters.                                                                                      | C                |
| 0040         | Faculty House 5     | 1946          | ● Eave has been covered with sheet metal.  
● Vinyl siding has been applied over the earlier exterior siding material; cracks & holes in siding.  
● Peeling paint observed at lower portion of concrete block exterior wall.  
● Original windows replaced with modern units not matching historic conditions; not true divided lights.  
● Original exterior doors appear to have been replaced with solid core wood doors.  
● Vegetation is overgrown around building perimeter.                                                                 | B                |
| 0042         | Faculty House 7     | 1946          | ● Eave has been covered with sheet metal.  
● Vinyl siding has been applied over the earlier exterior siding material; cracks & holes in siding.  
● Peeling paint observed at lower portion of concrete block exterior wall.  
● Original windows replaced with modern units not matching historic condition; not true divided lights.  
● Window frames covered with sheet metal. Remaining wood window molding exhibits peeling paint.  
● Original exterior doors appear to have been replaced with vinyl doors.  
● Vegetation is overgrown around building perimeter.                                                                                   | C                |
<table>
<thead>
<tr>
<th>NGCSU Bldg. #</th>
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</table>
| 0043         | Faculty House 8 | 1946          | ● Eave has been covered with sheet metal.  
● Vinyl siding has been applied over the earlier exterior siding material; cracks & holes in siding.  
● Original windows replaced with modern units not matching historic condition; not true divided lights.  
● Window frames covered with sheet metal.  
● Vegetation growing up exterior walls at several locations.  
● Front stoop posts have been covered with sheet metal.  
● Original exterior doors appear to have been replaced with vinyl doors.  
● Vegetation is overgrown around building perimeter.                                                                 | C                |
| 0050         | Faculty House 9 | 1946          | ● Eave has been covered with sheet metal.  
● Vinyl siding has been applied over the earlier exterior siding material; cracks & holes in siding.  
● Original windows replaced with modern units not matching historic condition; not true divided lights.  
● Window frames covered with sheet metal.  
● Original exterior doors appear to have been replaced with vinyl doors.                                                                 | B                |
| 0031         | Rogers Hall    | 1948          | ● Exterior brick appears to have been sandblasted; brick face is rough and stippled.  
● Minor cracking & deterioration of mortar joints and spalling of brick observed.  
● Inappropriate repointing with non-matching mortar observed at limited locations.  
● Weathering, efflorescence & bio-growth observed on face of exterior masonry.  
● Damaged stucco at ground-level of lower wall.  
● Original windows replaced with modern units not matching historic condition; not true divided lights.  
● Multiple windows and arched masonry openings above windows have been infilled with stucco.  
● Original exterior doors have been replaced with modern hollow metal doors.  
● Nicks & gouges in interior plaster walls observed.  
● Bubbling paint observed on interior walls.  
● Though not visible, a mold odor was observed in the third floor.                                                                                                                                 | C                |
<table>
<thead>
<tr>
<th>NGCSU Bldg. #</th>
<th>Building Name</th>
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<th>Condition Rating</th>
</tr>
</thead>
</table>
| 0028         | Lewis Hall       | 1952          | ● Exterior brick appears to have been sandblasted; brick face is rough and stippled.  
● Masonry stone at pediment is weathered & stained.  
● Minor brick spalling observed at several locations.  
● Weathering & efflorescence observed on face of exterior masonry, particularly on brick under windows.  
● Weathering & discoloration observed at roof eave.  
● Peeling & flaking paint observed at window frames.  
● Original windows replaced with modern units not matching historic conditions; not true divided lights.  
● Original exterior doors have been replaced with modern hollow metal doors.  
● Paint deterioration observed at interior primary stairs.  
● Lack of ADA access between Lewis Hall & Lewis Annex.                                          | C                |
| 0024         | Alumni Center    | 1954          | ● Vinyl siding applied over siding in portico gable & at the cornice, resulting in changed proportions of the pediment  
● Minor cracking & deterioration of mortar joints observed in exterior brick walls.  
● Weathering, efflorescence & bio-growth observed on face of exterior masonry.  
● Portico columns & pilasters covered with sheet metal.  
● Original windows replaced with modern vinyl units not matching historic conditions; not true divided lights.  
● Wire screens on gutters are loose & dislodged; vegetation was observed growing in gutters.  
● Steel lintels above door & window openings are rusted.  
● Original exterior doors have been replaced with modern hollow metal & solid core wood doors.  | B                |
| 0026         | Gaillard Hall    | 1954          | ● Minor cracking & deterioration of mortar joints observed in exterior brick walls.  
● Chipped & spalling brick observed at exterior walls.  
● Weathering, efflorescence & bio-growth observed on face of exterior masonry.  
● Inappropriate repointing with non-matching mortar observed at limited locations.  
● Chipped & cracked concrete on window hoods.  
● Metal awnings above doors are weathered & deteriorating.  
● Interior ceiling tiles observed to be loose & displaced.  
● Rusted metal observed on interior HVAC units at primary rooms.  
● Cracks in concrete observed at interior concrete stairs.  
● ADA access is limited to main floor with no elevator to upper floors.                 | B                |
<table>
<thead>
<tr>
<th>NGCSU Bldg. #</th>
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</thead>
</table>
| 0041         | Faculty Duplex 5-6         | 1955          | ● Eave has been covered with sheet metal.  
● Vinyl siding has been applied over the earlier exterior siding material; cracks & holes in siding.  
● Peeling paint observed at lower portion of clay tile exterior wall.  
● Window sash & frames and wood doors exhibit paint loss & weathering.  
● Vegetation is overgrown around building perimeter.                                                                                                         | C                |
| 0011         | Memorial Hall             | 1960          | ● Minor cracking & deterioration of mortar joints and spalling of brick observed.  
● Weathering, efflorescence & bio-growth observed on face of exterior masonry.  
● Cracks in concrete observed at portions of exterior walls & window hoods.  
● Lower sections of metal downspouts missing at certain locations.                                                                                       | A                |
| 0015         | Community Counseling Center | 1960           | ● Minor cracking & deterioration of mortar joints observed at exterior masonry wall & chimney.  
● Cracks & holes observed in wood eave; appears due to moisture infiltration.  
● ADA access provided via separate at-grade entrances; access not provided to second floor.                                                           | B                |
| 0057         | GA Army National Guard     | 1962          | ● Vinyl siding applied over siding at upper portion of building; cracks & holes in siding.  
● Minor efflorescence observed on face of exterior masonry.  
● Peeling paint & weathered wood at front door sill & surround.  
● Original windows replaced with modern vinyl units not matching historic condition; not true divided lights.                                                                                      | B                |
|              |                            |               | ● Building is not ADA accessible.                                                                                                                                                                                                                                                                                                                          |                  |
| 0106         | BB&T                      | 1964          | ● Minor cracking & deterioration of mortar joints at exterior wall.  
● Minor efflorescence observed on face of exterior masonry.  
● Minor weathering & discoloration of stucco at exterior wall.                                                                                                  | A                |
| 008A         | Dunlap Hall               | 1965          | ● Weathering & efflorescence observed on face of exterior masonry.  
● Inappropriate repointing with non-matching mortar observed at limited locations.  
● Discoloration of stucco due to rust at eave & cornice.  
● Hair-line crack observed in expansion joint of concrete support structure.  
● Steel window lintels observed to be rusted in several locations.                                                                                              | B                |
<table>
<thead>
<tr>
<th>Building Name</th>
<th>Date</th>
<th>Identified Condition Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faculty House 23</td>
<td>1965</td>
<td>• Composition shingle roof buckling at front right corner. • Eave has been covered with sheet metal. • Gable ends have been covered with vinyl siding. • Efflorescence observed on face of exterior masonry. • Inappropriate repointing with non-matching mortar observed at limited locations. • Vinyl siding has been applied over the earlier exterior siding material; cracks &amp; holes in siding. • Weathering, efflorescence &amp; bio-growth observed on face of exterior masonry at lower walls &amp; back porch. • Original windows replaced with modern units not matching historic conditions; not true divided lights. • Window frames covered with sheet metal. • Inappropriate repointing with non-matching mortar &amp; silicon-based product observed at limited locations. • Flaking &amp; chipped paint observed on concrete window hoods. • Chipped &amp; cracked concrete on reinforced concrete window hoods. • Vertical crack observed in expansion joint at inside corner of building. • Downspout brackets loose &amp; missing. • ADA access limited to ground floor via at-grade rear entry; no access to upper floors.</td>
</tr>
<tr>
<td>Faculty House 22</td>
<td>1965</td>
<td>• Efflorescence &amp; bio-growth observed on face of exterior masonry at upper levels. • Window frames covered with sheet metal. • Inappropriate repointing with non-matching mortar &amp; silicon-based product observed at limited locations.</td>
</tr>
<tr>
<td>Sirmons Hall</td>
<td>1966</td>
<td>• Minor cracking &amp; deterioration of mortar joints observed in exterior brick walls. • Chipped &amp; spalling brick observed at exterior walls. • Weathering, efflorescence &amp; bio-growth observed on face of exterior masonry &amp; aggregate window panels. • Inappropriate repointing with non-matching mortar &amp; silicon-based product observed at limited locations.</td>
</tr>
<tr>
<td>NGCSU Bldg. #</td>
<td>Building Name</td>
<td>Building Date</td>
</tr>
<tr>
<td>-------------</td>
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<td>--------------</td>
</tr>
</tbody>
</table>
| 0029        | Lewis Annex    | 1966         | ● Discoloration & bio-growth observed at eave and window hoods.  
● Corrosion observed at metal downspout locations.  
● Efflorescence & bio-growth observed on face of exterior masonry, particularly at base of walls.  
● Hollow metal doors at ADA entry are rusted.  
● Inappropriate repointing with non-matching mortar observed at limited locations.  
● Though not visible, a mold odor was observed in the third floor.  
● Gouges in plaster walls at primary stairs.  
● Hairline cracks in plaster walls at primary corridor.  
● ADA access thru plaza to ramp at side entrance is limited to the main floor only, with no elevator to upper floors. | B                |
| 0060        | Faculty Duplex 11-12 | 1968        | ● Eave has been covered with sheet metal.  
● Efflorescence & bio-growth observed on face of exterior masonry.  
● Vinyl siding on exterior walls.  
● Modern vinyl window units not matching historic conditions; not true divided lights.  
● Modern vinyl doors. | A                |
| 0061        | Faculty Duplex 13-14 | 1968        | ● Eave has been covered with sheet metal.  
● Efflorescence & bio-growth observed on face of exterior masonry.  
● Vinyl siding on exterior walls.  
● Modern vinyl window units not matching historic conditions; not true divided lights.  
● Modern vinyl doors. | A                |
| 0062        | Faculty Duplex 7-8  | 1968         | ● Eave has been covered with sheet metal.  
● Efflorescence & bio-growth observed on face of exterior masonry.  
● Vinyl siding on exterior walls.  
● Modern vinyl window units not matching historic conditions; not true divided lights.  
● Modern vinyl doors. | A                |
<table>
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</thead>
</table>
| 0063        | Faculty Duplex 9-10            | 1968          | ● Eave has been covered with sheet metal.  
● Efflorescence & bio-growth observed on face of exterior masonry.  
● Vinyl siding on exterior walls – cracks & holes in siding.  
● Modern vinyl window units not matching historic conditions; not true divided lights.  
● Modern vinyl doors. | A                |
| 0064        | Faculty 4-Unit Apartment        | 1968          | ● Eave has been covered with sheet metal.  
● Efflorescence & bio-growth observed on face of exterior masonry.  
● Vinyl siding on exterior walls – cracks & holes in siding.  
● Modern vinyl window units not matching historic conditions; not true divided lights.  
● Modern vinyl doors. | A                |
Part 3

