

# Historic Structure Report Kell Hall & Plaza

Georgia State University



Lord Aeck Sargent  
A Katerra Company

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Cover Image: The six-story Ivy Street Garage, shown here circa 1938, became GSU's first permanent building in 1946 and was renamed Kell Hall in 1964. Source: Special Collections and Archives, Georgia State University Library.

## Executive Summary

Lord Aeck Sargent (LAS) has developed this Historic Structure Report (HSR) for Georgia State University of Kell Hall, formerly the Bolling Jones Building and Ivy Street Parking Garage, in accordance with the Georgia Board of Regents (BOR) Due Diligence guidance for the proposed demolition of Significant Resources. This guidance was developed with the Georgia Department of Natural Resources, Historic Preservation Division (HPD) and partially satisfies requirements of the Georgia Environmental Protection Act (GEPA). The HSR is organized according to the HPD's *Historic Structure Report Guidelines*.

Some portions of this HSR have been modified from the HPD guidance to suit the proposed intended use of the building, which is demolition. Therefore, there are no recommendations for treatment or repair to the existing building, and instead, the National Park Service recommended section for Alternatives for Treatment and Use has been added.

The report concludes that while the historic significance and potential National Register of Historic Places eligibility of Kell Hall has been recognized, Georgia State University has long planned for its demolition. Campus planning documents going back at least 20 years identify Kell Hall for demolition and planning for the greenspace that will replace the building is significantly developed.

## Property Identification and Location Information

Name: Kell Hall

Alternate Names: Bolling Jones Building; Ivy Street Parking Garage

Location (UTM): Zone 16s; 33.753709 E, -84.386901 N

Location (Address): 4 Peachtree Center Ave SE, Atlanta, GA, United States

Owner: Georgia State University

Historic Listing, Designation, or Jurisdiction: None

## Methodology

A field assessment of Kell Hall and adjacent elevated plaza was conducted on October 5th, 2018, by Lord Aeck Sargent. The building was visually assessed from the ground, the interior, and aerially, via an unmanned aerial system (aka, "drone"). The assessment identified and characterized building features and systems.

The Historic Structure Report (HSR) documents exterior and interior conditions and likely causes, challenges with current and potential building use, and recommends treatments that are appropriate for the building. As well, the HSR documents the intended treatment and use, which in this case is demolition, and has identified and evaluated several alternatives to that use based on the findings from the assessment.

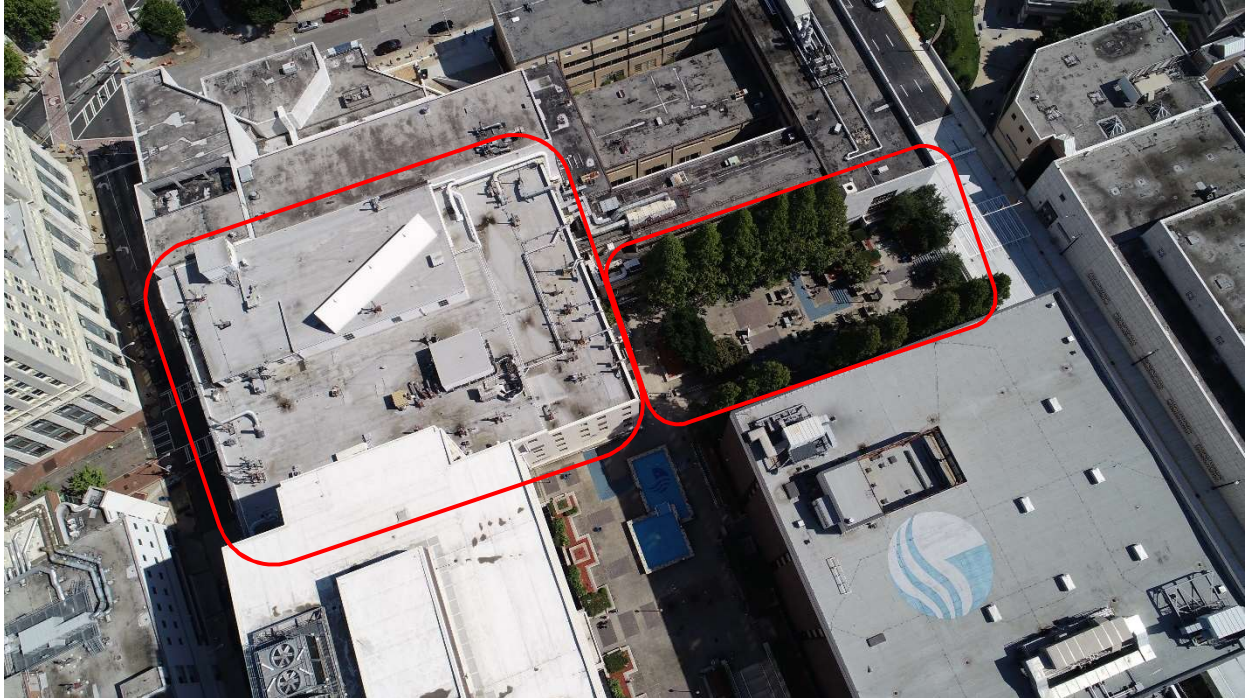


Figure 1: Aerial view of Kell Hall (left) and the raised plaza (right) by author.

## Part 1 – Developmental History

Originally constructed as the Ivy Street Parking Garage in 1925 and alternatively called the Bolling Jones Building, Kell Hall has served as a classroom and academic building at the core of the Georgia State University campus since 1946.

