



UNIVERSITY OF
GEORGIA

Risk and Resiliency Division

240A Riverbend Road, Athens, Georgia 30602

Environmental Effects Report

Proposed renovation of the University of Georgia

Creswell Hall Building # 2211

415 Baxter Street, Athens, Clarke County, Georgia

Prepared: August 26, 2026

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Attachments

- A. GEPA adverse impacts determination
- B. Georgia Historic Preservation Division review letter 03/25/2026
- C. New South Associates National Register Eligibility Evaluation

EXECUTIVE SUMMARY

The University of Georgia intends to renovate Creswell Hall (Building #2211), a residence hall (circa 1963) located at 415 Baxter Street, Athens, Clarke County, Georgia on the UGA campus.

Exterior work includes demolishing the loading dock, steps, brick screen wall, roll-up door, and retaining wall; constructing five additions for mechanical rooms and / or stair well pressurization; new roof top fans, refurbishing the existing curtainwall system, replacing the vision portion, and changing the color of the porcelain panels to generally match the Hill Community panels; potentially replacing ground-floor storefronts, replacing all upper level windows, and potentially adding new windows in strategic locations to allow for more daylight in new student lounges and the student community kitchen.

Interior work includes replacing elevators and creating elevator lobbies where required; constructing new ADA compliant community bathrooms with enhanced privacy; single use ADA compliant bathrooms; some bedrooms with ensuite ADA compliant bathrooms; reducing bed capacity from 967 to 940; reconfiguring first-floor layout and circulation; restoring portions of the original barrel-vaulted lobby ceiling; adding wall insulation; removing millwork and window AC units in bedrooms; new finishes throughout the facility, installing a building-wide HVAC system; upgrading electrical, plumbing, and life safety systems.

The renovation aims to modernize aging building systems, improve building life safety, improve the residential experience by fostering a strong sense of community and belonging, and create consistency with other recently renovated residential spaces on the UGA campus.

ENVIRONMENTAL EFFECTS REPORT

The Georgia Environmental Policy Act (GEPA) requires an Environmental Effects Report (EER) if a proposed governmental action may significantly adversely affect the quality of the environment. Environment is defined to include impact to historical sites or buildings. The proposed Creswell Hall Renovation Project will have a significant adverse effect on a historic resource. UGA worked with consultants and state agencies to compile this EER.

I. The environmental effects of the proposed governmental action.

The only significant environmental impacts anticipated involve alteration of a property eligible for inclusion on the National Register of Historic Places. Impact information is outlined in *Attachment A – GEPA Adverse Impacts Determination*, *Attachment B – Georgia Historic Preservation Division Review letter*, and *Attachment C – New South Associates National Register Eligibility Evaluation*.

II. Any adverse environmental effects which cannot be avoided if the proposed governmental action is undertaken.

The proposed action is an adverse environmental action as identified in *Attachment B – Georgia Historic Preservation Division Review letter*, specifically new window configurations, flooring replacement, and creation of new interior corridor openings on the upper floors.

III. Mitigation measures proposed to avoid or minimize the adverse effects of the governmental action.

Brockington and Associates is under contract to develop the prescribed Permanent Archival Record to the standards set forth by the Georgia Historic Preservation Division.

IV. Alternatives to the proposed governmental action, including no action.

Alternatives to the proposed governmental action include:

- Differentiating new punched windows from historic windows
- Retaining a header of at least 18-inches at new corridor openings for lounge areas
- Replace flooring with vinyl or other similar flooring in a smooth appearance
- Taking no action to add new windows, update flooring, or create additional residential lounge areas

V. The relationship between the value of the short-term uses of the environment involved in the proposed governmental action and the maintenance and enhancement of its long-term value.

While the project will result in short-term construction-related impacts, these are temporary and managed through best practices. The long-term value is enhanced through improved building systems (HVAC, insulation, windows), increased energy efficiency, extended building lifespan, improved life safety, improved ADA compliance, and preservation of a significant campus facility, thereby providing sustained environmental and operational benefits.

VI. The effect of the proposed governmental actions on the quality and quantity of water supply.

The proposed action will have no anticipated negative impact on the quality and quantity of water supply.

VII. The effect of the proposed governmental action on energy use or energy production.

The proposed action will have no anticipated negative impact on energy use or energy production. Updated building mechanical systems should improve energy efficiency.

VIII. Any beneficial aspects of the proposed governmental action, both short-term and long-term, and its economic advantages and disadvantages.

- Sustainability: The retention and reuse of the building, as opposed to demolition, reduces demolition debris. Additionally, updated building mechanical systems should improve energy efficiency.
- Cost: Renovation has a lower overall per bed cost than demolition and new construction.
- Life Safety: The proposed renovation will improve accessibility and building emergency and life safety systems, including elevators, elevator lobbies, and the electrical system.
- Building Retention: Retention and reuse of the space allow for preservation of a building eligible for inclusion on the Georgia/National Register of Historic Places.
- Consistency: The project will maintain consistency in student experiences among renovated residence halls in the same area and from a similar era.

Attachment A



UNIVERSITY OF
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**ENVIRONMENTAL SAFETY DIVISION
GEPA EVALUATION**

Project No.	PPP-10-2501
Project Name:	Creswell Hall Renovation
Institution:	University of Georgia
Date of Assessment:	August 24, 2026

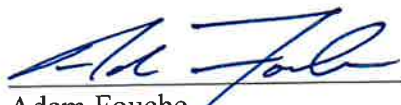
Brief Project Description:

This project consists of interior renovations to Creswell Hall on the University of Georgia Athens campus. The State Historic Preservation Commission reviewed and determined there would be a significant adverse impact with this project.

Having reviewed this proposed project and the environmental checklist, I have determined there may be significant adverse environmental effects resulting from this renovation.



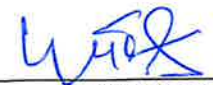
Matt Sammons
GEPA Coordinator
Environmental Safety Division



Adam Fouche
Associate Vice President
Environmental Safety Division

University of Georgia
Environmental Checklist
Georgia Environmental Policy Act

Creswell Hall Renovation								
Project Number: PPV-10-2501				Project Title:				
	CATEGORY	IS AREA AFFECTED?			IF ADVERSELY AFFECTED, BY WHAT EXTENT			
		No	Yes	Unknown	Minor	Median	Major	Unknown
1	Wetlands	✓						
2	Flood Plain/River Corridor	✓						
3	Water Supply	✓						
4	Water Resources	✓						
5	Groundwater Recharge Area	✓						
6	Storm Water	✓						
7	Waste Water	✓						
8	Air Quality	✓						
9	Solid Wastes		✓		✓			
10	Soil Stability/Erodibility	✓						
10a	Do you need a land disturbing variance for buffer requirements?	✓						
10b	Do you need a land disturbing permit?	✓						
10c	If the answer is yes to # 10a or # 10b, have you contacted your local City-County Government?	✓						
11	Protected Mountains	✓						
12	Protected Species	✓						
13	Critical Habitats	✓						
14	Historical		✓					
14a	Does the proposed project involve any structures 50 years old or greater?		✓				✓	
14b	Have proposed project plans been reviewed by the State Historic Preservation Office?		✓					
15	Archeological	✓						
16	Parks/Recreation	✓						
17	Energy Supplies	✓						
18	Beaches	✓						
19	Dunes	✓						
20	Shoreline	✓						
21	Estuary	✓						
22	Forest Land	✓						
23	Barrier Island	✓						
24	Aquatic Life/Trout Streams	✓						


 GEPA Coordinator
 8/24/26
 Date


 Associate Vice President for Environmental Safety
 8/24/2026
 Date



GEPA Expanded Checklist of Explanations
Creswell Hall PPV-10-2501

1. **WETLANDS** - Will the action occur in a "wetlands" area? No.
2. **FLOODPLAIN/RIVER CORRIDOR** - Will the action occur in a floodplain or a river corridor? No.
3. **WATER SUPPLY** - Does the proposed action have the potential for decreasing either the quality or quantity of water available for water supply? No.
4. **WATER RESOURCES** - Will the proposed action result in large demand for water from the available water resources? Will the proposed action result in a degradation of the quality of waters of the state? No.
5. **GROUNDWATER RECHARGE AREA** - Will the action result in the disturbance or altering of a groundwater recharge area? No.
6. **STORMWATER** - Will the project result in increasing the amount of storm water runoff for downstream property owners? No.
7. **WASTEWATER** - Will the project produce wastewater that is discharged to a surface stream? No.
8. **AIR QUALITY** - Will the action result in a release or discharge of contaminants into the ambient air? No.



9. **SOLID WASTES** - Will the project result in the generation of solid wastes for disposal, or will the proposed actions occur near or in an active or closed landfill? Yes. With any construction project there will be solid waste generation of construction debris or of packaging and supplies. Any waste generated from the project will be properly disposed of at a permitted solid waste handling facility.
10. **SOIL STABILITY/ERODIBILITY** - Will the action displace soils that will be carried off site and pose a threat to surface waters or property? No.
11. **PROTECTED MOUNTAINS** - Will the project involve the alteration of lands with high elevations and steep slopes? No.
12. **PROTECTED SPECIES** - Will the proposed action harm or reduce the population of protected species? No.
13. **CRITICAL HABITATS** - Is the proposed action expected to involve any critical habitats? No.
14. **HISTORICAL** - Will the proposed action involve disturbance of any historic property? Yes. The renovation project has been reviewed by the State Historic Preservation Commission.
15. **ARCHEOLOGICAL** - Will the proposed action involve disturbance of any archeological property? No.
16. **PARKS/RECREATION** - Will the proposed action involve disturbance or otherwise have a significant impact on the State's cultural resources? No.



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17. **ENERGY SUPPLIES** - Will the proposed action have significant impact on the reduction in the available energy supplies? No.
18. **BEACHES** - Will the proposed action involve the disturbance of any ocean beach area? No.
19. **DUNES** - Will the proposed activity alter coastal sand dunes? No.
20. **SHORELINE** - Will the project involve activities in the Georgia Coastal shoreline area or in areas covered under the river corridor protection requirements of Georgia House Bill 643? No.
21. **COASTAL MARSHLANDS** - Will the proposed action alter the Georgia coastal marshlands environment? No.
22. **FOREST LAND** - Will the proposed action involve changes in forested areas? No.
23. **BARRIER ISLAND** - Will the proposed action involve activity on or near a barrier island? No.
24. **AQUATIC LIFE/TROUT STREAMS** - Will the proposed action involve an action that significantly impacts freshwater aquatic life? No.