Treatment and Use of Historic Resources

Figure 87: Recent view of Price Memorial Hall
Introduction
North Georgia College and State University (NGCSU) has a unique identity that is conveyed in part by the character of the buildings and spaces that make up its physical environment. Most often, historic buildings and landscapes are identified by students, faculty, staff, alumni and visitors to campus as the features that contribute most to a campus’ character or “sense of place.” Therefore it is important that these resources be studied carefully to understand how they contribute to the campus and their rehabilitation and reuse opportunities for the future.

As NGCSU has evolved over its history so has its campus. This pattern 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, NGCSU’s buildings will continue to be adapted to accommodate programmatic needs. Therefore the challenge for NGCSU’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 future academic programs and attracts quality students, faculty and staff.

Part 3 of the CHPP provides recommendations for the treatment and use of NGCSU’s historic resources and discusses those factors that will influence implementation of the CHPP. A fundamental goal of the CHPP is to assist NGCSU’s decision makers, planners, staff, and facilities managers in preserving the historically significant qualities of campus while accommodating change and repair.

Applicable Legislation
The primary legislation that requires NGCSU 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 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 school within the system is individually responsible for abiding by the requirements of the Act.

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 the College. 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.

As mentioned, development of this Campus Historic Preservation Plan will only partially fulfill NGCSU's compliance responsibilities under the Act, as the identification and evaluation of historic archeological and landscape resources have not been included in the project scope. Further investigation into the presence or absence of these resource types, carried out by professional archeological and historic landscape consultants, will be necessary to satisfy the requirements of the Act.

In addition, fulfillment of the standards will require a commitment by University administration to adopt policies and procedures that support the basic principles of the program.

Major Planning Documents
In addition to legislative requirements, treatment and use of NGCSU's historic buildings will be guided or 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 most important major planning document is NGCSU's physical master plan. NGCSU's master plan is currently being updated by Sasaki Associates, Inc., of which this campus historic preservation plan is an element.

Existing legislation and policy necessitate that campus planners and administrators take a proactive approach to the consideration and management of historic resources present on campus. It also specifically requires that priority be given to reusing significant historic resources to accommodate identified needs and that the decision to demolish or adversely impact historic resources be an explicit one.

Use of NGCSU’s Historic Buildings
The Campus Historic Preservation Plan Guidelines require that recommendations for compatible use of NGCSU'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.
Table 6 on the next page identifies compatible uses for NGCSU’s historic buildings that have been determined eligible for listing in the National Register of Historic Places. These recommended compatible uses are based on the categories provided in the Campus Preservation Plans Guidelines. Use recommendations for buildings determined not eligible for the NRHP have not been proffered.
<table>
<thead>
<tr>
<th>NGCSU Building Number</th>
<th>Building Name</th>
<th>Date of Construction</th>
<th>Square Footage</th>
<th>Compatible Use</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Office/Administrative/Community Function</td>
</tr>
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<td>0093</td>
<td>Cadet Recruiting Center</td>
<td>1900</td>
<td>4,448</td>
<td>Office/Administrative</td>
</tr>
<tr>
<td>0032</td>
<td>Education Building</td>
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<td>26,626</td>
<td>Office/Administrative/Classroom</td>
</tr>
<tr>
<td>0030</td>
<td>Sanford Hall</td>
<td>1936</td>
<td>13,112</td>
<td>Residential/Office</td>
</tr>
<tr>
<td>0006</td>
<td>Barnes Hall</td>
<td>1937-38</td>
<td>19,701</td>
<td>Office/Classroom/Conference</td>
</tr>
<tr>
<td>0005</td>
<td>Nix Fine Arts Building</td>
<td>1938</td>
<td>27,075</td>
<td>Office/Classroom</td>
</tr>
<tr>
<td>0002</td>
<td>Young Hall</td>
<td>1939</td>
<td>15,837</td>
<td>Office/Classroom</td>
</tr>
<tr>
<td>0033</td>
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<td>1941-42</td>
<td>7,242</td>
<td>Health Care/Office/Administrative</td>
</tr>
<tr>
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<td>1948</td>
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<td>Office/Classroom/Laboratory</td>
</tr>
<tr>
<td>0028</td>
<td>Lewis Hall</td>
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<td>Alumni Center</td>
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<td>6,934</td>
<td>Office/Administrative/Residential Support</td>
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<td>0026</td>
<td>Gaillard Hall</td>
<td>1954</td>
<td>46,897</td>
<td>Residential/Office</td>
</tr>
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<td>0011</td>
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<td>1960</td>
<td>1,420</td>
<td>Recreation/Office/Administrative/Classroom</td>
</tr>
<tr>
<td>008A</td>
<td>Dunlap Hall</td>
<td>1965</td>
<td>43,158</td>
<td>Classroom/Office/Administrative</td>
</tr>
<tr>
<td>0023</td>
<td>Simons Hall</td>
<td>1966</td>
<td>44,502</td>
<td>Residential/Office</td>
</tr>
<tr>
<td>0029</td>
<td>Lewis Annex</td>
<td>1966</td>
<td>31,089</td>
<td>Residential/Office</td>
</tr>
</tbody>
</table>
Treatment of NGCSU's Historic Buildings
In order for NGCSU 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 forge ahead without this basic knowledge can lead to the destruction or irreversible alteration of significant historic fabric.

For this reason the State of Georgia has developed standards for the treatment of historic properties that are based on sound preservation philosophy. The State of Georgia Standards are closely based on the Federal level Secretary of the Interior’s Standards for the Treatment of Historic Properties. 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.

The State of Georgia Standards for the Treatment of Historic Properties
The State of Georgia Standards for the Treatment of Historic Properties (Appendix C) broadly categorizes the treatment of historic resources into four distinct approaches and then provides 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 a new use, however, elements of its exterior may be restored or reconstructed.
At NGCSU, and within the University System of Georgia, rehabilitation as defined above is the approach that will be most widely applied to the treatment of historic resources. Therefore the Standards for Rehabilitation are provided here as guiding principles or “best practices” and should be consulted by NGCSU when developing rehabilitation strategies:

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.

In cases where the decision is made to demolish a historic building in order to construct a new building, the design of the new building should respect the historic character of the historic building through its relationship to the site, scale, fenestration, and materials where possible.
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 treatment definitions are as follows:

Extensive Rehabilitation
- This treatment may include preservation, restoration and/or reconstruction of historic features; modifications for adaptive use; mechanical, electrical, plumbing and fire protection replacement; utility and drainage system replacement; potential major demolition; or grade alteration.

Moderate Rehabilitation
- This treatment may include preservation, restoration and/or reconstruction of historic features; modifications for adaptive use; MEP/FP systems replacement or upgrade; utility and drainage system replacement or upgrade; minor or selective demolition; or grade alteration.

Minor Rehabilitation
- This treatment may include preservation, and/or restoration of historic features; MEP/FP systems replacement or upgrade; or utility and drainage system replacement or upgrade.

Corrective Maintenance
- This treatment includes repairs typical of deferred maintenance, and preservation and/or restoration of historic features.