Named after the original building's owner, Mr. Bolling Jones, Jr., the Bolling Jones Building appears to have been the first multi-story parking garage of its type and size in Atlanta. Innovative for its purpose built use, it also was completed with automatic sprinklers, steam heat, electric lighting, and elevators.<sup>1</sup> Structural engineer W.E. Matthews of Lockwood-Greene & Company designed the Bolling Jones Building using the Ramp Buildings Corporation of New York's patented d'Humy Motoramp system of zigzagged half-levels and condensed tandem ramps, which maximized the space capacity. The half-level ramps reduced their steepness, which allowed cars to drive from the ground to the topmost floor without shifting gears.<sup>2</sup>

The Ivy Street Garage included six-stories of parking spaces, a service center that offered "washing and polishing" and "such other light service", as well as commercial spaces for retail stores,

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<sup>1</sup> "Large Automobile Hotel to be Erected on Ivy Street." The Atlanta Constitution, Oct. 5, 1924, 17; "Ivy Street Garage to Stage Formal Opening." The Atlanta Constitution, May 24, 1925; "Piles are Driven to Support Auto Hotel Building." The Atlanta Constitution, Oct. 26, 1924.

<sup>2</sup> "Lockwood Greene & Co. Design Modern Auto Hotel on Ivy Street." The Atlanta Constitution, May 24, 1925.



commercial offices, and a lounge for chauffeurs. The construction of the building took two years and nearly \$1,000,000.<sup>3</sup>

Advertisements and articles over the two decades indicate the building's continued use as a parking garage and as well, leased to several business including a piano warehouse and offices for the United Mine Workers union.<sup>4</sup>

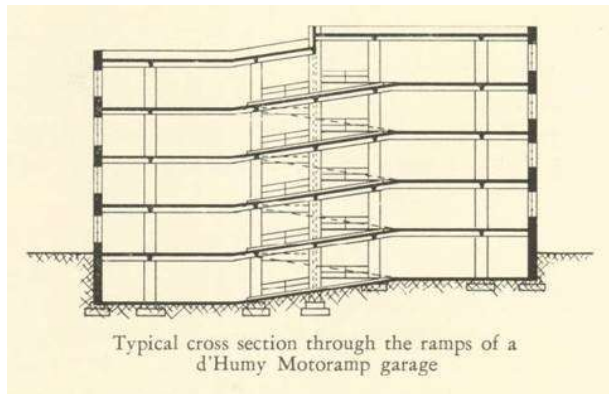


Figure 2: Cross section of a d'Humi Motoramp garage from *The Modern Multi-Floor Garage* (1929)p.13

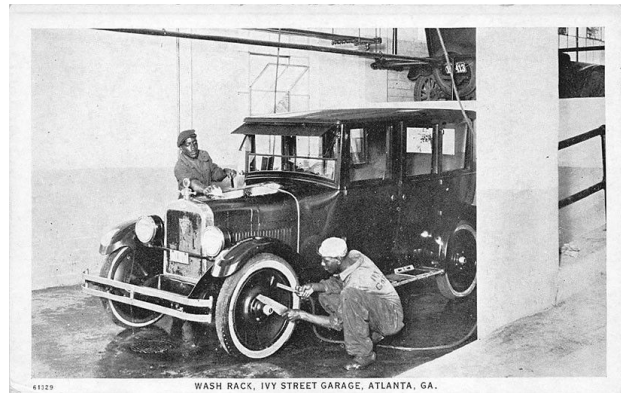


Figure 3: Undated postcard showing "Wash Rack" at the Ivy Street Garage.

Following World War II, enrollment at the Georgia Tech Evening School of Commerce (and also known as the Atlanta Center), what later became Georgia State University, increased dramatically with the flood of veterans returning home creating a critical need for more classroom and academic space. College President at the time, George Sparks purchased the Ivy Street Garage for \$296,000 with the goal of converting the building to become the college's first dedicated campus property.<sup>5</sup> Funding came from the 1944 Surplus Property Act which made federal resources available for converting buildings to educational facilities.<sup>6</sup> An abundance of post-WWII supplies and manpower reduced the cost of conversion of the 180,000 square foot facility for a total cost of \$100,000.<sup>7</sup> The parking garage floor-to-floor ramps remained in the building and led to it being known by students as the "Rampway", which also became the title of the student yearbook.

Classes began in the new building in March of 1946. The school occupied only two floors at first and leased the remaining space. Other tenants included Southern Bell Telephone Co., Franklin Tire Co., a sawmill, the state Board of Regents, and the teachers' retirement system. The sixth floor was used as rehearsal space for the Atlanta Symphony Orchestra and also housed two bowling alleys.<sup>8</sup>

The Evening School of Commerce, an extension of the Georgia School of Technology, was founded in 1913. In 1947 the school was renamed the Atlanta Division of the University of Georgia and in 1955

<sup>3</sup> "Ivy Garage Gives Prompt Car Service" *The Atlanta Constitution*, April 11, 1926, 7; "Opening of Atlanta's New \$1,000,000 Automobile Hostelry."

<sup>4</sup> "Ivy Garage Leased for \$140,000 Plus" *The Atlanta Constitution*, April 21, 1939; advertisement *The Atlanta Constitution*, February 23, 1938 page 2

<sup>5</sup> <http://sites.gsu.edu/historyofourstreets/2015/11/10/kell-hall-2> Accessed October 12, 2018

<sup>6</sup> Georgia State University, Campus Historic Preservation Plan, June 2014.

<sup>7</sup> Elizabeth Klipp, "Kell Hall: From Parking Garage to Quirky Classroom Building." *GSU Magazine*, Winter Issue 2010.

<sup>8</sup> Elizabeth Klipp "HISTORY 101; GSU's Ramp Way to Class"

<http://www2.gsu.edu/~wwwwork/magazine/2010winter/history101kell.html> Accessed October 12, 2018.

## Kell Hall

### Historic Structure Report

renamed again to the Georgia State College of Business Administration. By 1961, as the school grew in size and scope of education, its name was changed for a third time to Georgia State College. In 1969 its name was finally changed to Georgia State University.