**UNIVERSITY OF
GEORGIA**

382 East Broad Street

Athens, GA 30602

TEL 706-542-3605 | FAX 706-542-7395

FacilitiesInquiries@uga.edu

www.architects.uga.edu

Finance & Administration

Office of University Architects for Facilities Planning

August 14, 2026

MEMORANDUM

TO: Matt Sammons
Environmental Safety Division

FROM: Abi Aragon
Project Manager
Office of University Architects

SUBJECT: Creswell Hall Renovation GEPA

The GEPA Initial Evaluations and Checklists are forwarded for your action.

All categories are marked as having “no significant adverse impact” outside of category 14 Historical. The project will proceed with the GEPA notification process in accordance with the finding of a potential significant effect.

If you have any questions regarding this matter, please contact me at (706) 542-8985.

Enclosure: GEPA 101 Project Initial GEPA Evaluations dated August 12, 2026
GEPA 101 Environmental Check Lists dated May 12, 2026
Location Map
Historic Preservation Division Letter dated March 25, 2026

cc: Gwynne Darden
Arzu Yilmaz
Scott Simpson
Scott Messer
Maggie Discher

INITIAL GEPA EVALUATION FORM

Project Number: PPV-10-2501

Project Name: Creswell Hall Renovations

Institution: University of Georgia

Date of Assessment: 08.12.2026

Brief Project Description: The project consists of interior renovations to Creswell Hall on the University of Georgia campus in Athens, GA. Other than minor

expansions for mechanical and stair tower pressurization systems, the building footprint will be largely unchanged. Some site and utility renovations are required to meet current codes.

The State Historic Preservation Committee reviewed and provided suggestions noting that as designed, the building would have a major affect in the historical category. Per UGA Office of

University Architects, an archaeological review found no cultural resources or other significant features on the site, and nothing of potential significance considered to be at risk.

(Sign one statement. Print or type name, organization, and title below signature.)

Having reveiwed the proposed project and the Environmetal Checklist, there are no significant adverse environmental effects resulting from this project.

OR

Having reviewed this proposed project and the Environmental Checklist, there may be significant adverse environmental effects resulting from this project. These potential adverse adverse environmental effects are referenced on the Checklist and are further described by the attached narrative.



Joshua H. Koons, Principal, Koons Environmental Design, Inc.

Environmental Check List

Georgia Environmental Policy Act

Project No. : PPV-10-2501

Project Name: University of Georgia Creswell Hall Renovations

[illegible]

Georgia Area/Category Information "GEPA Guidelines"

1. WETLANDS - Will the action occur in a "wetlands" area?

The definition of wetlands is included in the Federal Regulation, 33 CFR 32.93. The DNR Rules for Environmental Planning, Chapter 391-3-16-03, incorporate the federal definition as well as both acceptable and unacceptable uses of wetlands. Under current federal law and state policy, alterations or degradations of wetlands should be avoided unless it can be demonstrated that there will be no long-term impacts or net loss of wetlands. A Federal Permit is required for most wetland activities.

2. FLOODPLAIN/RIVER CORRIDOR - Will the action occur in a floodplain or a river corridor?

Floodplains are designated areas of land that become flooded with water during periods of rainfall that increase the primary stream flow. Many floodplain areas are shown on Federal Floodplain Maps which have been prepared in support of the National Flood Insurance Program. Additional maps and information on floodplains are available from the DNR's Environmental Protection Division (EPD). Most proposed government actions that occur directly in a floodplain area or which may alter the size or character of the floodplain area are considered significant. Under H.B. 643, passed by the 1991 Session of the General Assembly, lands adjacent to major rivers are protected from certain types of development. DNR is charged with developing rules for the River Corridor protection program.

3. WATER SUPPLY - Does the proposed action have the potential for decreasing either the quality or quantity of water available for water supply?

Water supply means a source of water that is used for drinking water in addition to other consumptive purposes. The DNR Rules, Chapter 391-3-16, contain criteria for water supply watersheds. These criteria establish a basis to allow development in a water supply watershed without contaminating the water source to a point where it cannot be treated to meet drinking water standards. EPD can provide information to state agencies as to whether their proposed projects lie within water supply watersheds.

4. WATER RESOURCES - Will the proposed action result in large demand for water from the available water resources? Will the proposed action result in a degradation of the quality of waters of the state?

The waters of the state include surface and groundwater that is not wholly confined to a single privately owned piece of property. Water resources management is one of the most important issues facing Georgia now and in the future. A growing population and the potential for water shortages focus on the importance of adequate amounts of good quality water. The DNR Rules for Surface Water Withdrawals, chapter 391-3-6, provide the regulatory framework for withdrawal, diversion or impoundment of surface waters of the State. DNR Rules for groundwater Use, Chapter 391-3-2, establish regulatory framework for withdrawal, diversion or impoundment of surface waters of the State. DNR Rules for Groundwater Use, Chapter 391-3-2, establish regulatory procedures for withdrawing, obtaining or utilization of groundwaters of the state.

5. GROUNDWATER RECHARGE AREA - Will the action result in the disturbance or altering of a groundwater recharge area?

Groundwater recharge areas are those portions of the earth's surface where water infiltrates into the ground to replenish an aquifer. The Significant Recharge Areas of the state are those areas mapped by the DNR in Hydrologic Atlas 18 (1989 Edition). The DNR Rules for Environmental Planning Criteria, Chapter 391-3-16, contain specific criteria for protection of groundwater recharge areas.

6. STORMWATER - Will the project result in increasing the amount of storm water runoff for downstream property owners?

The primary concern related to storm water is the creation of impervious surfaces that contribute to an increase of the amount of storm water runoff to the point where there is damage or a threat to downstream property owners. Another very important issue is the potential contamination of stormwater through increased contact with contaminants.

7. WASTEWATER - Will the project produce wastewater that is discharged to a surface stream?

Wastewater means contaminated water (sewage or other contaminants) that must be treated and disposed of either by direct discharge to a surface stream or indirect discharge to an existing municipal sewer system. Even if the wastewater from a state project is to be discharged to a municipal sewer system, the effect can be significant if that wastewater causes the municipality to expand its sewage treatment system.

8. AIR QUALITY - Will the action result in a release or discharge of contaminants into the ambient air?

Any action that results in the release or discharge of contaminants into the air such that existing ambient air quality may be diminished is a significant action. All discharges or releases may be subject to regulation under the Georgia Air Quality Control Act and/or the U.S. Clean Air Act.

9. SOLID WASTES - Will the project result in the generation of solid wastes for disposal, or will the proposed actions occur near or in an active or closed landfill?

Solid waste is defined in the Georgia Comprehensive Solid Waste Management Act. It includes different categories of wastes which exist in a solid form (household garbage, demolition material, land clearing debris, commercial non-hazardous waste material, etc). Whereas the amount of solid waste generated that requires disposal is of concern, another primary issue relates to a land disturbing activity in the vicinity of an active or closed landfill.

10. SOIL STABILITY/ERODIBILITY - Will the action displace soils that will be carried off site and pose a threat to surface waters or property?

Under the Georgia Soil, Erosion and Sedimentation Act, local governments which have authorized management programs under the Act establish control procedures and permit the project. If the action takes place in a county or municipality that does not have such authorization, EPD is the regulating agency. In either case, a technical guidance book is available from either the local government or EPD.

11. PROTECTED MOUNTAINS - Will the project involve the alteration of lands with high elevations and steep slopes?

Under House Bill 643, which was passed by the 1991 Session of the General Assembly, land which lies above 2,200 feet in elevation and has slopes of twenty-five (25%) or more, are identified as Protected Mountains. In accordance with the Act, DNR is charged with promulgating Rules for implementation of a "Mountain Protection" program. At the time of preparation of this GEPA guidance, those rules are currently under development.

12. PROTECTED SPECIES - Will the proposed action harm or reduce the population of protected species?

Endangered species is used in both the generic sense for protected species and in a more narrow definition sense under the U.S. Endangered Species Act. With respect to the GEPA, the term protected species is more applicable. Protected species includes those plant and animal species protected by the State in accordance with Georgia Wildflower Preservation Act of 1973 and the Georgia Endangered Wildlife Act of 1973. DNR Rules, Chapter 391-4-10, provide more detailed criteria for the state's protected species.

13. CRITICAL HABITATS - Is the proposed action expected to involve any critical habitats?

Critical habitats are those sites on which the State's protected species are dependent for their survival. They also include U.S. Forest lands, U.S. Wildlife Refugees, Wilderness Areas, and Wild or Scenic Rivers.

14. HISTORICAL - Will the proposed action involve disturbance of any historic property?

GEPA specifies consideration of any structure on or eligible for the Georgia Register of Historic Places. In addition, the regulations of the President's Advisory Council on Historic Preservation (36 CFR 800) which implements Section 106 of the National Historic Preservation Act contains definition and criteria of adverse effect for the protection of historic properties.

15. ARCHEOLOGICAL - Will the proposed action involve disturbance of any archeological property?

Archeological properties are the physical remains of the past that can be studied by archaeologist and other scholars to answer questions about prehistory and history. In addition, the regulations of the President's Advisory Council on Historic Preservation (36 CFR 800) which implements Section 106 of the National Historic Preservation Act contains definition and criteria of adverse effect for the protection of historic properties.

16. PARKS/RECREATION - Will the proposed action involve disturbance or otherwise have a significant impact

on the State's cultural resources?

GEPA includes cultural resources within the consideration focus of a proposed government action. In addition to the archeological or historic value, cultural resources may also include park lands, preserves, and other public lands or areas of recognized scenic and/or recreational value.

17. ENERGY SUPPLIES - Will the proposed action have significant impact on the reduction in the available energy supplies?

This primarily refers to the source of energy (electrical, gas/oil, solar, etc) that will be consumed by the project in relation to the total available in the area.

18. BEACHES - Will the proposed action involve the disturbance of any ocean beach area?

The Georgia General Assembly has found that ocean beaches provide an unparalleled recreation resource which is vitally lined to the economy of Georgia's Coastal Zone and to that of the entire state. They are also part of the sand-sharing system which provides habitats and acts as a protective buffer for other areas. This natural resource system is costly, if not impossible to reconstruct or rehabilitate once adversely affected by man-related activities. Therefore, any action in these areas should be considered highly significant.