Demolition
- Demolition of a significant historic resource.

Although not the 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, the Institute must consult with Georgia’s Historic Preservation Division (HPD) and demonstrate due diligence in exploring alternative solutions. In the event that retention of the building is not feasible, the college 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. A copy of the HABS guidelines has been included in Appendix D.
Table 7 below presents the recommended treatment of NGCSU’s significant historic buildings as per the definitions described above and based on the survey and assessment conducted as part of the CHPP.

<table>
<thead>
<tr>
<th>NGCSU Building Number</th>
<th>Building Name</th>
<th>Date of Construction</th>
<th>Square Footage</th>
<th>Anticipated Secretary of the Interior Treatment</th>
<th>Anticipated Treatment as Defined by the USG</th>
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<tbody>
<tr>
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<td>Moderate Rehabilitation</td>
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<td>Rehabilitation</td>
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</tr>
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</tr>
<tr>
<td>0033</td>
<td>Woodward Infirmary</td>
<td>1941-42</td>
<td>7,242</td>
<td>Rehabilitation</td>
<td>Moderate to Extensive Rehabilitation</td>
</tr>
<tr>
<td>0031</td>
<td>Rogers Hall</td>
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<td>Moderate Rehabilitation</td>
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<tr>
<td>NGCSU Building Number</td>
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<td>Square Footage</td>
<td>Anticipated Secretary of the Interior Treatment</td>
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</tr>
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<td>Lewis Annex</td>
<td>1966</td>
<td>31,089</td>
<td>Rehabilitation</td>
<td>Moderate Rehabilitation</td>
</tr>
</tbody>
</table>
General Treatment Considerations
As stewards of significant historic buildings, NGCSU is faced with the challenge of preserving and maintaining these resources and adapting them for new or continued use. These treatment guidelines have been developed to aid decision-makers and facilities managers in planning for and prioritizing ongoing repair and maintenance of these resources. The recommendations and guidelines respond to the data collected during the assessment of conditions. The guidelines address only those issues related to the exterior envelope and are by no means an exhaustive list of treatments required to correct all building deficiencies.

The treatment guidelines address, in general terms, the most common preservation issues facing NGCSU and its resources. These guidelines discuss preservation philosophy and best-practices for addressing these issues. The guidelines presented on the following pages should be applied in conjunction with the following over-arching principals.

1. The Georgia/Secretary of the Interior's Standards along with the USG Treatment Definitions should guide the treatment of historic resources on campus.

2. Diligence should be practiced in maintaining historic resources and regular inspections of historic buildings, landscapes, and their components should be conducted.

3. Deferred maintenance should be minimized.

4. A philosophy of repair over replacement should be practiced when addressing the deterioration of historic materials.

5. The historic character-defining features of the campus, its buildings and landscapes should be preserved as part of the rehabilitation process.

6. When it is necessary to replace historic materials, in-kind materials should be used to the extent possible.

7. The preservation of important views and vistas should be provided consideration when planning new construction, including additions to historic buildings.

8. Prior to making the decision to demolish or significantly alter a historic building or landscape, due diligence should be practiced by exploring options or alternatives that avoid or minimize negative impacts to these resources.

9. A practice of documenting unique preservation treatments and repairs through photography or videography should be conducted to record as-found conditions and build a knowledge base of building deficiencies and effective treatments.

10. Ongoing training of preservation philosophy and best practices should be provided to those who maintain, repair, or make decisions about the treatment of historic buildings and landscapes. Consider instituting a mentoring program within the University’s carpentry and painting shops to ensure new staff are properly trained in best practices.
Retaining Original Materials and Design Elements
Rehabilitation Standard 6 (above) 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. Examples at NGCSU include the loss of historic windows and window openings at Price Memorial Hall and Nix Fine Arts Center, and the loss of the historic door surround, including fanlight and sidelights, at the Education 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.

Repair and Replacement of Historic Windows and Doors
Historic windows and doors are often the first items to be replaced in historic structures. Deteriorated wood, leaky panes and layers of paint often discourage owners from taking more labor intensive steps to remove paint, repair wood, re-glaze windows and repair doors. Also the desire to achieve more energy efficient facilities often leads to replacement with windows that contain insulated glass to make building envelopes be as “tight” as possible. These and other factors often influence the decision to replace historic windows with new units.

At NGCSU historic windows were typically wood with true divided lights, and in some buildings such as Barnes Hall, they were steel, also with true divided lights. At Gaillard Hall, a departure from these more traditional window types can be seen in the steel ribbon windows without muntins, typical of the International Style. In the more recent buildings, such as Memorial Hall and Lewis Annex, aluminum windows are original to the building design.

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. In the case of historic wood windows, these are frequently composed of old-growth lumber and are well constructed, resulting in an assembly that is durable and long lasting if properly maintained. The distinct shadow lines created by the decorative profiles of the window frames and muntins are assets that are rarely captured by replacement units, as can be seen in Price Memorial Hall, the Education Building, Barnes Hall, Sanford Hall, Nix Fine Arts Center.
Fine Arts, and other buildings. 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 is often a more economical approach than wholesale replacement.

If the condition of the original windows requires their replacement, a selective program of replacement is recommended over wholesale removal. The design of replacement units should match the originals in terms of size and material, pane configuration, utilize true divided-lights with integral muntins, where present in the original design, and match the historic frame and muntin molding profiles as closely as possible. The installation of vinyl or aluminum units with "snap-in" muntins is not recommended. Many manufacturers now produce windows that possess these characteristics and have stock molding profiles available that are based on historic precedent.

The painted finish of restored or replacement windows should be based on the historic color palette. At NGCSU this discrepancy of finish color is most notable where historic wood doors have been replaced with metal and glass doors, particularly at the Education Building, Young Hall, and the Alumni Center (President’s House).

The painting of window sashes and doors black or a dark color is a practice that is seen often in college and university buildings constructed near the turn of the century. A search for any surviving physical remnants of the original window and door units should be conducted and a paint analysis performed. Historic photographs also often give a clue as to the relative lightness or darkness of historic painted finishes.

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. The installation of interior storm windows is an alternative that maintains the historic character of the building by allowing the historic windows to be preserved, while at the same time providing the benefit of increased insulation. Alternatively, when the application of exterior storm windows is most practical, the storm units should fill the entire opening and not require filler panels or spacers. Frame dimension and muntin and meeting rail location should also match those of the historic windows. In some cases historic windows can be adapted to accept thin insulated glass assemblies by carefully routing out the frames and muntin bars, thus retaining the original wood or metal sash. A number of options to address the thermal efficiency of existing windows are available and should be explored before arriving at a decision to replace historic windows based on energy performance. Finally, careful examination of data provided by window manufacturers should be conducted and the information weighed against emerging studies that show the...
The thermal performance of restored historic windows can, in some cases, be comparable with new units.

The specific requirements of modern codes often impact the ability to retain historic doors in their original condition. However, most building codes allow alternative means of compliance for historic buildings and therefore original doors can often be modified to comply with these requirements. Restoration or repair of these features should be considered as a priority over replacement. In the event replacement is necessary, attention should be paid to matching the size, materials, panel configuration, molding profiles and stile and rail dimensions. As examples, the existing entry doors and windows at Young Hall and the Nix Fine Arts Center are replacement metal units that do not match the historic character of the original doors and windows.

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).
Historic Masonry Repair and Restoration

A vast majority of NGCSU's historic resources are constructed of brick masonry. Therefore, repair and maintenance activities will need to be conducted to address the ongoing deterioration of this building material. The masonry composes the building envelope and therefore when compromised, wind and water are able to penetrate the wall often leading to further and sometimes more substantial deterioration. As the primary material of the building envelope, masonry characteristics such as the type of stone or brick used, size of units, surface texture, mortar color, joint size and pointing technique are all character-defining features of the architecture. Therefore careful repair and restoration of these elements is essential.

The most important aspect of historic masonry repair is the compatibility of materials. This generally refers to the relative hardness and permeability of repair mortars and repair bricks as compared to their historic counterparts. Incompatible repair materials can hasten the deterioration of a masonry wall. The subject of historic masonry repair is well documented and guidelines for conducting these repairs readily available.

Factors to consider when repairing deteriorated masonry and mortar include:

- Matching historic units in size, color, texture and composition when brick replacement or infill is necessary. In a number of locations on campus, non-matching brick has been utilized to infill openings or repair deteriorated sections of a wall.

- Matching the original mortar in composition, strength or hardness, color and texture. Non-matching mortars have been used during repointing in a number of locations on campus.

- Matching the original wall construction in terms of bond pattern, mortar joint width, and tooling. Also repairs should be neat and the level of workmanship comparable to that found in the original construction.

- When infilling of historic openings is necessary, consideration should be given to holding the new masonry back slightly and allowing the historic condition to "read."

- Cleaning of masonry should be conducted using the gentlest means possible. Chemical and abrasive processes, such as sandblasting, can irreversibly damage historic masonry.

- When considering both painting and waterproofing of historic masonry, it is essential to understand the potential impacts these applications can have on the masonry and the various products available. Generally, water proof coatings, including elastomeric paints that are impermeable should almost never be applied above grade to historic masonry buildings.
Stone and concrete window sills and window awnings have been used at NGCSU and are showing signs of deterioration, as at Young and Gaillard Halls. Criteria should be developed for preserving or replacing these stones, based on the degree of dissolution. For example, stones which have experienced 20% or less erosion should be retained. Those with more, or that are structural unstable, could be repaired using Dutchman repair techniques or replaced in kind.