Figure 2: Left: Students inside Kell Hall walking down the converted parking garage ramps at Georgia State University, 1964. Right: Students outside of Kell Hall C. 1946. Atlanta Journal-Constitution Photographic Archives. Special Collections and Archives, Georgia State University Library.

In 1964 the Ivy Street Garage building was formally dedicated as Kell Science Hall, after the first dean of the Evening School of Commerce, Wayne Sailley Kell.<sup>9</sup>

Until this year Kell Hall housed the Geosciences, Astronomy, Chemistry and Biology departments, as well as research and instructional labs, all of which necessitated periodic renovation and modifications to the building to support growth of the academic programs.



Figure 3: Raised Plaza before and during construction, with Kell Hall in background. G1984-30\_267, University Publications Photograph Collection, G1984-30, University Archives, Special Collections and Archives, Georgia State University Library, Atlanta

<sup>9</sup> "It's Kell Hall at Georgia State." The Atlanta Constitution, May 22, 1964, 26.

The raised plaza adjacent to Kell Hall was designed by Atlanta architectural firm Aeck and Associates and constructed in 1972.

### Description of Existing Conditions

Kell Hall fronts Peachtree Center Avenue (formerly Ivy Street) and adjoins Georgia State University's Langdale Hall to the southwest and the Arts and Humanities building to the northeast. Behind Kell (south and southeast) are two raised plazas with parking and loading areas below. Also sharing the block with Kell are the University's Library and Sparks Hall.

Kell Hall is a six-story reinforced concrete building with a penthouse level occupying less than half the building's floorplate. Floors are staggered a half-level down at each floor, towards the rear of the building, with a series of inter-floor ramps connecting each level and half-level. The building contains 180,000 square feet of interior floor space.

### Foundation

The building appears to sit on a concrete slab on and slightly below grade. Cast-in-place conventional concrete with cast concrete columns supporting a two-way slab and beam structural systems. The slab on grade is assumed to be supported by reinforced concrete piles.

No invasive or exploratory investigation on the foundation was conducted. Demolition of the building will remove all above-grade features while preserving existing pile and foundation structure.

### Structure

A defined lateral load-resisting system was not apparent. However, as with most d'Humi Motoramp system construction, the Kell Hall building likely utilizes a cast-in-place, post-tensioned concrete construction with monolithic connections between slabs, beam and round columns. The structural frame is reinforced concrete cast-in-situ; composite concrete system consisting of prestressed, precast concrete joists and beam soffits with cast-in place beams and slab; reinforced concrete columns; and shear walls with reinforcement by means of bars, beam and girder units and wire mesh for floors and roofs.

The building's core is a poured-in-place concrete structure of staggered floors, divided into two sections, where the floors of one fourth the building being halfway between the floors in the other three-fourths by inclined ramps. These ramps were used to connect the various floors a half story apart and were arranged to permit continuous travel up or down the building. Currently the building's ramps are used as hallways from floor to floor.

The primary structure (slabs, beams, columns, bearing walls, etc.) generally appears to be in good condition. There were no apparent signs indicative of instability or structural failure.

### Roofing

The flat roof is a cast-in-place reinforced (beam and girder units and wire mesh) concrete slab with a built up roofing membrane. Exterior walls extend above the roof line to varying heights forming a parapet.

No issues with the roof or roofing were observed though evidence of past water damage and staining on the interior were noted. Discussions with maintenance personnel indicate that there are no active roof leaks or drainage concerns.

### Exterior

The Peachtree Center elevation is separated by eight pilasters and seven recessed vertical bays which are located between the pilasters. On the Peachtree Center elevation the façade is clad in yellow-golden glazed face brick with a crenelated parapet and terra cotta tile Gothic embellishment at the corners. The base of the building's pilasters and a belt course above the ground floor is clad in grey limestone.

The northernmost bay features a Gothic-inspired raised pedestrian entry with decorative limestone elements. The third bay from the north is the primary entrance to the building and features curved glass-block walls and a modern glazed entry. This bay originally contained one of two historic vehicular passages into the building. The second vehicular passage, along with two historic retail storefronts and two additional pedestrian entries were removed and infilled with a matching yellow-golden glazed brick. Two light fixtures bracketing the remaining historic pedestrian entrance remain, but no other historic features or building signage remain.

Vertical rows of punched openings punctuate the recessed bays. Original windows are multi-lite fixed steel windows with an operable central awning sash. Each window sill is made of concrete. All windows along Peachtree Center were removed and replaced with aluminum windows.

The south elevation is connected from the second to the sixth floor, beginning roughly at the second structural bay, to Langdale Hall with the first floor adjacent to a covered vehicular drive. The exposed wall on the south elevation has been infilled with original oversized brick and straight-stacked concrete masonry units and is painted white. The north elevation is entirely obscured by the Arts and Humanities building. The east elevation, which retains most of its original steel windows, has been covered in white-painted stucco.

The building's exterior shows no signs of significant damage or issues concerning the integrity of the building. All materials at the exterior appear to be in satisfactory condition excepting for minor damage, spalling, cracking, and environmental staining and soiling typical of a building of this age and location.

### Interior

The interior walls are comprised of varying materials ranging from concrete block, lath/ plaster, vinyl wall covering, drywall or gypsum wall board with paint finish, wood paneling with coatings and stains and metal support assemblies. In select areas, original interior walls are present and are comprised of oversized brick with molded wood base.

Conditions on the interior run the gamut of issues typical of deferred maintenance and heavy use. As well, the building was, at the time of this assessment, being vacated and in the process interior conditions have been exacerbated and in several cases, left unrepaired. No conditions of critical concern were noted.