19. DUNES - Will the proposed activity alter coastal sand dunes?

Coastal sand dunes, beaches, sandbars, and shoals, comprise a vital natural resource system, known as the "sand-sharing system", which acts as a buffer to protect real and personal property and natural resources from the damaging effects of floods, winds, tides, and erosion. The coastal sand dunes are the most inland portion of the sand-sharing system and because they are a fragile product of shoreline evaluation, they are easily disturbed by action harming their vegetation or inhibiting their natural development. they are protected under the Georgia Shoreline Assistance Act of 1979.

20. SHORELINE - Will the project involve activities in the Georgia Coastal shoreline area or in areas covered under the river corridor protection requirements of Georgia House Bill 643?

In accordance with DNR Rules, Chapter 391-2-2, protective measures and procedures are provided for the implementation of the Georgia Shoreline Assistance Act. Construction, erection, or engaging in any shoreline engineering activity or land alteration which alters the natural topography or vegetation of any area is highly regulated under the Act. In addition, the 1991 General Assembly passed House Bill 643 which also provides for the protection of coastal river corridors. DNR is authorized to promulgate Rules for the implementation of House Bill 643 and they are currently being developed.

21. COASTAL MARSHLANDS - Will the proposed action alter the Georgia coastal marshlands environment?

Georgia's coast contains the saltwater marshes. These marshes have been identified as one of the most extensive and productive marshland systems in the United States. Georgia's marshes, sands and near-shore ocean water produce more food and energy than any other estuaries zone on the eastern seaboard. They are also an essential life support system for Georgia's multi-million dollar seafood industry. Any activities that affect this area are closely regulated under the Georgia Coastal Marshlands Protection Act.

22. FOREST LAND - Will the proposed action involve changes in forested areas?

GEPA specifically provides that a proposed government action includes the harvesting of five acres or more of trees over two inches in diameter at breast height. The secondary effects of tree removal as well as other land disturbing activities that may impact a forested area are of concern. Depending on the type of harvesting methods, tract locations and other variable criteria, there may exist a potential for erosion and sedimentation, habitat alteration, and other changes of concern. Manuals on Best Management Practices (common sense forestry associated practices which minimize the impact on the environment) are available from the Georgia Forestry Commission. These practices were developed by statewide task force, appointed by the Governor, with input from all aspects of forestry in Georgia.

23. BARRIER ISLAND - Will the proposed action involve activity on or near a barrier island?

Along the Georgia Coast, an extensive system of salt marshes, tidal estuaries, and sounds separate a chain of eight

major and several smaller barrier islands from the mainland. Two-thirds of Georgia Barrier Islands are parks, refuges, or preserves. Sand beaches and dunes protect the islands from erosion and flooding. The islands shelter the marshes from the force of storms. Any proposed action that involves the barrier islands should be considered highly significant.

24. **AQUATIC LIFE/TROUT STREAMS - Will the proposed action involve an action that significantly impacts freshwater aquatic life?**

Georgia has an abundance of freshwater lakes, streams, and bodies of water that support aquatic life. The freshwater fisheries are important for the total food chain. Primary and secondary trout streams should be protected.

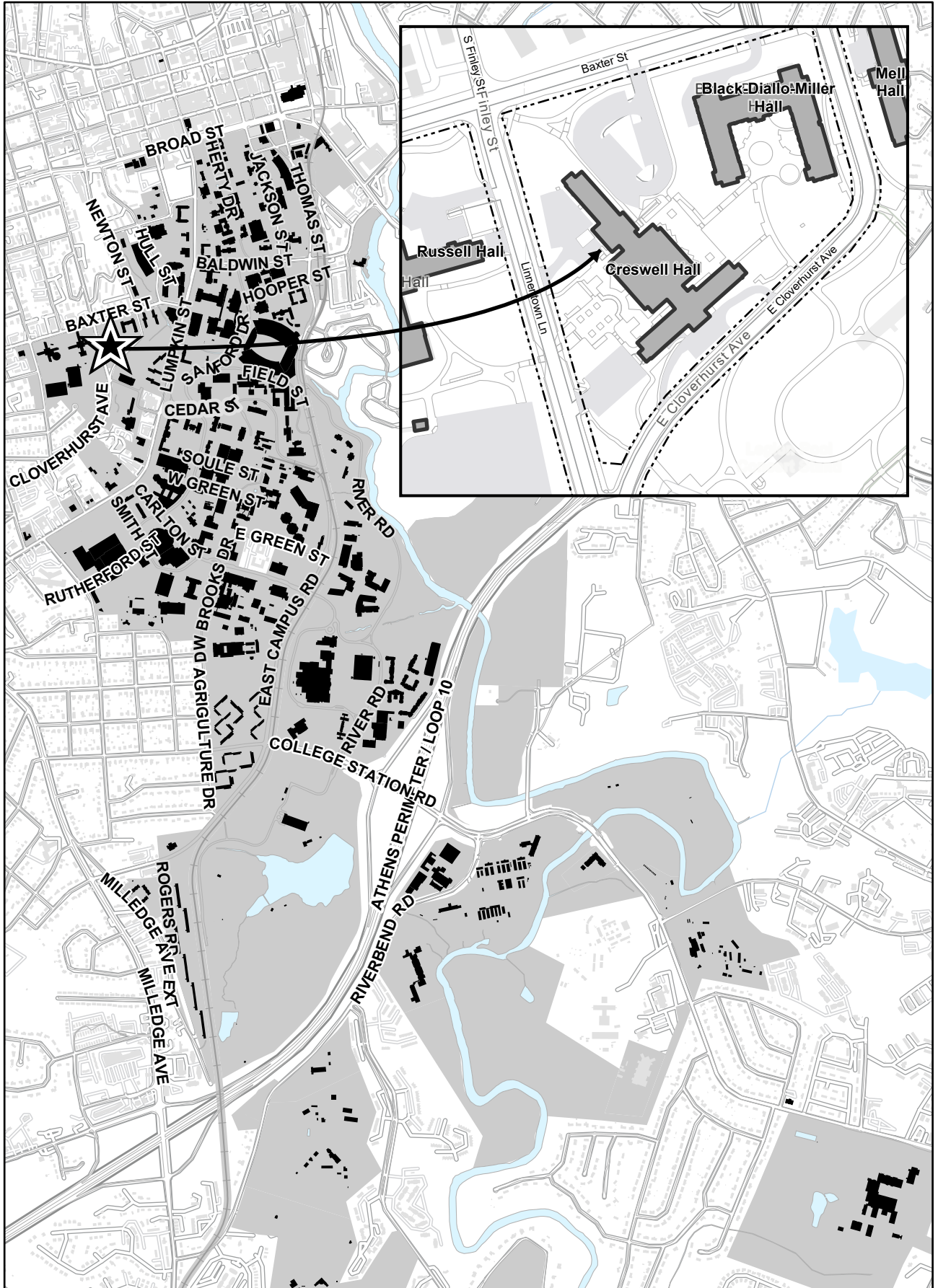
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270 Washington Street, S.W., Atlanta, GA 30334

U.S.A.



GEPA Map - Creswell Hall Renovation



Attachment B



**GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS**

March 25, 2026

Maggie Discher
Historic Preservation Project Manager
Office of the University Architects
University of Georgia
382 East Broad Street
Athens, Georgia 30602

**RE: UGA: Rehabilitate Creswell Hall, 415 Baxter Street, Athens
Clarke County, Georgia
SP-260226-001**

Dear Ms. Discher:

The Historic Preservation Division (HPD) has received the information submitted concerning the above referenced project, including the draft report entitled, *National Register of Historic Places Eligibility Evaluation of Creswell Hall, University of Georgia, Athens-Clarke County, Georgia*, prepared by New South Associates, Inc. and dated December 16, 2019, and the report entitled, *Archaeological Survey of the University of Georgia's Creswell Hall Parcel*, prepared by Southeastern Archaeological Services, Inc. and dated September 19, 2019. Our comments are advisory and offered to assist the Georgia Board of Regents (BOR) and University of Georgia (UGA) in determining if the agency's actions constitute a significant impact to the quality of the environment in order to complete an Environmental Effects Report (EER) as defined by the Georgia Environmental Policy Act (GEPA; O.C.G.A. 12-16-4) and/or in compliance with the State Agency Historic Property Stewardship Program (State Stewardship; O.C.G.A. 12-3-55) and are offered to assist the UGA in following the standard operating procedures (SOP) outlined in the UGA *Historic Preservation Master Plan (HPMP)*. HPD's role under GEPA/State Stewardship is to provide advisory comments on the agency's proposed action as it relates to historic properties. This letter provides evidence of initial consultation with our office in accordance with the provisions outlined in GEPA/State Stewardship and the UGA HPMP.

The subject project consists of rehabilitating the circa (ca.) 1963 Creswell Hall dormitory building (UGA Building 2211) located at 415 Baxter Street within the UGA campus in Athens. HPD understands the proposed project's exterior scope of work (SOW) includes demolishing the loading dock and associated steps, constructing two mechanical room additions, demolishing a brick screen wall, removing a first floor roll-up door, refurbishing the ceramic exterior wall panels, replacing the existing ground floor storefront, replacing existing punched windows on all floors, replacing all windows within the curtainwall window system, removing a portion of the curtainwall window system to install the stairwell pressurization duct opening, and removing the retaining wall and steps. Additionally, we understand the interior SOW includes replacing elevators, modifying bathrooms on all floors, consolidating some dormitory rooms to reduce the bed count from 967 to 940, altering the previously modified circulation pattern and interior configuration of the first floor, revealing the previously covered barrel vaulting at the first floor lobby ceiling, installing insulation at exterior walls, removing all interior millwork, removing all window air conditioning units and installing a building-wide HVAC system, and upgrading the electrical and plumbing systems.