Consult resources such as National Park Service Preservation Brief #1 prior to embarking on a program of masonry repair or maintenance.
Accessibility and Historic Resources
NGCSU is committed to adherence with the requirements of the Americans with Disabilities Act (ADA) to accommodate campus users with limited mobility or other impairments. In some cases, however, it may be necessary to balance the requirements of improved accessibility with the preservation of significant features of the University’s historic buildings and landscapes.

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.

Efforts to modify historic buildings to achieve accessibility should be made with a thorough understanding of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Secretary of the Interior’s Standards for Historic Preservation. Often the Secretary of Interior’s Standards and ADAAG are at odds. To mediate between the requirements of these documents, a careful, pragmatic, and holistic approach that includes the following considerations should be followed:

- 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? Often, an accessible path to the critical public spaces can be created without making all spaces accessible.

- Identify the 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. The staff of the Georgia Historic Preservation Division can provide technical guidance and assist building owners in determining whether proposed modifications will adversely impact the significance or character of their historic buildings.

Accessibility encompasses a range of elements and details that relate not only to persons confined to wheelchairs, but to the visually impaired and the elderly. Common elements evaluated for accessibility include:

Site configuration – Are the sidewalks, parking lots, streets, entrances to the building accessible? The distances, widths, slopes, and textures are all elements governed by ADAAG. Paths to entrances should be within the guidelines for slopes and surface textures. Distances from parking lots should be the shortest possible and curbs should include curb cuts and appropriate detection devices.

Entrances – Doors, door hardware, thresholds, steps, ramps, and lifts should be evaluated. Efforts should be made to maintain historic hardware. The decision to add a ramp or lift should be made with careful evaluation of its placement, material, size, massing, and use. In some cases providing a ramp or lift at a side entrance may be a reasonable design alternative to placing the ramp or lift at a main entrance.

Interiors – Door widths, shelf heights, telephones, furniture, turning radii, alarm lights, door hardware, drinking fountain heights, and interior stair mediation are all interior elements to evaluate. Often in historic structures these elements make up or are components of the building’s character-defining features. Again, careful consideration should be taken before altering any of these elements.

Restrooms – Grab bars, toilet room dimensions, lavatory plumbing, paper-towel dispenser height, and mirror heights and positions are all elements governed by ADAAG.

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.
Additions to Historic Buildings
As NGCSU has evolved over time it has been necessary to continually adapt building stock to accommodate changes in program and capacity. Given that historic buildings make up a significant percentage of the University's facilities, 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 Secretary of Interior's Standards for Rehabilitation 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 within the larger historic campus environment.

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 materials, features and spaces established. Recognition of the elements and features that distinguish the building 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 a dominating addition that sits forward of or 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 National Register 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 the Georgia Historic Preservation Division is encouraged.
Installation of Artificial Siding on Historic Buildings

Several buildings at NGCSU were identified which had been clad with imitative siding, including Price Memorial Hall, Education Building, Cadet Recruiting Center, Nix Fine Arts Center, Young Hall, and Woodward Infirmary. This is a common practice that is often implemented by building managers to reduce maintenance by eliminating the need to repair and repaint wood clapboards and trim elements. This is a strong incentive for building owners or facilities managers who are faced with limited maintenance and repair budgets. In some cases alternative sidings are pursued in order to achieve a quick fix that will give the building a renovated or remodeled appearance and as a means to add insulating qualities to the exterior walls. There are several factors, however, that bring into question the wisdom of installing these substitute cladding materials and should be taken into consideration before undertaking such a project.

The installation of vinyl and aluminum siding is usually considered when the appearance of wood siding begins to show signs of deterioration and is in need of maintenance and repair. Seldom are these condition problems addressed prior to installing the new material and the issues present are concealed and forgotten. Often the source of such deterioration is the infiltration of water or moisture within a wall. When this is the case, the concealed problems can progress unnoticed and lead to more serious structural damage that can ultimately require greater intervention and more cost to repair. If the space between the new siding and the existing materials is not properly ventilated, accelerated deterioration of existing materials can occur.

Applying imitative sidings can diminish the historic character of a building by concealing the qualities of material and craftsmanship conveyed by the original fabric. Characteristics such as the width of the original siding, lapping techniques, tooling marks and nailing patterns, among others, are concealed once the imitative siding is applied. In addition, decorative trim and other details that cannot be duplicated with the new material are simply covered over. During installation these same features are sometimes cut or removed by applicators. When furring is used as support for the new siding, the relationship between the exterior cladding and other architectural elements such as window casings is changed, resulting in diminished historic character.

Buildings are considered significant when they retain integrity and the materials and craftsmanship reflected in their construction are tangible. Therefore, historic materials should be retained where possible and repaired in kind where required. If this is not possible, replacement of only that which cannot be repaired should be considered. Almost never is the installation of aluminum or vinyl siding an acceptable repair alternative for historic buildings.
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. With this adaptation comes a need to balance the retention of historic features with the desire to make new functionally-driven changes. While the exterior of historic campus buildings are often 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.

The historic interior features of many of NGCSU’s oldest buildings have been removed or dramatically altered as part of past renovation efforts. Many of these modifications occurred in the mid-twentieth century as a result of the University’s changing needs and prior to the buildings’ achieving historical significance. One of the most intact historic interiors at NGCSU is the Cadet Recruiting Center. These interior spaces possess finishes and features that embody the distinct characteristics of turn-of-the-century design and therefore should be preserved. While the interior character of many other campus buildings has been altered, so historic elements do remain such as historic plan configurations and window and door casings. Gaillard Hall still retains much of its character-defining interior elements.

Where historic interiors remain intact, their character-defining components should be preserved. It is important to understand the organizing elements of the historic floor plan, and is often most pragmatic to concentrate preservation efforts in public areas such as lobbies, hallways, and stairways. The hierarchy of spaces within an historic interior is often revealed in the sophistication of finishes and architectural detail. Examples of important character-defining features that may be present within a historic building include the floor plan and the arrangement and volume of interior spaces, staircases, fireplaces, balconies, floors, ceilings, trim elements and wall treatments, structural components, and evidence of historic systems. Often these features are found in the primary or public areas of a building and in some cases may be concealed by later additions such as dropped ceilings and furred walls. 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, and the level of craftsmanship should match that of the original.
In some cases it is also possible to recapture the spirit of a building’s historic interior when much of the original fabric is no longer present. This can only be done when historic photographs or drawings of the interior spaces are available. The documentation is then utilized to guide the design process. Where historic elements have been removed they can often be replicated or reconstructed or historic materials and finishes re-introduced. Also, cues can be taken from the documentation to design new features that are sensitive to the historic condition. When used together these strategies can provide a new facility that incorporates modern functionality and requirements yet conveys a sense of history.

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 larger rehabilitative effort. As a general rule exposed equipment and components of these systems should be minimized within an 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.
Building Maintenance
NGCSU's historic resources have been well maintained. Proper custodial care helps to preserve historic fabric by countering the forces that cause deterioration. Conversely, improper maintenance practices can damage or destroy irreplaceable building features. Often historic building materials are less resistant to abrasive and chemical action and therefore special care must be taken when conducting these activities.

It is recommended that NGCSU review and evaluate their standard maintenance practices to ensure that historic materials are not being subjected to harmful processes. Given that the interiors of many of NGCSU's oldest structures have been modified for new use, and limited original fabric remains, it is anticipated that the presence of materials such as natural finished woods, plaster, marble, stone, ceramics or other sensitive materials will be limited.

Recommendations for Further Study

Further Development of Historic Context
- It is recommended that NGCSU research and document the history of the institution for the historical record and as a means of evaluating cultural resources. The most recent history of the institution is not well documented, existing only in primary source records.

Identification and Evaluation of Historic Landscape and Archaeological Resources
- It is essential that NGCSU identify and evaluate its historic landscape and archeological resources in order to fully comply with the State Stewardship Program and the Campus Historic Preservation Plan Guidelines. In the absence of this information these resources can not be considered as part of campus planning exercises. In addition ground breaking activities on campus have the potential to destroy significant archaeological and historic landscape features.

Paint Analysis
- It is recommended that NGCSU seek out surviving components of the original window installation on buildings where the original windows have been removed and that paint analysis be performed to determine the original color palette.

Program of Ongoing Identification and Evaluation of Historic Resources
- The identification and evaluation of cultural resources is an ongoing effort. As campus buildings reach the 40 year milestone they should be recorded and assessed for significance. Also in the event that property is acquired by NGCSU, a cultural resources survey should be undertaken to identify the presence of significant resources.

Nomination of NGCSU's Historic Resources to the GA/NRHP
- As per Standard 3 of the State Stewardship Program it is recommended that NGCSU pursue official listing of its resources on the Georgia/National Register of Historic Places.
Master Plan Recommendations for Select Historic Resources

The primary legislation that requires NGCSU 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 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 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 school within the system is individually responsible for abiding by the requirements of the Act.

In addition to legislative requirements, treatment and use of NGCSU's historic buildings will be guided or 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 most important major planning document is NGCSU's physical master plan, currently being updated. This document will provide the framework for making planning and development decisions at NGCSU and the recommendations of this document also have the potential to influence the treatment and use of NGCSU's historic resources.