The presence of hazardous materials in the building, including lead paint and asbestos containing materials, has been confirmed through a hazardous material survey. Past remediation work was noted on the seventh floor penthouse level and in other select areas.

### Flooring

The building's core is a structure of staggered floors where the flooring is formed using poured concrete with cast-in -place construction. Layers of flooring finishes were noted throughout the building, likely representing several renovation campaigns. Original tongue and groove wood flooring was noted at the seventh floor level.



Flooring is generally in poor condition. In some areas the original concrete floors are exposed, revealing original painted parking stall lines.

### Ceiling

Acoustical tile ceilings are the standard throughout the interior of the building. The ceiling is suspended beneath concrete slab construction. Other ceiling materials include plaster, fiberglass panels, and gypsum board.

No issues with the ceilings were observed though evidence of past water damage, bubbling of plaster and staining on the interior. Discussions with maintenance personnel indicate that there are no active roof leaks or drainage concern.

### Windows and Doors

The west elevation windows along Peachtree Centre Avenue have been replaced with aluminum windows which appear to be in stable condition.

Remaining original steel windows on the east and portions of the south elevations are in need of regular maintenance but do not exhibit any critical conditions.

Many original window openings, especially on the north and south elevations, have been blocked in. Historic images indicate that many of these bays may never have contained windows.

### Raised Plaza

The raised plaza directly behind Kell Hall, referred to as Library Plaza, was constructed in 1972. The plaza was designed to provide outdoor areas for student gatherings and events. The plaza allowed for preservation of vehicular parking beneath the structure until additional parking areas/structures could be provided on the campus perimeter. These decks and lots have since been created.

The plaza has multiple levels. From Kell Hall, the plaza can be accessed from a platform associated with the Langdale Plaza. The modern entrance to Kell is at its lower second floor level. From this level, the Langdale Plaza descends via a ramp and stairs to the Library Plaza, punctuated by large brick and concrete planters. From this level one can enter both the library building and Sparks Hall. Amphitheater-like stairs descend to a landing and a single run of stairs to the ground level parking and circulation below the plaza. Another single run stairs ascends up to Courtland Street at the south end of the plaza. Benches, low-walls, and moveable tables and seating are scattered around the site. There is one exterior, enclosed elevator tower providing alternative vertical circulation.

The plaza is in stable condition and no conditions of critical concern were noted. The current plaza creates accessibility challenges and continues to grade-separate important parts of the campus.

### General Visual Observations

During the site visit there were several locations that showed signs of water infiltration in the form of discoloration at the ceiling boards and peeling/blistering/ bubbling of paint or plaster finishes at the interior walls. The air/ water tightness of the building appears to have been compromised when the building was converted from a garage to an academic building.

### Accessibility Assessment (ADA)

The American's with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973 mandate equal access or providing "full and equal enjoyment" to people with varying levels of physical and mental abilities. At the interior of Kell Hall there are concrete ramps that are a remaining feature from the building's prior use as a parking garage and are existing architectural barriers.

These concrete ramps in Kell Hall are not ADA compliant as they exceed the maximum rise for any run of 30 inches. The typical grade of the d'Humy Motoramps is 15%. These ramps do not meet the wheelchair ramp specifications, codes, and current ADA guidelines. As well, many doorways in the building are several inches above the average floor level, accounting for the sloped ramps, upon which or adjacent to the retrofitted rooms. Existing restrooms and elevators also do not meet ADA guidelines.

Interestingly, when the building was first converted for classroom use, it was thought the ramps would benefit disabled returning veterans. This thinking, of course, predated the development of accessibility standards.

### Significance and Integrity

Kell Hall was recommended "Not Eligible" in the June 2014 Georgia State University Campus Historic Preservation Plan produced by Stantec, which stated that "Kell Hall does not retain its historic integrity due to multiple alterations." The report went on to recommend that Kell Hall, along with three other campus buildings, be included in Category 3 of the Institutional Value index, reserved for buildings that have no institutional value.

The report states: "Resources included in Category 3 possess limited historic or aesthetic merits, no potential for adaptive re-use, and are not critical to the mission-based educational needs of the Institute. These resources are candidates for removal or replacement with facilities that better serve the current mission of the Institute. Category 3 resources meet one or more of the following criteria: Do not contribute to the character of the institution; are not related to the history and traditions of the institution and its education mission; are common examples of architectural styles, engineering methods, artistic values or landscape architecture; do not contribute to the interpretation of the history, development, or the tradition of the institution; or have no value for continued or adaptive use"

The report also evaluates the condition of Kell Hall to be in category D – Seriously Defective: "The building/feature/system is no longer performing its intended purpose; the building/feature/system is missing; deterioration or damage affects more than 25% of the building/ feature/system and cannot be adjusted or repaired; the building/feature/system shows signs of imminent failure or breakdown; or the building/feature/system requires major repair or replacement."

The Stantec Campus Preservation Plan evaluated Kell Hall within the context of the physical campus and campus planning processes. As such, the recommendations reflect the framework of the 2012 Campus Master Plan and earlier Strategic Plan. No additional information on methodology reveals the process used to make the determinations on eligibility, integrity, or condition. The Stantec report does acknowledge that the history of Kell Hall is important enough to be thoroughly documented before demolition.

Were Kell Hall evaluated independently as a historic resource and understood via its original design and use and through its subsequent adaptation as a classroom facility for a significant institution, it would be determined that the building retains much of its original, character-defining features, including: the concrete structure, infilled brick walls, yellow-gold brick façade, concrete ramps and floors, pipe guard rails, original interior partitioned spaces defined by brick walls and molded wood baseboards, original bands of steel windows, and rooftop penthouse and ventilation structure. As well, the building clearly tells the story of GSU's beginnings as a night school struggling to find affordable, adequate space for its nascent institution. Serving an academic function for 72 of its 93 years, the building has taken on a significance within the history of Georgia State University and has permeated the school's culture, in part acknowledged with the eponymous school publication the "Rampway", which ceased publication in 1996.