Based on the information provided and in accordance with SOP 10 of the HPMP, HPD concurs that the Mid-[20th] Century/Hill Community Dormitory Complex/Character Area No. 11 is eligible for listing in the Georgia/National Register of Historic Places (G/NRHP) and that Creswell Hall, including its associated covered walkway, contributes to the eligible character area and is considered a UGA Category 2 buildings per the HPMP. As currently proposed, HPD cannot fully evaluate the project for impacts to historic properties without additional information. Based on the information provided, HPD advises that some aspects of the SOW may not be consistent with the State of Georgia's *Standards for the Treatment of Historic Properties* and, therefore the proposed project may have a significant impact on G/NRHP-eligible properties within its area of potential effect (APE). However, there are measures that UGA could take to avoid or minimize the project's



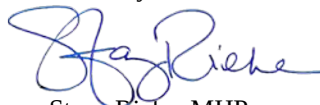
impact to G/NRHP-eligible properties and therefore, HPD offers the following recommended measure(s) for UGA's consideration:

1. Differentiate new punched windows from historic windows so that the replacements read as modern alterations. Provide updated punched window design/manufacturer specifications for review and comment when available.
2. Retain a header of at least 18-inches at the new corridor openings, including at the new lounge areas. Provide updated project plans indicating the header height retention for review and comment when available.
3. Wood-look luxury vinyl tile (LVT) flooring is only an appropriate finish material if wood flooring existed historically in the areas proposed for its use. Alternatively, a vinyl or other similar flooring material in a square design with a smooth appearance is a compatible finish for this building. Provide updated project plans indicating a compatible flooring option for review and comment when available.

With HPD's review of the initial project materials complete, the agency can determine that the GEPA/State Stewardship consultation process, solely regarding historic properties, is concluded. However, since aspects of the SOW may constitute a significant impact if undertaken as proposed, HPD recommends continuing the GEPA/State Stewardship process in accordance with the UGA HPMP. If UGA decides to continue the consultation process, please provide either revised project documentation per the recommended measure(s) or information outlining the infeasibility of the recommended measure(s), as appropriate. If UGA would like to discuss the recommended measure(s) or potential mitigation activities to resolve an unavoidable significant impact, if the recommended measures are not feasible, HPD is available for technical assistance consultation. Please note that if a federal agency becomes involved in this project through a permitting process, loan guarantee, grant, or other mechanism, further consultation will be required under Section 106 of the National Historic Preservation Act of 1966, as amended.

Please refer to project number **SP-260226-001** in any future correspondence regarding this project. To maintain efficiency, HPD recommends submitting additional information related to this project for review through the NR-TIGERS online portal. If we may be of further assistance, please contact me at Stacy.Rieke@dca.ga.gov or (470) 522-7979 or Lucas Chapman, Compliance Review Archaeologist, at Lucas.Chapman@dca.ga.gov or (404) 679-0649.

Sincerely,



Stacy Rieke, MHP
Program Manager
Environmental Review & Preservation Planning

cc: Jody Graichen, Northeast Georgia Regional Commission
Beth Eavenson, DCA Regional Services, Region 5

Attachment C

National Register of Historic Places Eligibility Evaluation of Creswell Hall, University of Georgia

Athens-Clarke County, Georgia



New South Associates, Inc.

National Register of Historic Places Eligibility Evaluation of Creswell Hall, University of Georgia

Athens-Clarke County, Georgia

Report submitted to:

University of Georgia Office of University Architects • 382 East Broad Street •
Athens, Georgia 30602

Report prepared by:

New South Associates • 6150 East Ponce de Leon Avenue • Stone Mountain, Georgia 30083

Kristie L. Person – Historian and Author

December 16, 2019 • **Draft Report**
New South Associates Technical Report 3056

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I. INTRODUCTION

At the request of the University of Georgia Office of University Architects, New South Associates, Inc. completed a National Register of Historic Places (NRHP) evaluation of Creswell Hall (Building No. 2211).

Creswell Hall is on the main campus of the University of Georgia at 415 Baxter Street. It occupies the southeast corner of Baxter and S. Finley streets and the northeast corner of S. Finley Street and E. Cloverhurst Avenue (Figure 1). This high-rise building was constructed as an all-female dormitory in 1963 and remained all-female until 1978. It remains in use as a residence to the present. A dining hall designed and erected concurrently, and linked to the dormitory via a covered walkway, was demolished in 2015. This report includes a brief history related to the building followed by a description of the building and an NRHP evaluation.

Figure 1.
Project Location Map



Source: ESRI Resource Data

II. HISTORICAL BACKGROUND

The University of Georgia was founded in 1785 by an act of the state legislature and is recognized as the first state-chartered university in the United States. The construction of Old College, the University's first and oldest extant building, began in 1801 (Waters 1971). Campus expansion continued south of Old College and was influenced by a master plan developed by landscape architect Charles Leavitt in 1906. With scarce employment opportunities in the 1930s, enrollment at the University rose and expansion continued farther south of the original campus. In the following decade, the campus was selected as one of four Naval pre-flight training schools, which led to the construction of additional facilities, including temporary housing units, even farther south. Following the war's end, construction at the university subsided despite the need for more housing and a new library. However, in 1949, the state legislature approved the establishment of the University System Building Authority, which immediately authorized financing for new campus projects (Ayers Saint Gross, Architects and Planners 1998).

In 1953, the University System Building Authority mandated plans for schools throughout the state to guide campus growth over a 10-year period. Aeck and Associates of Atlanta provided a plan for growth that was decidedly more contemporary than the prior development at the University. Recalling European modernism, the plan was inspired by designs by Le Corbusier, Mies van der Rohe, and Walter Gropius, and included large-scale buildings that towered above the older structures. The Aeck plan of 1953 retained the northern campus boundary of Broad Street, along with Lumpkin Street and East Campus Road as east and west boundaries (Ayers Saint Gross, Architects and Planners 1998:20-21). Development primarily extended southward until the 1960s.

By 1961, the Board of Regents had approved the construction of the University's first high-rise dormitory (The Red and Black 1961) (Figure 2). Named for Mary E. Creswell, the first woman to earn a bachelor's degree at the University and first dean of the School of Home Economics, the immense, nine-story building would accommodate 1,000 students and reflect 1960s trends of functionality and pragmatism in campus planning (Ayers Saint Gross, Architects and Planners 1998). The Atlanta architectural firm Logan and Williams designed not only the dormitory, but also a dining hall, built contemporaneously just northeast of Creswell Hall and connected to the dormitory by a covered walkway. The addition of the new high-rise, dining hall, and several other dormitories constructed in the 1960s was the result of steadily increasing enrollment at the University, which topped 10,000 students for the first time in 1962.



Source: Newspaper Clippings, University of Georgia Archives

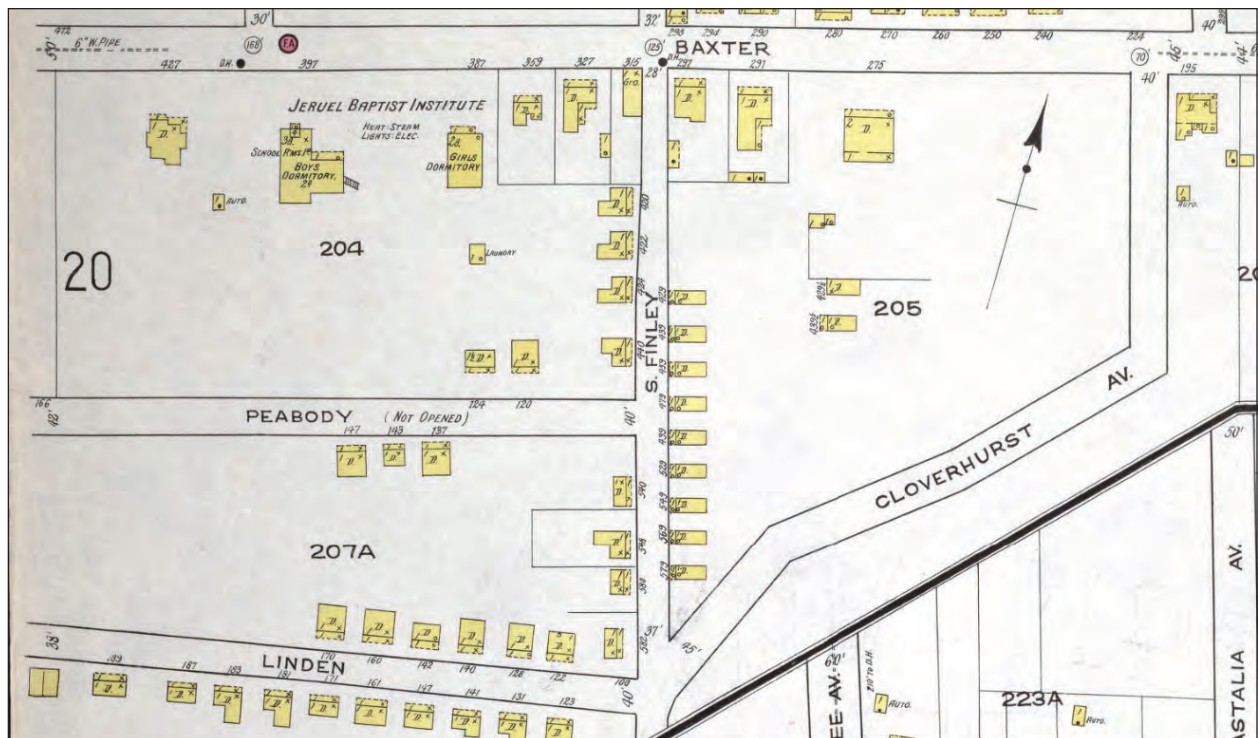
Figure 2.
Architect's Rendering of Creswell Hall and Adjacent Dining Hall, 1961

To prepare for the influx of baby boom students, the University acquired 51 acres at the corner of Baxter and Lumpkin streets through eminent domain and Federal Urban Renewal funds. At that time—the late 1950s and early 1960s—much of this land contained owner- and renter-occupied, single-family homes of African American Athenians (Figures 3 and 4). The neighborhood, Linnentown, was a thriving community of 40 close-knit families that began to form around 1900. Residents included many skilled workers, including beauticians, plumbers, electricians, brick masons, and others. The UGA Urban Renewal Program (Project GA R-50) deemed Linnentown a blighted slum, which resulted in property seizures for as little as \$2,000 and the displacement of inhabitants. While one property owner was able to relocate their home from 123 Lyndon Row to 1550 E Broad Street, many Linnentown citizens were forced to leave their houses despite their good condition and move into public housing. In some cases, families were divided, and the previously close-knit community was fractured (Blasingame et al. n.d.; Dendy 2013; Guillory 2019; U.S. Census Bureau 1940).