Current legislation and policy necessitate that campus planners and administrators take a proactive approach to the consideration and management of historic resources present on campus. It also specifically requires that priority be given to reusing significant historic resources to accommodate identified needs and that the decision to demolish or adversely impact historic resources be an explicit one.

Following the development of recommendations for NGCSU's historic resources through the campus historic preservation plan element of the master plan, the planning team developed additional treatment and use recommendations for select historic resources based on facility and land use requirements necessary to achieve the academic and mission-based goals of the University. These master plan recommendations, summarized below, are in some cases different from the preservation-based recommendations offered above.

Vickery House
Listed in the National Register of Historic Places in 1978, the Vickery House is significant under National Register Criteria C in the area of architecture as a good example of the Federal "I" House building type with elements of the Queen Anne style of architecture. This resource retains its historic integrity including clapboard siding, wood corner boards and caps, two-over-two double-hung wood
windows with wood trim, Queen Anne wrap-around porch, brick chimneys and stone & stucco foundation. The building function and interior arrangement have been modified to meet current needs. The master plan recommends that the Vickery House be retained and undergo moderate rehabilitation to include a rear addition to the house to provide additional functional interior space. In addition, the master plan recommends that an associated historic log cabin be acquired to create a public education facility for NGCSU.

**Biology Field House, Georgia National Guard Office and Auxiliary Services Building**

constructed ca. 1926, 1962, and 1970 respectively, the Biology Field House, Georgia National Guard office and Auxiliary Services building are recommended not eligible for listing in the National Register of Historic Places. The Biology Field House does not maintain its historic integrity because of the replacement of historic exterior siding, windows, and doors with modern materials as well as the loss of its original function as a residential dwelling and modification of its interior floor plan. The Georgia National Guard office and Auxiliary Services building do not meet the 50-year age criteria for listing in the NRHP. The master plan recommends that these three buildings be demolished to allow for the construction of new civilian housing in this area of the campus.

**Sanford Hall**

Recommended eligible for listing in the National Register of Historic Places, Sanford Hall is significant under National Register Criteria A in the area of education and Criteria C in the area of architecture as a product of the “New Deal” Public Works program and as a good example of a Colonial Revival style building constructed as a women’s dormitory during the early twentieth century period of campus development. This resource retains its historic integrity despite replacement of casement windows and doors with modern materials.

The master plan recommends that Sanford Hall be demolished in order to construct a new dining hall on campus. Through the course of the master planning process, the planning team determined that the current Dining Hall (c. 1981) was both at capacity and in the wrong location. Rather than consider an addition to the building, which currently blocks connections between the Drill Field and the new Library and Technology Center and has loading docks facing the campus gateway drive, the University determined that the best decision would be to relocate the Dining Hall to an alternate site. Doing so would allow the University to 1) construct a larger, state-of-the-art facility, 2) realign the main gateway road leading from South Chestatee Street to the Drill Field, and 3) create a new quadrangle between the Drill Field and the Library. This would fulfill the Master Plan Committee’s goals of strengthening first impressions of the campus and improving social spaces for the campus community.

Several elements influenced decision-making as decision-makers evaluated new sites for the dining facility. First, the University decided that the new dining facility should be within walking distance of existing and future student housing, as well as the academic core. Through the master planning process, the University decided to develop 600 beds of civilian housing adjacent to the Health and
Natural Sciences Building. Ultimately, this "West Campus" also would include new academic and community facilities, and would shift the center of gravity for the campus. Given the desire for "walkability," these planning moves ruled out the possibility for developing dining on the surface parking lots along South Chestatee, on the eastern portion of the campus.

Through discussions with the University, the Sanford Hall site emerged as a critical "hinge point" between the existing core campus and existing and planned development to the west. While the University recognized Sanford Hall's historic significance as a dormitory and building framing the adjacent Drill Field, the Master Plan Committee felt that the site's proximity to the Drill Field, the existing student housing and academic buildings on the Main Campus, and the proposed development on the West Campus made it a critical site for redevelopment.

Recognizing that it will replace a historic facility, and that it will be surrounded by other buildings and landscapes of historic significance, the design of the new Dining Hall will be sensitive to its surrounding context. The two-storey building will step down to one-storey at its center to protect the view corridor between the West and Main Campuses while providing usable outdoor space for the campus community to overlook the Drill Field. Likewise, the proposed fenestration and scale of the building will take cues from the existing Sanford Hall.

Barnes Hall
Recommended eligible for listing in the National Register of Historic Places, Barnes Hall is significant under National Register Criteria A in the area of education and Criteria C in the area of architecture as a product of the "New Deal" Public Works program and as a good example of a Colonial Revival style building constructed as a men's dormitory during the early twentieth century period of campus development. This resource retains its historic integrity despite replacement of the central casement windows and doors with modern materials. The master plan recommends that Barnes Hall be retained and undergo extensive rehabilitation to provide office space for academic, administrative, and student group functions.

Young Hall
Recommended eligible for listing in the National Register of Historic Places, Young Hall is significant under National Register Criteria A in the area of education and Criteria C in the area of architecture as a product of the "New Deal" Public Works program and as an example of the unique blending of the Colonial Revival, Italianate and Gothic Revival styles in a new library constructed during the early twentieth century period of campus development. This resource retains its historic integrity despite replacement of original windows and doors with modern materials and the enclosure of the front entry pediment with vinyl siding. The master plan recommends that Young Hall be retained and undergo extensive rehabilitation to include a new rear addition to address ADA accessibility issues and provide needed large classroom space on the main campus. This project will include rehabilitation of existing spaces and restoration of the building’s original front entryway.
Alumni Center
Recommended eligible for listing in the National Register of Historic Places, the Alumni House is significant under National Register Criteria A in the area of education and Criteria C in the area of architecture as a good example of a Colonial Revival style residence constructed as the President’s House during the mid-twentieth century. This resource retains its historic integrity despite replacement of original windows and doors with modern materials. The master plan recommends that the Alumni House be retained and undergo moderate to extensive rehabilitation for adaptive use as support space, offices, and/or residences for military leadership programs.

Gaillard Hall
Constructed in 1954 as a residential dormitory, Gaillard Hall is significant under National Register Criteria A in the area of education and C in the area of architecture as a good example of an International style building constructed during the mid-twentieth century. This building retains its historic character and integrity as the modern-inspired design of the building’s exterior has been maintained much as it originally appeared when constructed. The master plan recommends that Gaillard Hall be retained, though its future use may be repurposed for office, military residential, or museum uses.

Memorial Hall
Constructed in 1960, Memorial Hall is recommended eligible for listing in the National Register of Historic Places for planning purposes. Though Memorial Hall does not currently meet the requirements for National Register eligibility, it is anticipated to be eligible when it reaches the 50 year age threshold in 2010. Its significance is derived from its associations with the mid-twentieth century growth of the University and its modernist architectural qualities. The master plan recommends that Memorial Hall be retained and undergo moderate rehabilitation to include an addition to provide increased indoor athletic space.

Dunlap Hall
Constructed in 1965, Dunlap Hall is recommended eligible for listing in the National Register of Historic Places for planning purposes. Though Dunlap Hall does not currently meet the requirements for National Register eligibility, it is anticipated to be eligible when it reaches the 50 year age threshold in 2015. Its significance is derived from its associations with the mid-twentieth century growth of the University and its modernist architectural qualities. The master plan recommends that Dunlap Hall be retained with existing classrooms possibly being repurposed to provide future office space.

Sirmons Hall
Constructed in 1966, Sirmons Hall is recommended eligible for listing in the National Register of Historic Places for planning purposes. Though Sirmons Hall does not currently meet the requirements for National Register eligibility, it is anticipated to be eligible when it reaches the 50 year age threshold in 2016. Its significance is derived from its associations with the mid-twentieth century growth of the University and its modernist architectural qualities. The master plan
recommends that Simons Hall be retained, though its future use may be repurposed for office, military residential, or museum uses.

Faculty Houses
Constructed over a period of years from 1946 to 1968, the Faculty Houses located along Sunset Drive (Faculty Houses 5, 7, & 8 and Faculty Duplex 5-6) and Walker Drive (Faculty House’s 9, 22, & 23 and Faculty Duplexes 7-8, 9-10, 11-12, and 13-14) are recommended not eligible for listing in the National Register of Historic Places. These resources are recommended not eligible because of a loss of historic integrity due to the replacement of exterior siding, windows, and doors with modern materials. The master plan recommends that these faculty houses and duplexes be demolished to allow for the construction of new laboratory and parking facilities.
Appendix

Historic Resource Survey Forms
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Vickery House
Address: West Main Street
GA/NRHP Status: Individually NRHP-listed in 1978
Building #: 0108
Construction Date: 1860
Known Alterations: None observed
Square Footage: 3,440
Original Use: Residential
Current Use: Administrative Offices
Conditions Rating: A
  ● Minor cracking & deterioration of mortar joints at brick chimney
  ● Cracked & damaged tongue & groove flooring at front porch
  ● Damaged & missing flooring at corner of front porch
  ● Vegetation growing up exterior wall adjacent to sleeping porch
  ● Lower portion of exterior wall bowing out at east elevation
  ● Damaged stucco over the concrete front porch steps
  ● ADA access is not provided to the building