As such, the authors of this report find that Kell Hall satisfies the Category 2 Institutional Value criteria defined in the Campus Historic Preservation Plan: Kell Hall possess architectural and aesthetic value; is a good example of an architectural style and engineering methods; contributes to the interpretation of the history, development, and tradition of the institution and the City of Atlanta; and may have some potential for continued or adaptive use. The question of whether the building has value for continued or adaptive use is discussed in the following section.

Kell Hall is eligible under Criterion A of the National Register of Historic Places Criteria for Nomination for its local significance as it relates to GSU's history and under Criterion C as a representative example of an important building type and technology, an early parking garage building utilizing the d'Humi Motoramp system.<sup>10</sup>

This report agrees with the Stantec conclusion that the existing condition of the building is seriously defective and does not provide usable academic space for the University. In its current condition the building is functionally deficient, does not meet several code requirements, and has a number of systems that are well beyond their serviceable life.

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<sup>10</sup> National Register of Historic Places Criteria for Evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:  
A. That are associated with events that have made a significant contribution to the broad patterns of our history;  
or B. That are associated with the lives of significant persons in our past; or C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or D. That have yielded or may be likely to yield, information important in history or prehistory.

## Part 2 - Treatment and Use

The following is excerpted from GSU's Capital Projects Narrative:

*In response to the Strategic Plan 2011-2016/21 and the recommendations of the Campus Master Plan Update of 2012 the creation of a campus greenway is proposed to demonstrate the viability of creating and preserving a natural campus-like environment in the midst of a harsh and hard urban context. Goal 4 of the Strategic Plan promotes the understanding and mastering of urban city challenges in ways that enhance social and academic programs and offerings of the institution. The Greenway is a definitive statement regarding the university's commitment to modify and improve upon the urban campus experience for its community of students, faculty, staff, and researchers. The Greenway Project will provide a safe, inviting environment in which the university community can conduct its business of learning and research. It will address the shortage identified in Sasaki's study as much needed social and interaction space outside of the typical classroom and research lab.*

*These two projects are the first in a multi-phase scope of work that will transform the harsh academic core area into a welcoming and supportive space for study, research, learning, and interaction. Future project phases will add new access and egress points to Arts & Humanities, Langdale Hall and Sparks Hall, provide ground level visibility and access to the Student Center East and West buildings, and eventually will extend the greenway eastward to provide a pedestrian-friendly connection to the Research Center complex.*

### Demolition of Kell Hall and Library Plaza

*This \$5 million project includes the demolition of Kell Hall (194,080 sf), a mixed-use classroom and laboratory building, and the demolition of the adjacent Library Plaza (7,800 sf), a raised plaza structure that connects Kell Hall with Arts & Humanities, Sparks Hall, Library North, and Langdale Hall. The ground-level space created by eliminating both structures will become the pedestrian campus space, referred to in the 2012 Campus Master Plan as the Campus Greenway. The scope of this project will include temporary modifications to the classroom buildings adjacent and attached to the plaza including Library North, Langdale Hall, Arts & Humanities, and Sparks Hall to maintain accessibility during and after the demolition is complete. Future phases of the Campus Greenway concept will include future additions and permanent modifications to Library North, Arts & Humanities, Sparks Hall, and Langdale Hall structures including the creation of new entries, elevators, and other means for multi-level accessibility to these buildings. The newly created "Greenway", a major goal introduced in the 2012 Campus Master Plan, will introduce into this academic core area much needed green space, external circulation and outdoor areas for program opportunities.*

### Library North Addition

*The Library North structure will require major facade and entry modifications to introduce a new "greenway" level entry and to provide vertical accessibility to the adjacent remaining plaza shared with Langdale Hall. This \$4.2 million project will respond to and address those issues. New entries will provide enhanced service and security functions for the library, create a "living room" on the Greenway and provide much needed study and social space. The project will require a new stair connection to the remaining plaza and two elevators to serve the plaza and bridge. The Library North Addition will be the first of several significant alterations to other buildings adjoining the Greenway, bringing significant*



*improvements not only in support of this new and improved academic core area and but also the overall university community experience of its first “campus-like area.”*

### Alternative for Treatment and Use

The demolition of Kell Hall provides GSU with the opportunity to create a campus greenspace into a largely urban environ. This proposed greenspace would complement Hurt Park (2 acres) and Woodruff Park (3 acres), each just one block away. There are also several smaller greenspaces associated with the campus or adjacent buildings that this proposed greenspace would supplement.

The following alternatives are examples of three general approaches to adaptive use that attempt to satisfy the same objectives of the proposed project. These include restoration to an original use, rehabilitation to a new use, and preservation of an existing use. These approaches have some corollaries to the Secretary of the Interior’s Standards for the Treatment of Historic Buildings; restoration, rehabilitation, and preservation.

Each alternative is accompanied by a magnitude of cost estimate calculated using a gross square footage multiplied by industry averages and historic costs of similar work. Certain costs related to demolition are calculated using estimates provided by GSU. The overall cost of demolition of Kell Hall and the raised plaza and the creation of the Greenway is estimated at roughly \$7,700,000, construction contingency not included. The demolition portion alone is estimated at \$2,500,000 not including general conditions and fees. Of that \$2.5 million labor and materials cost, a little over \$700,000 is to gut the building and a little over \$300,000 to remove the plaza. Gutting the existing interior partitions added beginning in 1946 and demolishing the plaza are two constants between the three alternative.