Of particular note was Linnentown's Jeruel Academy, which operated as a Black college preparatory school where Brumby Hall and Russell Hall, adjacent high-rise dormitories, now stand (Figure 4). The school opened in 1881 at another location, but moved to this site in 1886 and, following a consolidation of Baptist associations, changed its name to Union Baptist Institute in 1914. In the 1930s, the school dropped "Baptist" from its name so as to provide educational opportunities to all denominations. Its campus consisted of classrooms, a library, laboratories, separate male and female dormitories, and a chapel. The school was the longest-serving Black private school in Athens and operated as such until consolidated into the public school system in 1956. Shortly thereafter, the school buildings were demolished and a marker commemorating the school was erected near its original site (Thurmond 2001).

With its siting on Cloverhurst Avenue, near the southeast corner of Baxter and Finley streets, the new building extended the University's reach farther west along Baxter, beyond Lumpkin Street. The firm of Logan and Williams of Atlanta was selected to design the University's first high-rise dormitory, Creswell Hall. Hill, Boggs, Lipscomb, Mell, and Church halls, low-rise dormitories constructed in 1961 near the corner of Baxter and Lumpkin streets, are also attributed to Logan & Williams (Newsom 1966) (Figure 5A). Following Robert Brown Logan's death in 1962, H. Eugene Williams, Jr. formed the firm of Williams & Dean with Larry Craig Dean (The American Institute of Architects Archives 2019a, 2019b, 2019c). Williams & Dean oversaw the completion of Creswell Hall in 1963 and went on to design both Brumby (1966) and Russell (1967) halls, all of which remain intact today (Figures 5B and 6B). Williams & Dean also designed and constructed McWhorter Hall, a dormitory specifically for athletes, in 1967. This building was located near Stegeman Coliseum until its demolition in 2005 (Figure 6B).

Figure 3.
Linnentown



A. Sanborn Map showing Linnentown Neighborhood at the Present Location of Brumby, Creswell, and Russell Halls, 1918

Source: Digital Library of Georgia



B. Aerial Photograph Showing the Linnentown Neighborhood, 1955

Source: University of Georgia Map and Government Information Library

Figure 4.
Linnentown and Jeruel Academy



A. Aerial Photograph
Showing the
Linnentown
Neighborhood, 1962
Source: Earth Explorer



B. Jeruel Academy/
Union Baptist Institute,
no date
Source: Thurmond 2001

Figure 5.

Other Dormitories Designed by Logan and Williams and Williams & Logan, 1960s, 1 of 2



A. Hill Hall (completed 1961, foreground) and
Creswell Hall (background), 1975
Source: The Red and Black

B. Architect's Rendering of
Brumby Hall (completed 1966),
1964

Source: Newspaper Clippings,
University of Georgia Archives



Figure 6.
Other Dormitories Designed by Logan and Williams and Williams & Logan, 1960s, 2 of 2



A. Architect's Rendering
of Russell Hall (completed
1967), 1967
Source: Newspaper Clippings,
University of Georgia
Archives



B. Architect's Rendering
of McWhorter Hall
(completed 1967,
demolished 2005), 1966
Source: The Red and Black

With nine new dorms added in the 1960s, the University was able to house nearly 4,000 additional students on campus. The high-rise dormitories in particular were described as “luxury” living, with amenities not previously included in basic on-campus student housing. Creswell Hall included such amenities as meeting rooms, a snack bar, coin-operated laundries, automatic locking exterior doors, group study rooms, elevators, telephone outlets, rooftop sun decks, in-room intercoms, built-in desks, and steam heat (Figures 7A and B) (Dendy 2013:150; The Red and Black 1966; Scott 1967).

Creswell Hall was designed by the architectural firm Logan and Williams, led by Larry Craig Dean until his death in 1962 (see Figures 7 and 8). The project also included significant work by landscape architect William C. Pauley, consulting engineer J.W. Austin, Jr., structural engineer William E. Edwards, and electrical engineers Bush, May, & Associates. The construction contractor for the immense project was Beers Construction Company of Atlanta, who employed about 100 laborers to build the dormitory. Completed at a cost of \$3,600,000, its 500 student rooms made Creswell Hall the largest housing facility at the University upon its completion in 1963 (Taylor 1963).

Just northeast of the new dormitory, workers also built a new dining hall to accommodate 600 students per sitting (Figures 2 and 8C). At the time, the dining hall (later named Bolton Dining Commons) was the only building with barrel-shell roof construction in Clarke County (Taylor 1963). The dining hall linked to Creswell Hall via a covered walkway with a stepped roof. While the walkway remains intact, the dining hall was demolished in 2014. This area is now used as a gravel parking lot.

Figure 7.
Historic Views of Creswell Hall



A. Southeast Elevation, 1963
Source: The Red and Black



B. Dorm Room Interior, 1963
Source: The Red and Black

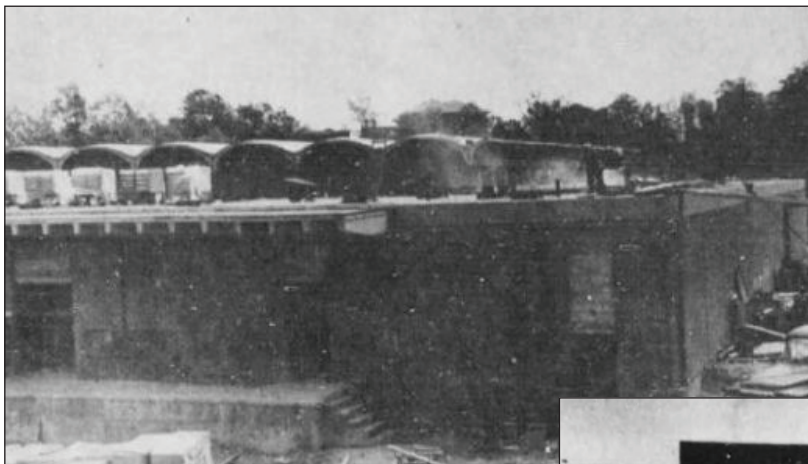


C. Postcard Showing Creswell Hall, circa 1963
Source: Hargrett Postcard Collection, University of Georgia Archives

Figure 8.
Historic Views of Creswell Hall and Bolton Dining Commons



A. View of Creswell Hall from Russell Hall, 1967



B. Southwest Elevation, 1967



C. Bolton Dining Commons During Construction, 1963
Source: The Red and Black

III. BUILDING DESCRIPTION

Creswell Hall, originally constructed to house only female students, has served both females and males since 1978 (Figures 9 and 10). The building has two nine-story towers joined perpendicularly into a primarily T-shaped footprint that is offset by projecting, one-story, rectangular wings that form the two primary entrances on the northeast and southwest elevations.

MAIN ENTRANCES

The two primary entrances into the building are each centrally set within seven-bay wings topped by seven undulating barrel-roof arches. The central bay of each elevation includes double, aluminum, automatic sliding doors (Figure 11). Both entrances were constructed with double aluminum push doors and included flat concrete overhangs (Figures 7C, 8A, and 12A). These overhangs remain intact, but the current placement of the doors suggests that they were repositioned slightly forward so that the overhang now fully covers the entrance vestibule. The remaining flanking bays include both fixed and hinged aluminum-framed windows that fill the entire space below each arch to ground level (Figures 11 and 12). These windows appear to be almost completely intact, with few filled lights and one removed for venting.

Strings of large window bays framed by precast concrete are adjacent to the entrance wings along the first floor of the south tower on both sides of the building (Figure 13A). Along this floor on the north tower and the southeast elevation of the south tower are several secondary entrances to offices, stairwells, and support areas. Several of these entrances include single doors of either aluminum-framed glass or metal flanked by fixed aluminum sidelights set below simple metal roof overhangs (Figure 13B). Others include one or no sidelights or no overhangs, and a few entrances contain double doors (Figure 13A). A few others consist of large loading bays covered by rolling metal doors (Figure 14A).

The exterior walls of this floor are primarily concrete with brick veneer covering side elevations of the entrance wings, as well as the ends and centers of both towers (Figures 13 and 14). Window bays on this level are aluminum but vary slightly in size and form (Figures 13 and 14). Fixed, awning, and sash windows are all found on this level.

Figure 9.
Creswell Hall, 1 of 2



A. Northwest Oblique



B. Northeast Elevation

Figure 10.
Creswell Hall, 2 of 2



A. East Oblique



B. Southwest Elevation

Figure 11.
Entrance Wings



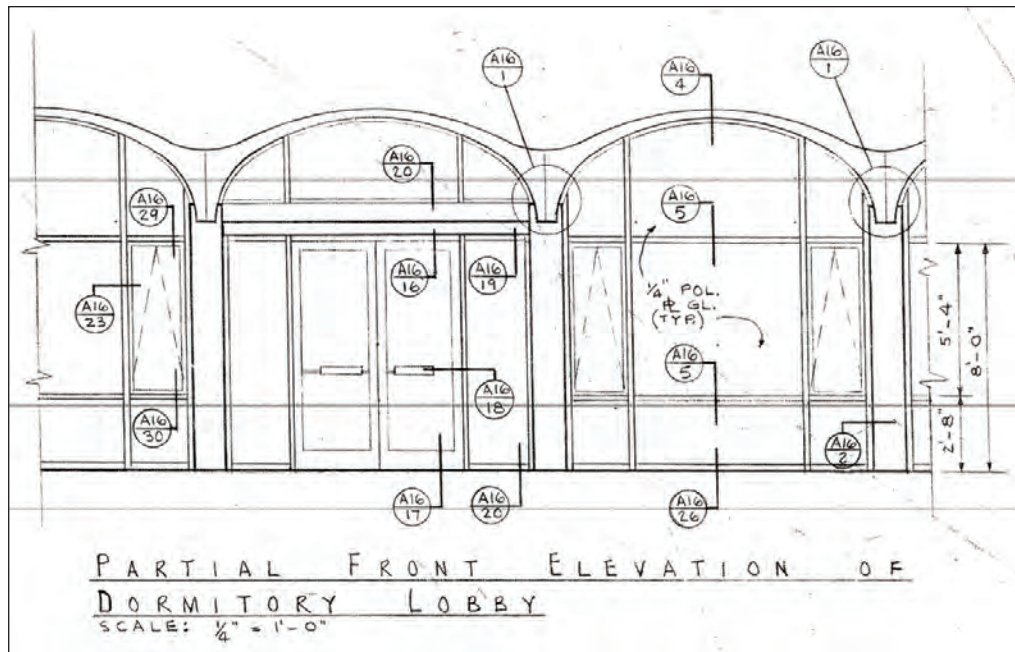
A. Southwest Elevation
Entrance Wing

B. Northeast
Elevation Entrance
Wing



C. Rooftop View of
Northeast Elevation
Entrance Wing

Figure 12.
Door Plan and Window Bay



A. Plan for Primary Entrances, 1961
Source: University Housing, University of Georgia



B. Window Bay, Southwest
Elevation

Figure 13.
First Floor, 1 of 2



A. Juncture of South Tower and Northeast Elevation



B. Southwest Elevation

Figure 14.
First Floor, 2 of 2



A. Southeast Elevation



B. Northeast Elevation

Most interior spaces on the first floor have been significantly altered since the building's construction. While portions of the barrel-roof entrance wings remain somewhat intact, the ceilings have been partially covered by non-historic materials (Figures 15A and 15B). Much of the central portion of this floor is not legible as a historic space and does not retain the original layout of the building (Figures 15C and 16A). The plaster-covered hall and vented doorways in the north tower remain somewhat legible as the historic spaces originally intended for use by housemothers, but this portion of the building has been altered to accommodate offices (Figure 16B). Additionally, lounge areas in the south tower originally intended for use as recreation rooms have been divided to create separate spaces, such as a ground-floor laundry room (Figure 16C and 17A). Both service and general-use elevator banks appear to be relatively unchanged since their construction (Figures 17B and 17C).