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Price Memorial Hall
Address: College Circle
GA/NRHP Status: Individually NRHP-listed in 1972
Building #: 0001
Construction Date: 1879
Known Alterations: Original one-story porch replaced-1900
  Porch replaced again-1930
  Renovation- 1960
  Gold leaf applied to steeple –1973
  Windows replaced–date unknown
  Elevator added-1990s
Square Footage: 24,992
Original Use: Academic-Offices
Current Use: Administrative Offices
Conditions Rating: B
  ● Displaced & damaged roof shingles at base of tower observed
  ● Exterior brick appears to have been sandblasted – brick face is rough and stippled
  ● Minor cracking & deterioration of mortar joints observed at brick & stone portions of exterior wall and front brick stairs
  ● Spalling brick observed at exterior walls & brick window sills
  ● Weathering, efflorescence & bio-growth observed on face of exterior masonry
  ● Inappropriate repointing with Portland cement observed at limited locations
  ● Eave, cornice & brackets have been covered with sheet metal
  ● Original windows replaced with modern units not matching historic conditions; not true divided lights
  ● Window openings appear to have been infilled with brick at rear elevation
  ● Discoloration of dropped ceiling tiles potentially due to moisture infiltration observed in stair towers
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Cadet Recruiting Center
Address: Sunset Drive & West Main Street
GA/NRHP Status: Recommended Eligible
Building #: 0093
Construction Date: 1900
Known Alterations: None observed
Square Footage: 4,448
Original Use: Residential
Current Use: Administrative Offices
Conditions Rating: B
- Minor cracking & deterioration of mortar joints observed at stone & brick chimneys
- Vertical joint cracking between brick chimney and stone exterior wall
- Minor cracking observed in stone window sills
- Eave & cornice and side-entry posts have been covered with sheet metal
- Weathering & discoloration of stone exterior wall, particularly at ground level
- Weathering & discoloration of concrete at front & side porch stairs
- Weathering of wood tongue & groove ceiling & flooring at front porch
- Metal downspouts do not connect with the ground, depositing runoff at the base of the building
- Hairline cracks in plaster walls at primary rooms
- ADA access is limited to main floor with no elevator to upper floors

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Education Building
Address: West Main Street & College Circle
GA/NRHP Status: Recommended Eligible
Building #: 0032
Construction Date: 1913
Known Alterations: Addition to east end–1975
Front doors replaced–1975
Windows replaced–date unknown
Square Footage: 26,626
Original Use: Academic
Current Use: Academic
Conditions Rating: B
- Exterior brick appears to have been sandblasted – brick face is rough and stippled
- Minor cracking & deterioration of mortar joints and spalling of brick observed, particularly at three to four courses above the drip course
- Weathering, efflorescence & bio-growth observed on exterior masonry & window sills
- Inappropriate repointing with Portland cement observed at brick & stone portions of the exterior wall
- Eave & cornice and window & door frames have been covered with sheet metal
- Column bases covered with sheet metal
- Cracking & peeling paint at wood columns
- Clay tiles at front steps are loose & dislodged
- Cracked stucco at front stair side walls
- Original windows replaced with modern units not matching historic conditions; not true divided lights
- Original exterior doors have been replaced with modern hollow metal doors
- Peeling paint & weathering observed on exterior walls of stair tower, particularly at corners
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Biology Department Field House
(formerly Faculty House 26)
Address: Sunset Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0058
Construction Date: circa 1926
Known Alterations: Rear addition -- 1965
Front door replaced - 1965
Vinyl siding applied – date unknown
Square Footage: 1,780
Original Use: Residential
Current Use: Academic – Laboratory Space
Conditions Rating: B
● Eave & window frames have been covered with sheet metal
● Vinyl siding has been applied over the earlier exterior siding material – cracks & holes in siding
● Original windows replaced with modern units not matching historic conditions; not true divided lights
● Minor cracking & deterioration of mortar joints in brick chimney
● Weathering & bio-growth observed on face of brick chimney
● Original exterior doors have been replaced with modern hollow metal doors
● Vegetation growing on brick piers & wood posts supporting front porch
● Peeling paint observed on the porch piers & posts and lower portion of brick walls

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Barnes Hall
Address: Georgia Circle
GA/NRHP Status: Recommended Eligible
Building #: 0006
Construction Date: 1935
Known Alterations: Renovation-1979
Windows replaced-1979
Vinyl siding applied-1979
Exterior doors replaced-date unknown
Square Footage: 19,701
Original Use: Residential Dormitory
Current Use: Academic
Conditions Rating: C
● Moderate cracking & deterioration of mortar joints observed, particularly at front steps
● Weathering & efflorescence observed at exterior walls, particularly at front tile steps & rear porch walls
● Stucco cracked & displaced at rear porch floors
● Vegetation observed growing from chimney caps
● Original central metal casement windows replaced with fixed aluminum frame storm windows; existing units have rusted frames & deteriorated glazing; non-historic shutters have been added
● Original doors replaced with modern metal & glass doors; existing units are in fair condition
● Brick displacement at patio wall
● Gouges in plaster walls at primary stairs
● Hairline cracks in plaster walls at primary corridor
● ADA access is limited with 1:10 slope ramps at rear of building and no elevator to upper floors
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Nix Fine Arts
Address: Georgia Circle
GA/NRHP Status: Recommended Eligible
Building #: 0005
Construction Date: 1936
Known Alterations: Windows & doors replaced; some windows infilled with brick-1987
Right wing added to original seven-bay building-date unknown
Square Footage: 27,075
Original Use: Chapel
Current Use: Academic
Conditions Rating: C
● Moderate cracking & deterioration of mortar joints of masonry walls & stairs observed
● Minor chipping & spalling of brick on exterior masonry walls
● Inappropriate repointing with non-matching mortar observed, particularly at rear brick stairs
● Weathering, efflorescence & bio-growth observed on face of exterior masonry
● Damaged stucco at rear stair floors & side walls
● Metal downsputs bent & damaged, particularly close to ground level
● Original windows replaced with modern fixed pane units not matching historic condition; dark-colored finish of new window units does not reflect historic palette; other window openings have been infilled with brick
● Original exterior doors have been replaced with modern hollow metal doors
● Window & door frames have been covered with sheet metal
● Peeling & flaking paint observed on interior side of exterior doors & at metal stair railings

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Sanford Hall
Address: Georgia Circle
GA/NRHP Status: Recommended Eligible
Building #: 0030
Construction Date: 1936
Known Alterations: Windows replaced-1970
Exterior doors replaced-date unknown
Square Footage: 13,112
Original Use: Residential Dormitory
Current Use: Residential Dormitory (Corps of Cadets)
Conditions Rating: B
● Moderate cracking, deterioration & bio-growth observed in mortar joints of exterior walls.
● Inappropriate repointing with non-matching mortar observed at limited locations.
● Weathering, efflorescence & bio-growth observed on face of exterior masonry, particularly at top of masonry chimney just below metal chimney cap.
● Original windows replaced with modern units not matching historic conditions; not true divided lights.
● Original exterior doors have been replaced with modern hollow metal doors.
● Though not visible, a mold odor was observed in the basement.
● ADA access is limited to main floor with no elevator to dorm room floors.
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Public Safety Office
Address: South Chestatee Street
GA/NRHP Status: Recommended Not Eligible
Building #: 0014
Construction Date: ca. 1926
Known Alterations: Vinyl siding added-date unknown
Windows replace-date unknown
Window openings infilled-date unknown
Exterior doors replaced-date unknown
Square Footage: 3,708
Original Use: Residential
Current Use: Administrative Offices
Conditions Rating: B
● Minor cracking & deterioration of mortar joints observed in exterior masonry
● Spalling & damaged brick observed
● Weathering & bio-growth observed on face of exterior masonry
● Inappropriate repointing with non-matching mortar observed at limited locations
● Siding & rear-facing gable covered with vinyl siding, potentially hiding moisture damage behind vinyl
● Original windows replaced with modern units not matching historic conditions; not true divided lights
● Window openings infilled with brick
● Original exterior doors have been replaced with modern hollow metal doors

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Young Hall
Address: College Circle
GA/NRHP Status: Recommended Eligible
Building #: 0002
Construction Date: 1939
Known Alterations: Renovation-1974
Addition to rear-1974
Windows replaced-date unknown
Exterior doors replaced-date unknown
Square Footage: 15,837
Original Use: Library
Current Use: Academic
Conditions Rating: B
● Minor cracking & deterioration of mortar joints and spalling of brick observed
● Inappropriate repointing with non-matching mortar observed at limited locations
● Weathering, efflorescence & bio-growth observed on face of exterior masonry & at stucco drip course
● Cracked & peeling paint observed at wood columns of portico
● Damaged & cracking stucco at front stair walls
● Original windows replaced with modern units not matching historic conditions; not true divided lights
● Original exterior doors have been replaced with modern hollow metal doors
● Portico gable has been covered with vinyl siding, resulting in changed proportions of the pediment and possibly hiding the presence of moisture behind vinyl
● Eave and window & door frames have been covered with sheet metal
● Cracking observed at stone window sills
**LEVEL 1 HISTORIC ARCHITECTURE SURVEY**