The general magnitude cost estimates provided below are only illustrative and do not contain a number of industry standard assumptions, contingencies, or inflations. These figures should only be used to broadly compare alternatives as they are presented in this text. All alternatives include significant interior demolition and abatement, as well as renovation to the proposed alternative use.

#### Alternative 1

Retain Kell Hall for original use, demolish the raised plaza: This alternative recognizes the value of Kell Hall as a functional parking structure that embodies the energy and materials of its composition and is an asset within its dense urban environment. Removing the raised plaza achieves the objective of creating a ground level greenspace, albeit smaller than the one proposed, with pedestrian circulation routed under Langdale Hall’s existing overhanging bay – shifting the proposed pedestrian route to the south by several feet.

While Kell Hall is not suitable for classroom use and it may be infeasible to make it suitable, it satisfies the demands of a modern parking structure and would likely hold 600-1000 vehicles based on historic counts. It should be noted though that all new GSU planned or constructed parking has been located at the perimeter of the campus and that their stated intent is to remove parking from the academic core and also to convert some streets to pedestrian use only to reduce vehicular traffic in this area of the campus. This alternative would not satisfy the GSU goals of encouraging use of MARTA and other mass transit commute options and removing parking from the campus academic core.

In this alternative, in addition to providing parking, the historic retail spaces on Peachtree Center Avenue would be reactivated. From the original design, some interior office space may also be provided. This alternative may qualify for the state and federal Historic Rehabilitation Tax Credit if done to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

For the scope described above a general magnitude estimate of \$9.1 million is provided.

### Alternative 2

Retain Kell Hall for a new use such as housing and demolish the raised plaza. Just as with Alternative 1, this alternative recognizes the multiple values of the existing building while also trying to achieve the stated goals of the originally proposed project. In this alternative, greenspace and pedestrian circulation are still improved from the existing condition (though significantly smaller in size), demolition of the building's original elements is minimized, and the historic and character-defining features of the building are retained.

Adapting a parking structure to a new use does not come without its challenges. In this case, however, the design of this historic parking facility does not inhibit alternative uses as a modern parking structure would. That is, the level floor areas, adequate floor to ceiling heights, and dried-in condition of the building suggest feasible alternative uses. One such use has been demonstrated by the Savannah College of Art and Design as their SCADpad; an innovative project that transformed portions of a parking structure into student housing. This approach retains the parking function of the building, but replaces many of the parking spaces, specifically at the perimeter of the building, with micro housing units – allowing residents to drive up to their unit and park nearby. This alternative is not consistent with the goals of the GSU 2012 Campus Master Plan in creating a student housing precinct along Piedmont Avenue.

This alternative may qualify for the state and federal Historic Rehabilitation Tax Credit if done to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

For the scope described above a general magnitude estimate of between \$18.1 and \$24.8 million is provided.

### Alternative 3

Do nothing; a requirement for the discussion of alternative uses is consideration of an approach that does not change the current function of the building. In this scenario, the building would require significant upgrades to its mechanical systems as well as the systems required to support its academic functions. For most of its life, Kell Hall has supported the physical sciences, which has necessitated the ad hoc installation of supplemental and scientific mechanical systems, including running ducts out of windows and up onto the roof. This has resulted in many system inefficiencies and an aesthetic burden. To remedy this for its current use, a comprehensive and holistic approach to systems design should be undertaken.

Additionally, the existing ramps in Kell Hall are not ADA compliant and the elevators are undersized for the building's level of use. A completely new circulation system, both vertical and horizontal, would have to be designed and would likely require an infeasible level of effort to remedy.

For the scope described above a general magnitude estimate of between \$31 and \$47.2 million is provided.

### Ultimate Treatment and Use

The 2014 Stantec Campus Preservation Plan states: "As early as the 1970s, GSU first began discussing the idea of demolishing Kell Hall...The 2005-2015 Master Plan update called for demolition of not only Kell Hall, but also the plaza connecting Langdale, Arts and Humanities, Library North, and Sparks and the parking beneath it, the bookstore, and the auditorium and underground parking in front of the Urban Life Building. A linear greenway at surface grade will replace all the buildings and plazas and connect to Woodruff Park. Throughout the new landscape will be vertical structures containing elevators and stairs to provide pedestrian access to the adjoining buildings. With the removal of Kell Hall, the Arts and Humanities building will be expanded. The new greenway will be the University's first central campus quadrangle providing outdoor study and social spaces."

In completing the Board of Regents Due Diligence GEPA Process for Significant Resources identified above and attached in appendices of this report, and which this report partially satisfies, GSU will have fulfilled their requirements to demolish Kell Hall. In addition to this report, the process includes the development of an Environmental Effects Report (EER); publication of a legal notice, associated timeline, and public hearing (if required); publication of the Notice of Decision; and the development of a written mitigation agreement.

### Suggested Mitigation

To be completed in consultation with the Georgia Department of Natural Resources, Historic Preservation Division.