TOWERS

The bulk of the dormitory is nine stories tall and has a flat roof and T-shaped footprint (Figures 18-20). The bottom floor is clad in concrete and brick veneer. The brick veneer also extends the full height of the tower ends, marking the locations of stairwells, and the rough center of each tower, indicating the locations of shared restrooms and elevator banks (Figure 19). A single bay of alternating aluminum awning windows and green porcelain enamel panels stretches from ground to roof at each stairwell, while central brick veneer sections of the building feature narrow fixed aluminum windows (Figure 21A).

The remaining portions of the building's eight stories, which serve the dormitory's 960-bed, co-ed population, are covered in aluminum windows and green porcelain enamel panels (Figure 21B). Laid out symmetrically, the south tower has a total of 14 bays divided by the central restroom/elevator back section. The north tower has 11 bays in its south end and eight bays in the north. Each bay indicates the location of an individual room and includes a set of paired aluminum windows with a central fixed light and awning windows above and below. In most bays, the bottom left awning light has been replaced by a box air conditioning unit (Figures 18-20).

Both north and south towers include communal spaces marked by brick veneer on the exterior (Figures 19 and 20). These areas contain shared restrooms (two on each floor), lounge/study rooms, water fountains, and trash chutes for each floor, as well as stairwells connecting all floors (Figures 22-24). Some floors also include shared kitchens and dining areas in rooms originally set aside for laundry. Some of the former laundry rooms are closed to students and are currently used for storage. While some of these shared spaces have been updated or repurposed, some are relatively unchanged since construction. Trash chutes and elevator exteriors appear to date to the building's construction. All tower restrooms appear to be original and have pastel-colored tiles.