**Building Name:** Woodward Infirmary  
**Address:** West Main Street  
**GA/NRHP Status:** Recommended Not Eligible  
**Building #:** 0033  
**Construction Date:** 1940  
**Known Alterations:**  
- Wing additions-1960  
- Rear addition-1980  
- Windows & front door replaced-1980  
- Vinyl siding added-date unknown  
**Square Footage:** 7,242  
**Original Use:** Infirmary  
**Current Use:** Infirmary  
**Conditions Rating:** C  
- Bubbling of the composition shingle roof observed  
- Eave & cornice and window frames covered with sheet metal  
- Minor cracking & deterioration of mortar joints in brick masonry observed  
- Weathering & efflorescence observed on face of exterior masonry  
- Vinyl siding applied over portions of exterior wall, at roof dormers & at cornice  
- Original windows replaced with modern units not matching historic conditions; not true divided lights  
- Peeling paint & weathering observed at stone window sills & lintels  
- Vegetation observed growing in metal gutters

**LEVEL 1 HISTORIC ARCHITECTURE SURVEY**

**Building Name:** Faculty House 5  
**Address:** 60 Sunset Drive  
**GA/NRHP Status:** Recommended Not Eligible  
**Building #:** 0040  
**Construction Date:** 1947  
**Known Alterations:**  
- Vinyl siding added-date unknown  
- Windows & exterior doors replaced-date unknown  
**Square Footage:** 1,420  
**Original Use:** Residential  
**Current Use:** Single-Family Residential  
**Conditions Rating:** B  
- Eave has been covered with sheet metal.  
- Vinyl siding has been applied over the earlier exterior siding material – cracks & holes in siding  
- Peeling paint observed at lower portion of concrete block exterior wall  
- Original windows replaced with modern units not matching historic conditions; not true divided lights  
- Original exterior doors appear to have been replaced with solid core wood doors  
- Vegetation is overgrown around building perimeter
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Rogers Hall
Address: Georgia Circle
GA/NRHP Status: Recommended Eligible
Building #: 0031
Construction Date: 1948
Known Alterations: Windows replaced & window openings partially infilled-date unknown
Exterior doors replaced-date unknown
Square Footage: 33,127
Original Use: Academic
Current Use: Academic
Conditions Rating: C
● Exterior brick appears to have been sandblasted – brick face is rough and stippled
● Minor cracking & deterioration of mortar joints and spalling of brick observed
● Inappropriate repointing with non-matching mortar observed at limited locations
● Weathering, efflorescence & bio-growth observed on face of exterior masonry
● Damaged stucco at ground-level of lower wall
● Original windows replaced with modern units not matching historic condition; not true divided lights
● Multiple windows and arched masonry openings above windows have been infilled with stucco
● Original exterior doors have been replaced with modern hollow metal doors
● Nicks & gouges in interior plaster walls observed
● Bubbling paint observed on interior walls
● Though not visible, a mold odor was observed in the third floor

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty House 7
Address: 92 Sunset Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0042
Construction Date: 1948
Known Alterations: Vinyl siding added-date unknown
Windows & exterior doors replaced-date unknown
Square Footage: 0042
Original Use: Residential
Current Use: Single-Family Residential
Conditions Rating: C
● Eave has been covered with sheet metal
● Vinyl siding has been applied over the earlier exterior siding material – cracks & holes in siding
● Peeling paint observed at lower portion of concrete block exterior wall
● Original windows replaced with modern units not matching historic condition; not true divided lights
● Window frames covered with sheet metal; remaining wood window molding exhibits peeling paint
● Original exterior doors appear to have been replaced with vinyl doors
● Vegetation is overgrown around building perimeter
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty House 8
Address: 108 Sunset Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0043
Construction Date: 1948
Known Alterations: Vinyl siding added-date unknown
Windows & exterior doors replaced-date unknown
Square Footage: 1,239
Original Use: Residential
Current Use: Single-Family Residential
Conditions Rating: C
● Eave has been covered with sheet metal.
● Vinyl siding has been applied over the earlier exterior siding material – cracks & holes in siding
● Original windows replaced with modern units not matching historic condition; not true divided lights
● Window frames covered with sheet metal
● Vegetation growing up exterior walls at several locations
● Front stoop posts have been covered with sheet metal
● Original exterior doors appear to have been replaced with vinyl doors
● Vegetation is overgrown around building perimeter

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty House 9
Address: 147 Walker Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0050
Construction Date: 1948
Known Alterations: Vinyl siding added-date unknown
Windows & exterior doors replaced-date unknown
Square Footage: 1,661
Original Use: Residential
Current Use: Single-Family Residential
Conditions Rating: B
● Eave has been covered with sheet metal.
● Vinyl siding has been applied over the earlier exterior siding material – cracks & holes in siding
● Original windows replaced with modern units not matching historic condition; not true divided lights
● Window frames covered with sheet metal
● Original exterior doors appear to have been replaced with vinyl doors
### LEVEL 1 HISTORIC ARCHITECTURE SURVEY

<table>
<thead>
<tr>
<th>Building Name:</th>
<th>Lewis Hall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Georgia Circle</td>
</tr>
<tr>
<td>GA/NRHP Status:</td>
<td>Recommended Eligible</td>
</tr>
<tr>
<td>Building #:</td>
<td>0028</td>
</tr>
<tr>
<td>Construction Date:</td>
<td>1952</td>
</tr>
<tr>
<td>Known Alterations:</td>
<td>Windows &amp; exterior doors replaced - date unknown</td>
</tr>
<tr>
<td>Square Footage:</td>
<td>41,664</td>
</tr>
<tr>
<td>Original Use:</td>
<td>Residential Dormitory</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Residential Dormitory</td>
</tr>
<tr>
<td>Conditions Rating:</td>
<td>C</td>
</tr>
<tr>
<td>- Exterior brick appears to have been sandblasted – brick face is rough and stippled</td>
<td></td>
</tr>
<tr>
<td>- Masonry stone at pediment is weathered &amp; stained</td>
<td></td>
</tr>
<tr>
<td>- Minor brick spalling observed at several locations</td>
<td></td>
</tr>
<tr>
<td>- Weathering &amp; efflorescence observed on face of exterior masonry, particularly on base brick under windows</td>
<td></td>
</tr>
<tr>
<td>- Weathering &amp; discoloration observed at roof eave</td>
<td></td>
</tr>
<tr>
<td>- Peeling &amp; flaking paint observed at window frames</td>
<td></td>
</tr>
<tr>
<td>- Original windows replaced with modern units not matching historic conditions; not true divided lights</td>
<td></td>
</tr>
<tr>
<td>- Original exterior doors have been replaced with modern hollow metal doors</td>
<td></td>
</tr>
<tr>
<td>- Paint deterioration observed at interior primary stairs</td>
<td></td>
</tr>
<tr>
<td>- Lack of ADA access between Lewis Hall &amp; Lewis Annex</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Name:</th>
<th>Alumni Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Alumni Drive</td>
</tr>
<tr>
<td>GA/NRHP Status:</td>
<td>Recommended Eligible</td>
</tr>
<tr>
<td>Building #:</td>
<td>0024</td>
</tr>
<tr>
<td>Construction Date:</td>
<td>1954</td>
</tr>
<tr>
<td>Known Alterations:</td>
<td>Vinyl siding added-date unknown</td>
</tr>
<tr>
<td>Square Footage:</td>
<td>6,934</td>
</tr>
<tr>
<td>Original Use:</td>
<td>Residential</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Administrative Offices</td>
</tr>
<tr>
<td>Conditions Rating:</td>
<td>B</td>
</tr>
<tr>
<td>- Vinyl siding applied over siding in portico gable &amp; at the cornice, resulting in changed proportions of the pediment</td>
<td></td>
</tr>
<tr>
<td>- Minor cracking &amp; deterioration of mortar joints observed in exterior brick walls</td>
<td></td>
</tr>
<tr>
<td>- Weathering, efflorescence &amp; bio-growth observed on face of exterior masonry</td>
<td></td>
</tr>
<tr>
<td>- Portico columns &amp; pilasters covered with sheet metal</td>
<td></td>
</tr>
<tr>
<td>- Original windows replaced with modern vinyl units not matching historic conditions; not true divided lights</td>
<td></td>
</tr>
<tr>
<td>- Wire screens on gutters are loose &amp; dislodged; vegetation was observed growing in gutters</td>
<td></td>
</tr>
<tr>
<td>- Steel lintels above door &amp; window openings are rusted</td>
<td></td>
</tr>
<tr>
<td>- Original exterior doors have been replaced with modern hollow metal &amp; solid core wood doors</td>
<td></td>
</tr>
</tbody>
</table>
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Gaillard Hall
Address: Georgia Circle
GA/NRHP Status: Recommended Eligible
Building #: 0026
Construction Date: 1954
Known Alterations: None observed
Square Footage: 46,897
Original Use: Residential Dormitory
Current Use: Residential Dormitory (Corps of Cadets)

Conditions Rating: B
● Minor cracking & deterioration of mortar joints observed in exterior brick walls
● Chipped & spalling brick observed at exterior walls
● Weathering, efflorescence & bio-growth observed on face of exterior masonry
● Inappropriate repointing with non-matching mortar observed at limited locations
● Chipped & cracked concrete on window hoods
● Metal awnings above doors are weathered & deteriorating
● Interior ceiling tiles observed to be loose & displaced
● Rusted metal observed on interior HVAC units at primary rooms
● Cracks in concrete observed at interior concrete stairs
● ADA access is limited to main floor with no elevator to upper floors