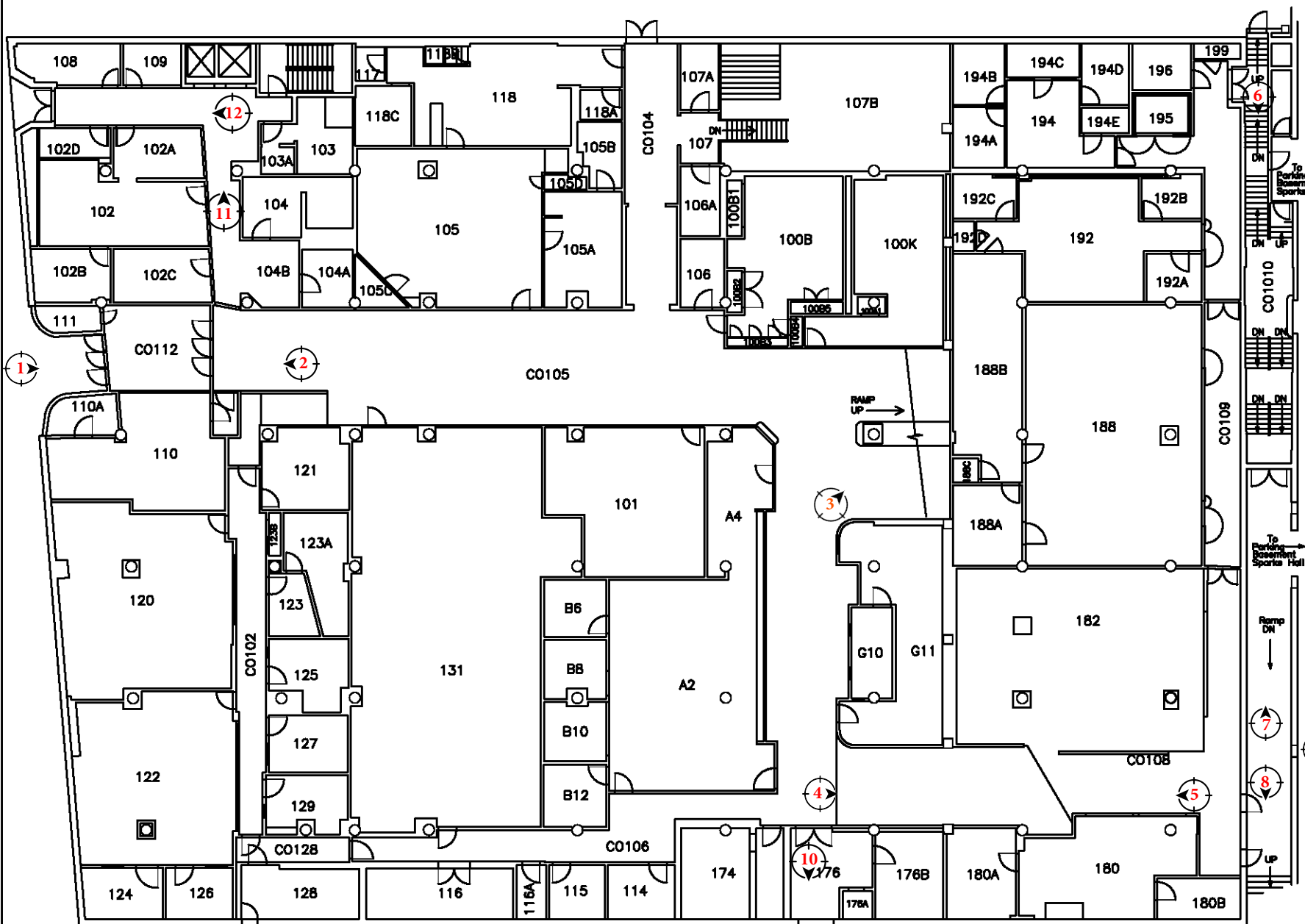
## APPENDICES



Appendix A  
Existing Condition Photographs



FACILITIES  
INFORMATION  
SYSTEMS  
Commerce Building  
34 Broad Street 1200  
Atlanta, GA 30303



KELL HALL

01 FLOOR



Georgia State  
University

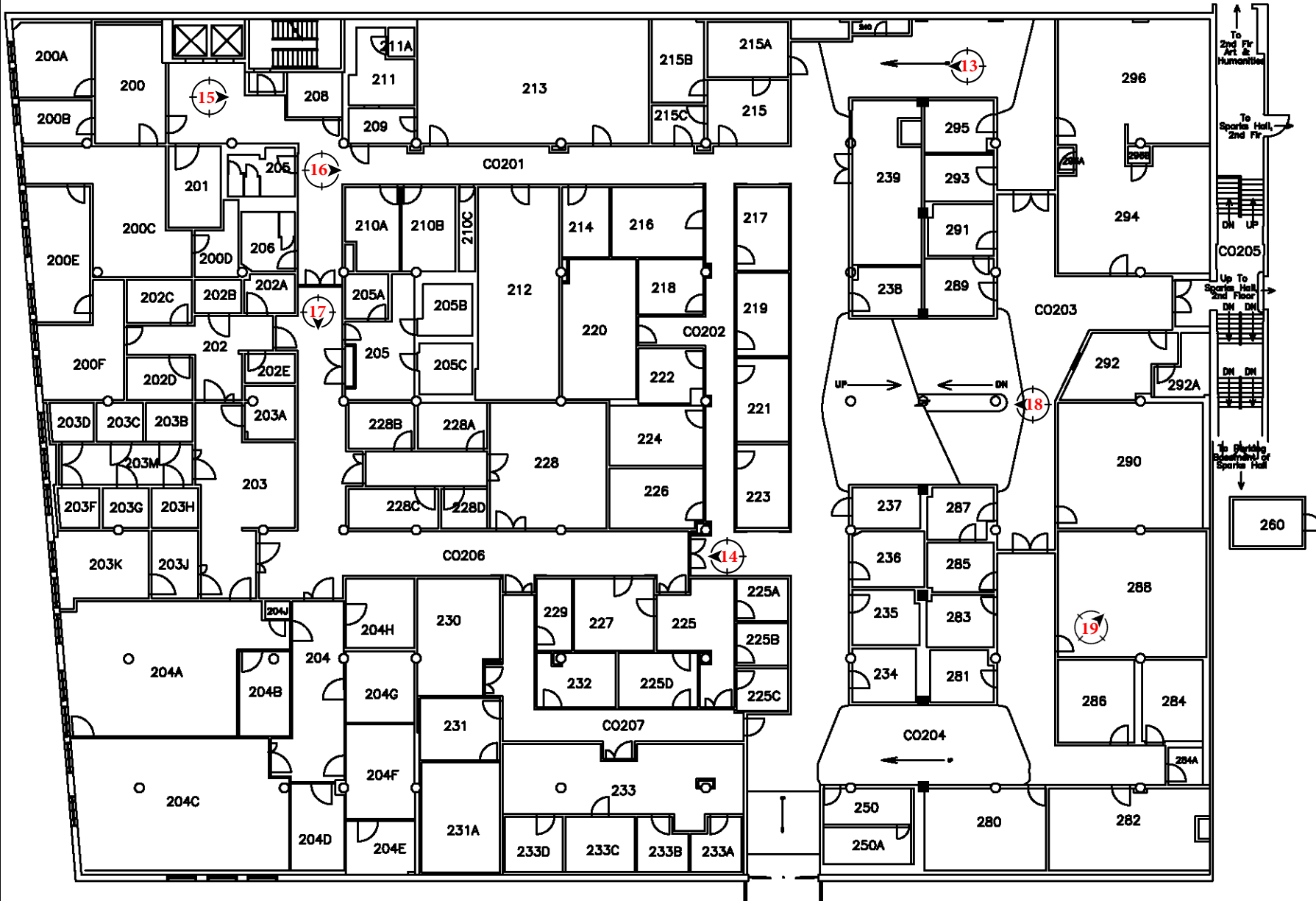
FACILITIES  
INFORMATION  
SYSTEMS  
Commerce Building  
34 Broad Street 1200  
Atlanta, GA 30303