Figure 15.
First Floor Interior, 1 of 3



A. Partially Covered Barrel-Roof Ceiling

B. Covered Barrel-Roof Ceiling



C. Non-Historic Interior Alterations

Figure 16.
First Floor Interior, 2 of 3



A. Non-Historic Interior Alterations



B. Former Housemothers' Hall



C. Divided Lounge

Figure 17.
First Floor Interior, 3 of 3

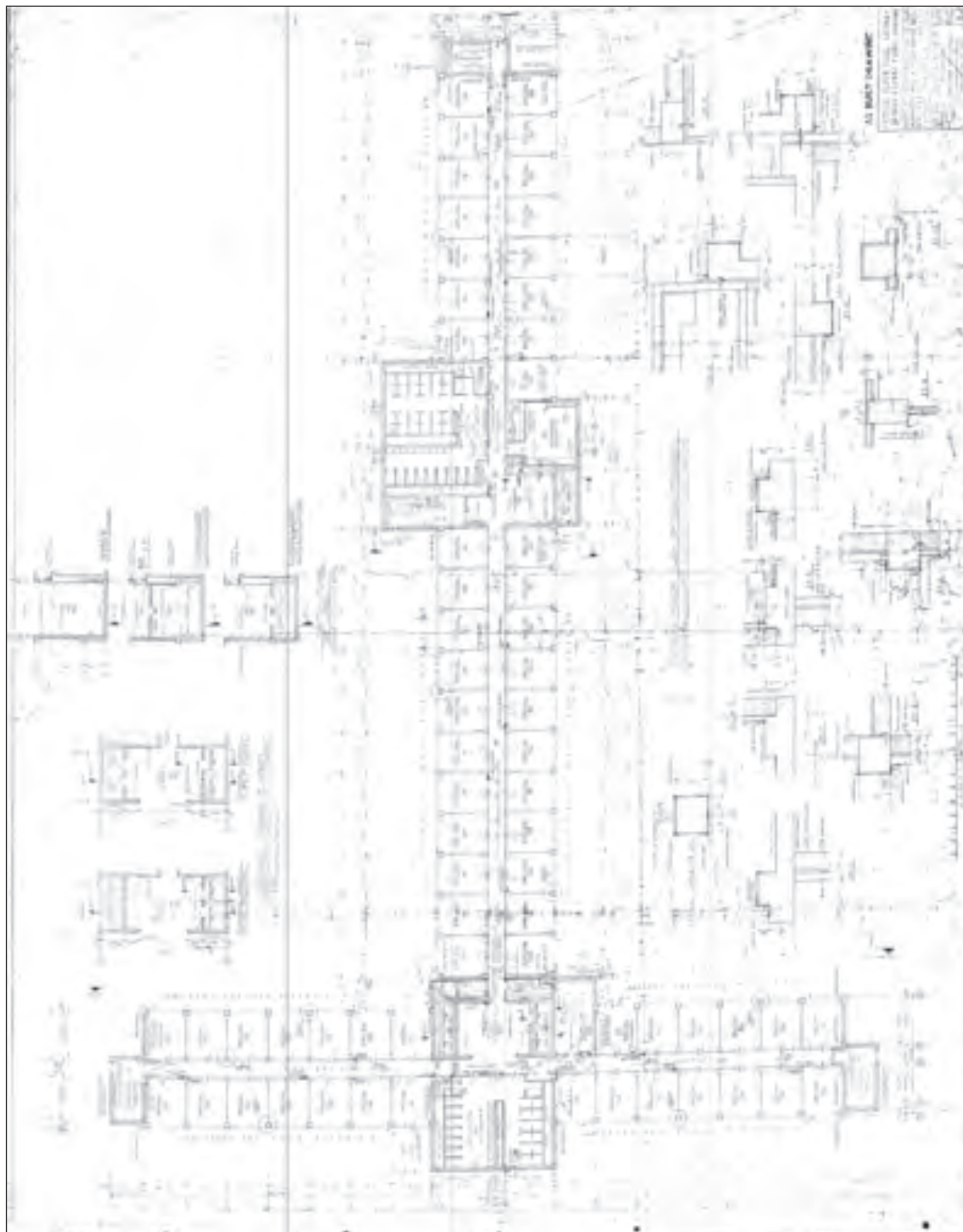


A. Laundry Room Formed from
Divided Lounge

B. General-Use Elevator Bank

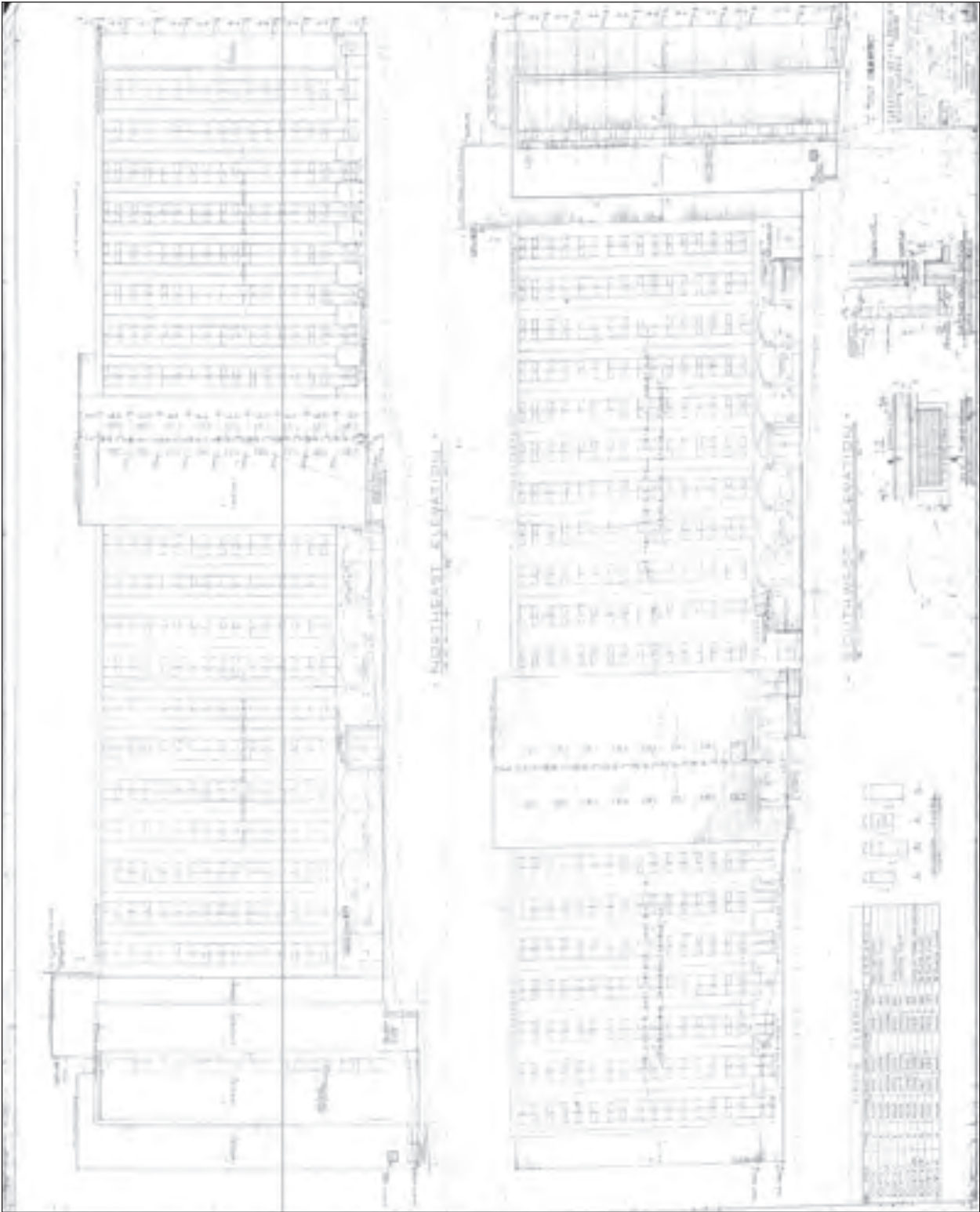


C. Service Elevator Bank



Source: University Housing, University of Georgia

Figure 18.
Typical Floorplan for Towers, 1961



Source: University Housing, University of Georgia

Figure 19.
Elevations, 1961

Figure 20.
Creswell Hall Towers



A. North Tower, Northeast Elevation



B. South Tower, South Oblique



C. North Tower, South End of Southwest Elevation

Figure 21.
Porcelain Enamel Panels



A. Stairwell Panels, Southwest Elevation of South Tower



B. Enamel Panels on South Tower

Figure 22.
Shared Restroom



A. Shared Toilet Stalls and Sinks



B. Shared Shower Stalls

Figure 23.
Other Shared Areas, 1 of 2



A. Shared Lounge



B. Stairwell

Figure 24.
Other Shared Areas, 2 of 2



A. Shared Kitchen

B. Closed Storage Area/
Former Shared Laundry



C. Elevator Bank

Dorm rooms are designed to accommodate two students and include both original and replacement built-in features (Figures 25-27). Beds, desks, bulletin boards, heating units, and flooring materials appear to have been replaced. Wardrobes with cabinets above, chests of drawers, doors, and louvered transoms all appear original. Mirrors, mirror lights, and chairs do not match those shown on original plan drawings, but may be original or historic. Windows are also original to the rooms except where air conditioning units have been installed. Long hallways that stretch from the core to the stairwell ends of each tower divide rooms (Figure 27B).

SUPPORT AREAS

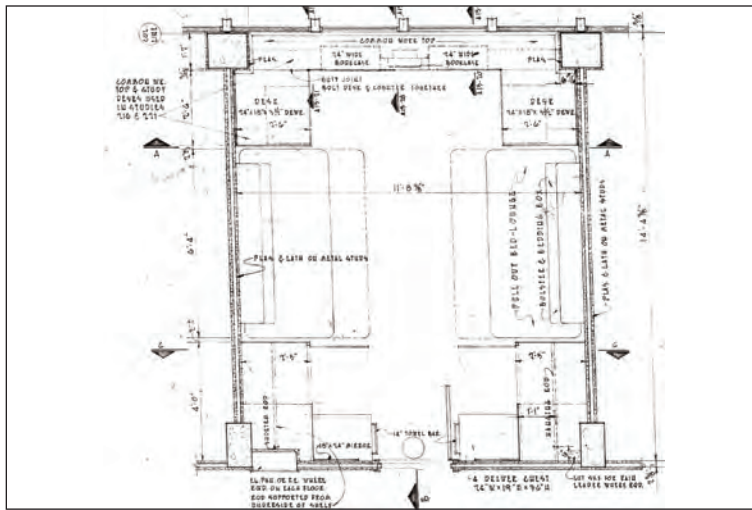
Along with domestic areas and administrative offices, Creswell Hall and its grounds include miscellaneous support areas. On the basement floor are a large equipment room, various small storage rooms, restrooms, and a single elevator bank (Figure 28). It is unclear which features of the equipment room are original and which have been replaced.

The flat roof of the building's tower section is built up and covered with gravel. Concrete coping with aluminum caps lines the roof edges (Figure 29A). The central areas of each tower reserved for elevator banks and restrooms are visible from the roof level by parapet walls composed of concrete columns, brick, and concrete coping extending upward from the frames of each (Figures 29B-30). At the juncture of the south and north tower roofs is a rectangular equipment room holding machinery for the main general use elevator bank (Figures 29B and 31). A second elevator equipment room is located on the sixth floor and houses machinery for the building's service elevator (Figure 31C).

LANDSCAPE AND SETTING

Creswell Hall's landscape design included concrete walkways, drives, parking areas, concrete staircases, planting benches, walls, and wall side planters (Figure 32). It appears that not all of the elements included in the landscape plan were originally included, particularly on the southwest side of the building. While original plantings have changed, many historic static features remain intact. The southwest approach to the building includes a wide concrete walkway gradually stepping up to this elevation's main entrance (Figure 33). Flanking the walkway are four sets of square concrete planting beds, the three middle ones being planting benches. As the walkway approaches the building, a low set of crescent-shaped steps leads up to the entrance doors (Figure 11A). Here, additional planting beds line the building edge. Original lampposts dot this and all elevations of the building.

Figure 25.
Plans for Typical Room, 1961

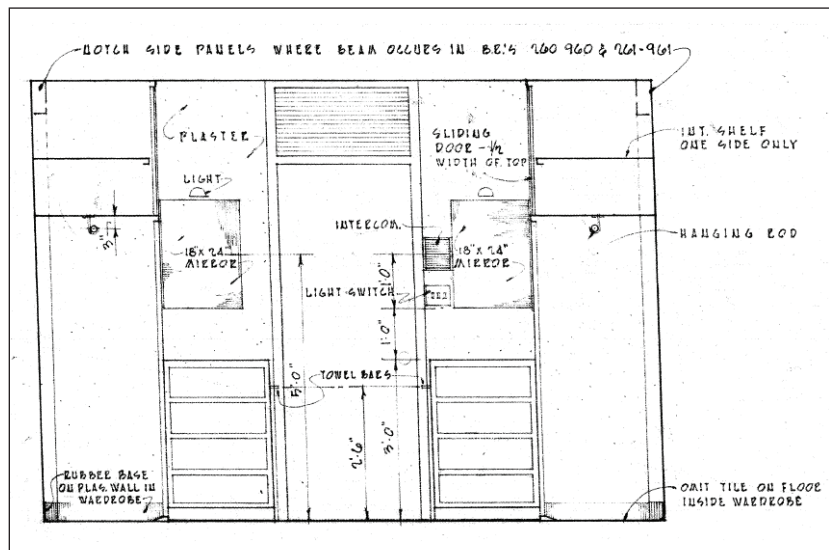
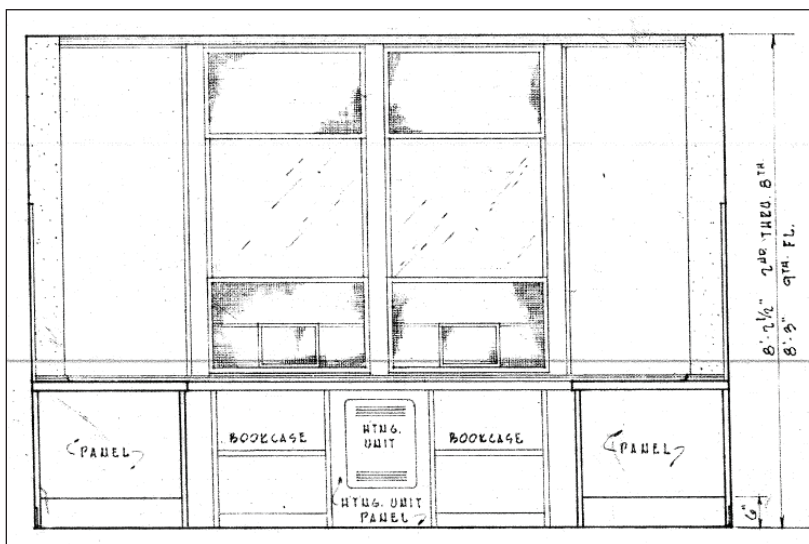


A. Typical Room

Source: University Housing,
University of Georgia

B. Door Elevation

Source: University Housing,
University of Georgia



C. Window Elevation

Source: University Housing,
University of Georgia

Figure 26.
Typical Room Interior



A. View Toward Window



B. View Toward Wardrobe and Dresser

Figure 27.
Typical Room Interior and Hall



A. View Toward Door



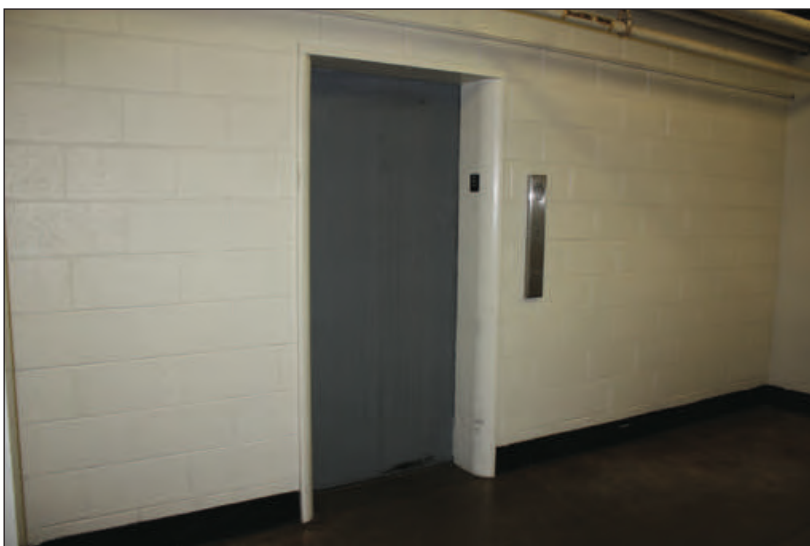
B. Hall View from Elevator Bank to Stairwell