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty Duplexes 5-6
Address: 80 A & B Sunset Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0041
Construction Date: 1955
Known Alterations: Vinyl siding added-date unknown
Square Footage: 1,420
Original Use: Residential
Current Use: Two-Family Residential Duplex
Conditions Rating: C
● Eave has been covered with sheet metal
● Vinyl siding has been applied over the earlier exterior siding material; cracks & holes in siding
● Peeling paint observed at lower portion of clay tile exterior wall
● Window sash & frames and wood doors exhibit paint loss & weathering
● Vegetation is overgrown around building perimeter
### LEVEL 1 HISTORIC ARCHITECTURE SURVEY

**Building Name:** Memorial Hall  
**Address:** Georgia Circle  
**GA/NRHP Status:** Recommended Eligible for Planning Purposes  
**Building #:** 0011  
**Construction Date:** 1960  
**Known Alterations:** Rear & side additions-date unknown  
**Square Footage:** 77,127  
**Original Use:** Gymnasium/Recreation  
**Current Use:** Gymnasium/Recreation  
**Conditions Rating:** A  
- Minor cracking & deterioration of mortar joints and spalling of brick observed  
- Weathering, efflorescence & bio-growth observed on face of exterior masonry  
- Cracks in concrete observed at portions of exterior walls & window hoods  
- Lower sections of metal downspouts missing at certain locations

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**Building Name:** Community Counseling Center  
**Address:** South Chestatee Street  
**GA/NRHP Status:** Recommended Not Eligible  
**Building #:** 0015  
**Construction Date:** 1960  
**Known Alterations:** Rear addition-date unknown  
**Square Footage:** 3,958  
**Original Use:** Residential  
**Current Use:** Academic/Administrative Offices  
**Conditions Rating:** B  
- Minor cracking & deterioration of mortar joints observed at exterior masonry wall & chimney  
- Cracks & holes observed in wood eave; appears due to moisture infiltration  
- ADA access provided via separate at-grade entrances; access not provided to second floor
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: GA Army National Guard
Address: Sunset Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0057
Construction Date: 1962
Known Alterations: Vinyl siding added-date unknown
Windows replaced-date unknown
Square Footage: 2,446
Original Use: Residential
Current Use: Administrative Offices
Conditions Rating: B
● Vinyl siding applied over siding at upper portion of building – cracks & holes in siding
● Minor efflorescence observed on face of exterior masonry
● Peeling paint & weathered wood at front door sill & surround
● Original windows replaced with modern vinyl units not matching historic condition; not true divided lights
● Building is not ADA accessible

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: BB&T Building
Address: West Main Street
GA/NRHP Status: Recommended Not Eligible
Building #: 0106
Construction Date: 1964
Known Alterations: None observed
Square Footage: 25,098
Original Use: Commercial Use
Current Use: Commercial/Offices
Conditions Rating: A
● Minor cracking & deterioration of mortar joints at exterior wall
● Minor efflorescence observed on face of exterior masonry
● Minor weathering & discoloration of stucco at exterior wall
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Dunlap Hall  
Address: Georgia Circle  
GA/NRHP Status: Recommended Eligible for Planning Purposes  
Building #: 008A  
Construction Date: 1965  
Known Alterations: None observed  
Square Footage: 43,158  
Original Use: Academic  
Current Use: Academic  
Conditions Rating: B
- Weathering & efflorescence observed on face of exterior masonry
- Inappropriate repointing with non-matching mortar observed at limited locations
- Discoloration of stucco due to rust at eave & cornice
- Hair-line crack observed in expansion joint of concrete support structure
- Steel window lintels observed to be rusted in several locations

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty House 23  
Address: 95 Walker Drive  
GA/NRHP Status: Recommended Not Eligible  
Building #: 0066  
Construction Date: 1965  
Known Alterations: Vinyl siding added-date unknown  
Windows replaced-date unknown  
Square Footage: 2,125  
Original Use: Residential  
Current Use: Single-Family Residential  
Conditions Rating: B
- Composition shingle roof buckling at front right corner
- Eave has been covered with sheet metal
- Gable ends have been covered with vinyl siding
- Minor cracking & loss of mortar in exterior wall masonry joints
- Efflorescence observed on face of exterior masonry
- Inappropriate repointing with non-matching mortar observed at limited locations
- Original windows replaced with modern units not matching historic conditions; not true divided lights
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty House 22
Address: 163 Walker Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0067
Construction Date: 1965
Known Alterations: Vinyl siding added-date unknown
Windows replaced-date unknown
Square Footage: 1,498
Original Use: Residential
Current Use: Single-Family Residential
Conditions Rating: B
● Eave has been covered with sheet metal
● Vinyl siding has been applied over the earlier exterior siding material – cracks & holes in siding
● Weathering, efflorescence & bio-growth observed on face of exterior masonry at lower walls & back porch
● Original windows replaced with modern units not matching historic condition; not true divided lights; window frames covered with sheet metal.

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Sirmons Hall
Address: Georgia Circle
GA/NRHP Status: Recommended Eligible for Planning Purposes
Building #: 0023
Construction Date: 1966
Known Alterations: None observed
Square Footage: 44,502
Original Use: Residential Dormitory
Current Use: Residential Dormitory (Corps of Cadets)
Conditions Rating: B
● Minor cracking & deterioration of mortar joints observed in exterior brick walls
● Chipped & spalling brick observed at exterior walls
● Weathering, efflorescence & bio-growth observed on face of exterior masonry & at aggregate window panels
● Inappropriate repointing with non-matching mortar & silicon-based product observed at limited locations
● Flaking & chipped paint observed on concrete window hoods
● Chipped & cracked concrete on reinforced concrete window hoods
● Vertical crack observed in expansion joint at inside corner of building
● Downspout brackets loose & missing
● ADA access limited to ground floor via at-grade rear entry; no access to upper floors
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Lewis Annex
Address: Georgia Circle
GA/NRHP Status: Recommended Eligible for Planning Purposes
Building #: 0029
Construction Date: 1966
Known Alterations: None observed
Square Footage: 31,089
Original Use: Residential Dormitory
Current Use: Residential Dormitory
Conditions Rating: B
- Discoloration & bio-growth observed at eave and window hoods
- Corrosion observed at metal downspout locations
- Efflorescence & bio-growth observed on face of exterior masonry, particularly at base of walls
- Hollow metal doors at ADA entry are rusted
- Inappropriate repointing non-matching mortar observed at limited locations
- Though not visible, a mold odor was observed in the third floor
- Gouges in plaster walls at primary stairs
- Hairline cracks in plaster walls at primary corridor
- ADA access thru plaza to ramp at side entrance is limited to the main floor only, with no elevator to upper floors

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty Duplex 11-12
Address: 24 A & B Walker Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0060
Construction Date: 1968
Known Alterations: Vinyl siding added-date unknown
Windows & exterior doors replaced-date unknown
Square Footage: 1,434
Original Use: Two-Family Residential Duplex
Current Use: Two-Family Residential Duplex
Conditions Rating: A
- Eave has been covered with sheet metal
- Efflorescence & bio-growth observed on face of exterior masonry
- Vinyl siding on exterior walls
- Modern vinyl window units not matching historic conditions; not true divided lights
- Modern vinyl doors
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty Duplex 13-14
Address: 22 A & B Walker Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0061
Construction Date: 1968
Known Alterations: Vinyl siding added-date unknown
Windows & exterior doors replaced-date unknown
Square Footage: 1,434
Original Use: Two-Family Residential Duplex
Current Use: Two-Family Residential Duplex
Conditions Rating: A
● Eave has been covered with sheet metal
● Efflorescence & bio-growth observed on face of exterior masonry
● Vinyl siding on exterior walls
● Modern vinyl window units not matching historic conditions; not true divided lights
● Modern vinyl doors

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty Duplex 7-8
Address: 36 A & B Walker Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0062
Construction Date: 1968
Known Alterations: Vinyl siding added-date unknown
Windows & exterior doors replaced-date unknown
Square Footage: 1,434
Original Use: Two-Family Residential Duplex
Current Use: Two-Family Residential Duplex
Conditions Rating: A
● Eave has been covered with sheet metal
● Efflorescence & bio-growth observed on face of exterior masonry
● Vinyl siding on exterior walls
● Modern vinyl window units not matching historic conditions; not true divided lights
● Modern vinyl doors
LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty Duplex 9-10
Address: 38 A & B Walker Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0063
Construction Date: 1968
Known Alterations: Vinyl siding added-date unknown
Windows & exterior doors replaced-date unknown
Square Footage: 1,434
Original Use: Two-Family Residential Duplex
Current Use: Two-Family Residential Duplex
Conditions Rating: A
● Eave has been covered with sheet metal
● Efflorescence & bio-growth observed on face of exterior masonry
● Vinyl siding on exterior walls; cracks & holes in siding
● Modern vinyl window units not matching historic conditions; not true divided lights
● Modern vinyl doors

LEVEL 1 HISTORIC ARCHITECTURE SURVEY

Building Name: Faculty 4-Unit Apartment
Address: 50 Walker Drive
GA/NRHP Status: Recommended Not Eligible
Building #: 0064
Construction Date: 1968
Known Alterations: Vinyl siding added-date unknown
Windows & exterior doors replaced-date unknown
Square Footage: 4,116
Original Use: Multi-Family Residential
Current Use: Multi-Family Residential
Conditions Rating: A
● Eave has been covered with sheet metal
● Efflorescence & bio-growth observed on face of exterior masonry
● Vinyl siding on exterior walls; cracks & holes in siding
● Modern vinyl window units not matching historic conditions; not true divided lights
● Modern vinyl doors