Figure 28.
Basement Support Areas



A. Equipment Room, View 1

B. Equipment Room, View 2



C. Basement Elevator Access

Figure 29.
Roof, 1 of 2



A. View from North Tower Roof toward South Tower Roof



B. South Tower Parapet Wall and Rooftop Equipment Room

Figure 30.
Roof, 2 of 2



A. North Tower Parapet Wall



B. South Tower Parapet Wall Interior

Figure 31.
Elevator Machine Rooms



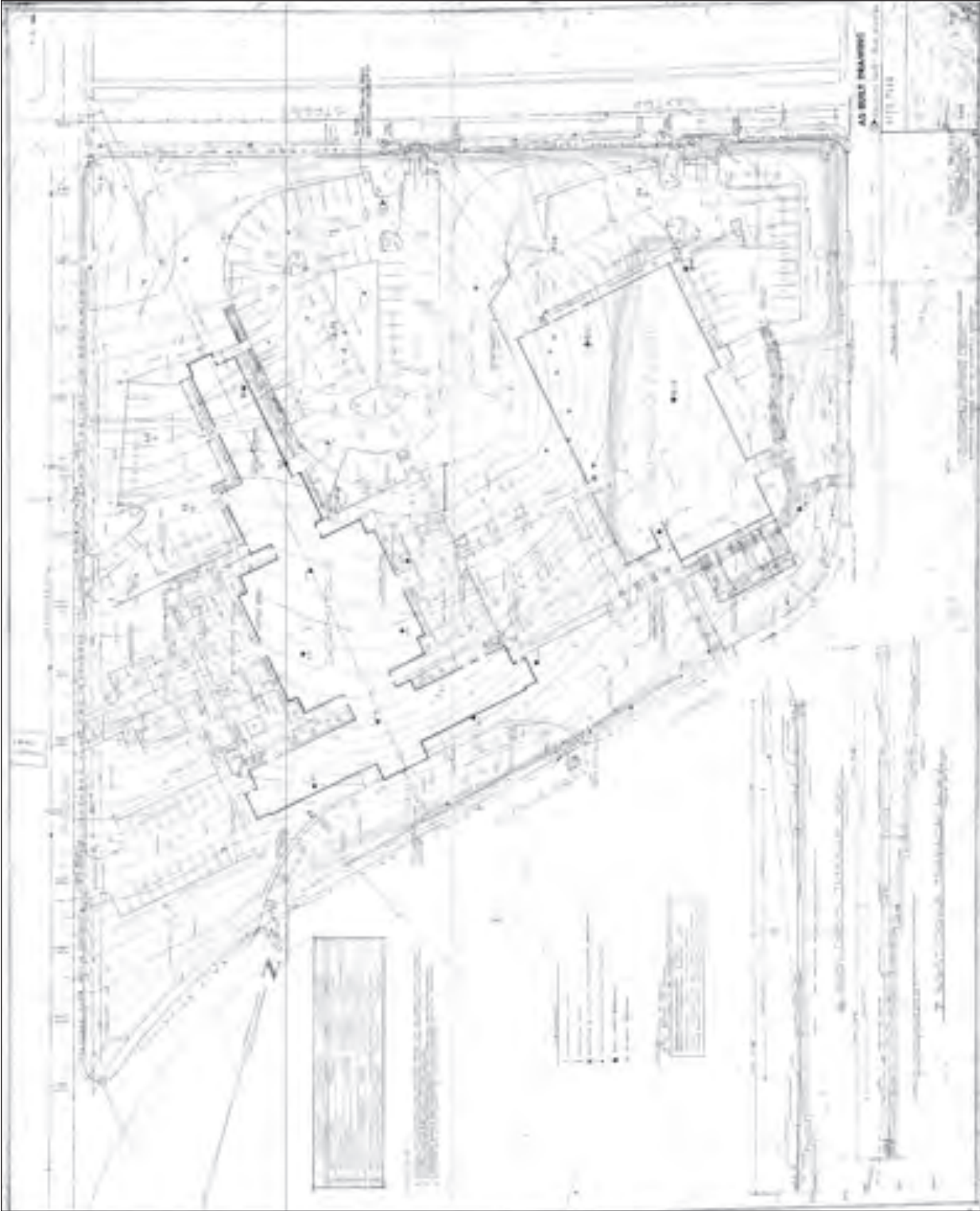
A. Rooftop Elevator Machine
Room Interior



B. General Use Elevator Machines



C. Sixth Floor Elevator Machine Room



Source: University Housing, University of Georgia

Figure 32.
Site Plan for Creswell Hall, 1962

Figure 33.
Southwest Entrance Landscape



A. Southwest Elevation Approach

B. Planting Beds and Benches



C. View of Walkway from
Southwest Entrance

Figure 34.
Northeast Entrance Landscape, 1 of 2



A. Northeast Elevation Approach



B. Rooftop View of Walkway



C. Greek Key Canopy Form

A stepped walkway from the location of the now-demolished dining hall/current gravel parking lot leads to the building's northeast main entrance (Figures 34 and 35). Above the walkway is a shaped concrete canopy constructed in several separate pieces. Each piece overlaps, but does not touch, adjacent canopy pieces in a Greek key form (Figure 34C). Also fronting this entrance is a hardscape terrace with planting islands and beds, and lamp posts (Figure 35). These features are original. Iron handrails, metal benches, bike racks, and picnic tables have been added.

Linking the terrace to the lowest section of the walkway is a zig-zag-shaped ADA ramp installed just north of the walkway around 2005. Just south of the walkway is a grass-covered hill. At the bottom of the hill, adjacent to the gravel parking lot, is a sand volleyball court that was installed in 1999.

Fronting the northeast and southwest elevations near the north end of the building are paved parking lots. Both lots are roughly triangular with the smaller, southwest lot having more defined edges and accessing S. Finley Street (Figure 36A). The larger lot to the northeast has softer edges and a central, roughly triangular planting bed (Figures 36B and 36C). These also include original wall side planters (Figure 37A). A smaller rectangular paved parking lot also sits at the southwest end of the west elevation of the south tower (Figure 10B). This lot also accesses S. Finley Street. All three lots are original to the building's construction.

Just north of the north end of the building is a triangular grass-covered hill surrounded by sidewalks linking the building and parking lots to a walkway along Baxter Street. Two sets of wide concrete stairs with metal handrails lead from the building up to the Baxter Street sidewalk (Figure 37B). A vertically scored retaining wall separates the northeast elevation parking lot from the staircases and the wide tree-lined sidewalk along Baxter Street. At the building's south end is a U-shaped loading and maintenance drive with a small parking area separated from E. Cloverhurst Avenue by a tall retaining wall (Figure 37C). A winding sidewalk near the south corner of the building leading to E. Cloverhurst Avenue mimics the winding shape of the south end maintenance drive.

Creswell Hall sits at the western edge of campus. Commercial buildings and public housing along Baxter Street surround it to the north and far west (Figure 38A). Parking lots, Legion Field, Legion Pool, and three other dormitories are to the south and southeast (Figures 1 and 38B). A gravel parking lot, the former location of the Bolton Dining Commons, lies to the east, while farther east are Mell and Lipscomb halls (Figure 38C). These low-rise dormitories, as well as Brumby and Russell to the west and three more farther southeast were all built in the 1960s to designs by Logan and Williams and Williams & Dean dormitories (Figure 39A). Further east is the main University campus (Figure 39B). The mix of low- and high-rise dormitories together forms a mid-century, student residential district merging near the corner of Baxter and Lumpkin streets.

Figure 35.
Northeast Entrance Landscape, 2 of 2



A. Walkway View Below Canopy

B. Original and Added
Landscape Features



C. Terrace and Canopy

Figure 36.
North End Parking Lots



A. Southwest Elevation Parking Lot

B. Rooftop View of Northeast
Elevation Parking Lot



C. Northeast Elevation Parking
Lot

Figure 37.
North and South



A. North End of North Tower

B. Rooftop View of Northeast
Elevation Parking Lot



C. Northeast Elevation Parking Lot

Figure 38.
Creswell Hall Setting, 1 of 2



A. View North Toward Baxter Street Development and Downtown Athens

B. View Southeast Toward Legion Pool and Hill, Church, and Boggs Halls



C. View East Toward Gravel Parking Lot and Mell and Lipscomb Halls

Figure 39.
Creswell Hall Setting, 2 of 2



A. View West Toward Russell Hall (foreground) and Brumby Hall (background)



B. View East Toward the Main Campus of the University

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IV. NRHP EVALUATION AND CONCLUSION

NRHP EVALUATION

The NRHP eligibility of Creswell Hall was evaluated with reference to the NRHP Criteria for Evaluation. The building does not appear to have the potential to be the principal source of important information and so there was no basis for evaluating the resource under Criterion D.

Creswell Hall was evaluated under Criterion A and appears to possess significance in the areas of education and community planning and development at the state and local levels. As one of the three earliest high-rise dormitories at the University of Georgia, Creswell Hall significantly altered both the campus and Athens, giving the small town more of a small city feeling. The dormitory is also significant for its association with the growing baby boomer population that sought higher education opportunities in the second half of the twentieth century.

The dormitory was also evaluated under Criterion B and appears to be significant at the local level for its association with the architects H. Eugene Williams, Jr., Robert Brown Logan, and Larry Craig Dean. As the firm Logan and Williams and the subsequent firm Williams & Logan, the architects made a substantial and lasting impact to the University of Georgia. While the architects' significance appears to be primarily based on their contributions to the University, those contributions of eight extant dormitories shaped the west side of the campus and introduced functional modernist designs for on-campus living.

Under Criterion C, Creswell Hall appears to possess significance in the area of architecture at the local level. As one of the first high-rise dormitories constructed at the University of Georgia and one of the earliest to include "luxury" amenities like large recreation areas, a snack bar, and in-room intercoms, Creswell Hall is a significant architectural addition to the campus. While the first floor has been significantly altered and the loss of the adjacent dining hall does somewhat diminish the building's integrity of setting, the building's exterior is largely intact. Additionally, the high-rise dormitory should be considered a contributing resource to an eligible historic district composed of eight dormitories sited near the intersection of Baxter and Lumpkin streets. Together, this group is an excellent example of modern, functional approaches to campus living that developed in the mid-twentieth century.

CONCLUSION

Creswell Hall is significant because it constitutes one of the first high-rise dormitories constructed on the campus of the University of Georgia and forever altered the feeling of the campus and Athens. The building is a good representative example of the work of the firms Logan & Williams and Williams & Dean. As a group, the dormitory and the seven other dormitories in this vicinity are good examples of mid-twentieth-century shifts in college planning and design. For these reasons, Creswell Hall is recommended eligible for the NRHP. In addition, the University may consider a potential historic district composed of the eight 1960s dormitories, as well as contributing support resources in the vicinity of the intersection of Baxter and Lumpkin streets. Constructed by the firms of Logan & Williams and Williams & Dean, the high- and low-rise dormitories in this area display a shift in campus design, and together form a harmonious group of modernist mid-twentieth-century construction.

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