KELL HALL

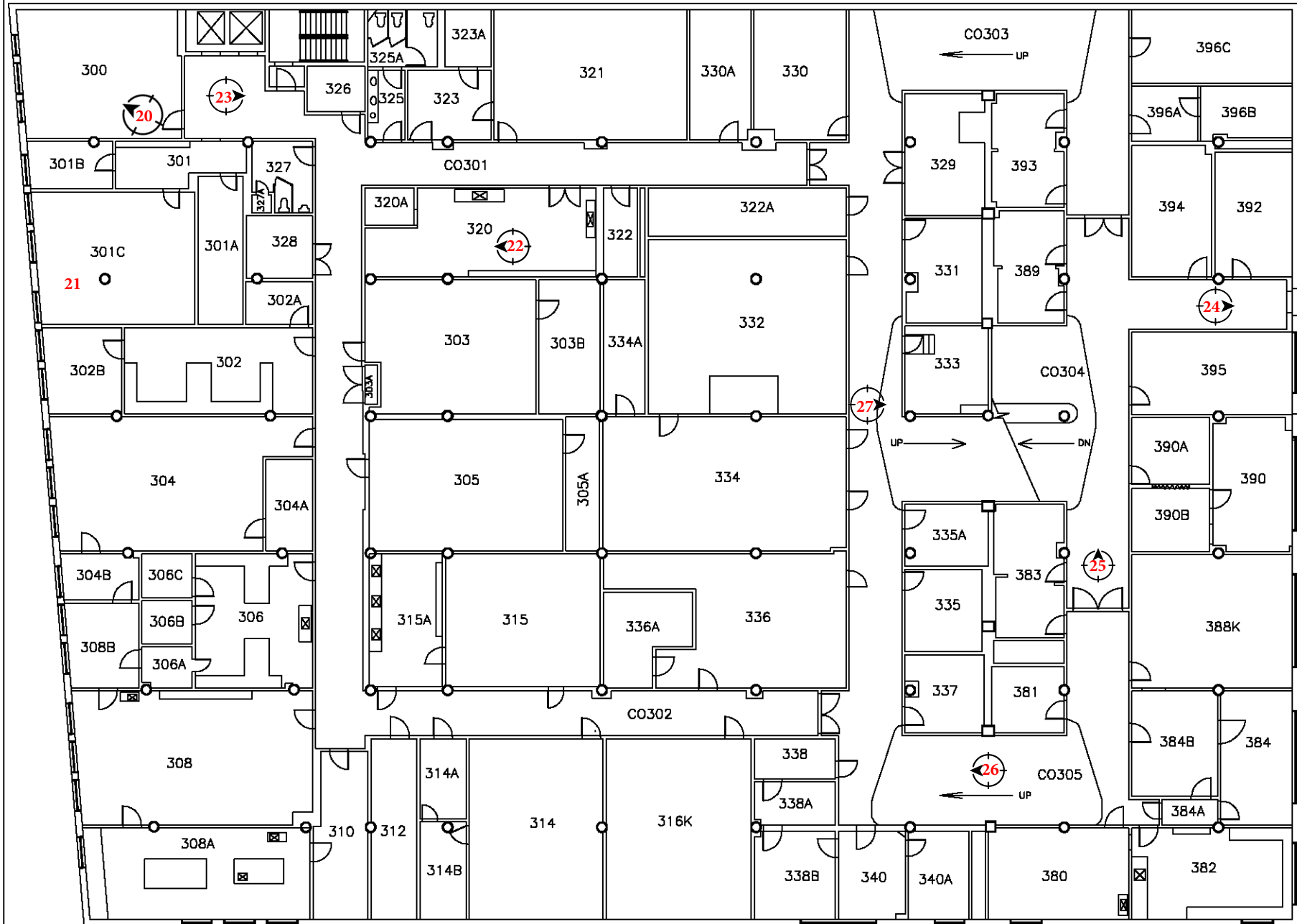
02 FLOOR

Filename: 0001-02  
Revised: 12-20-04  
Scale: NTS

# Photo number



# Photo number



FACILITIES  
INFORMATION  
SYSTEMS

Commerce Building  
34 Broad Street 12  
Atlanta, GA 30330

KELL HALL

03 FLOOR

Filename: 000

Revised: 12-20

Scale: NTS



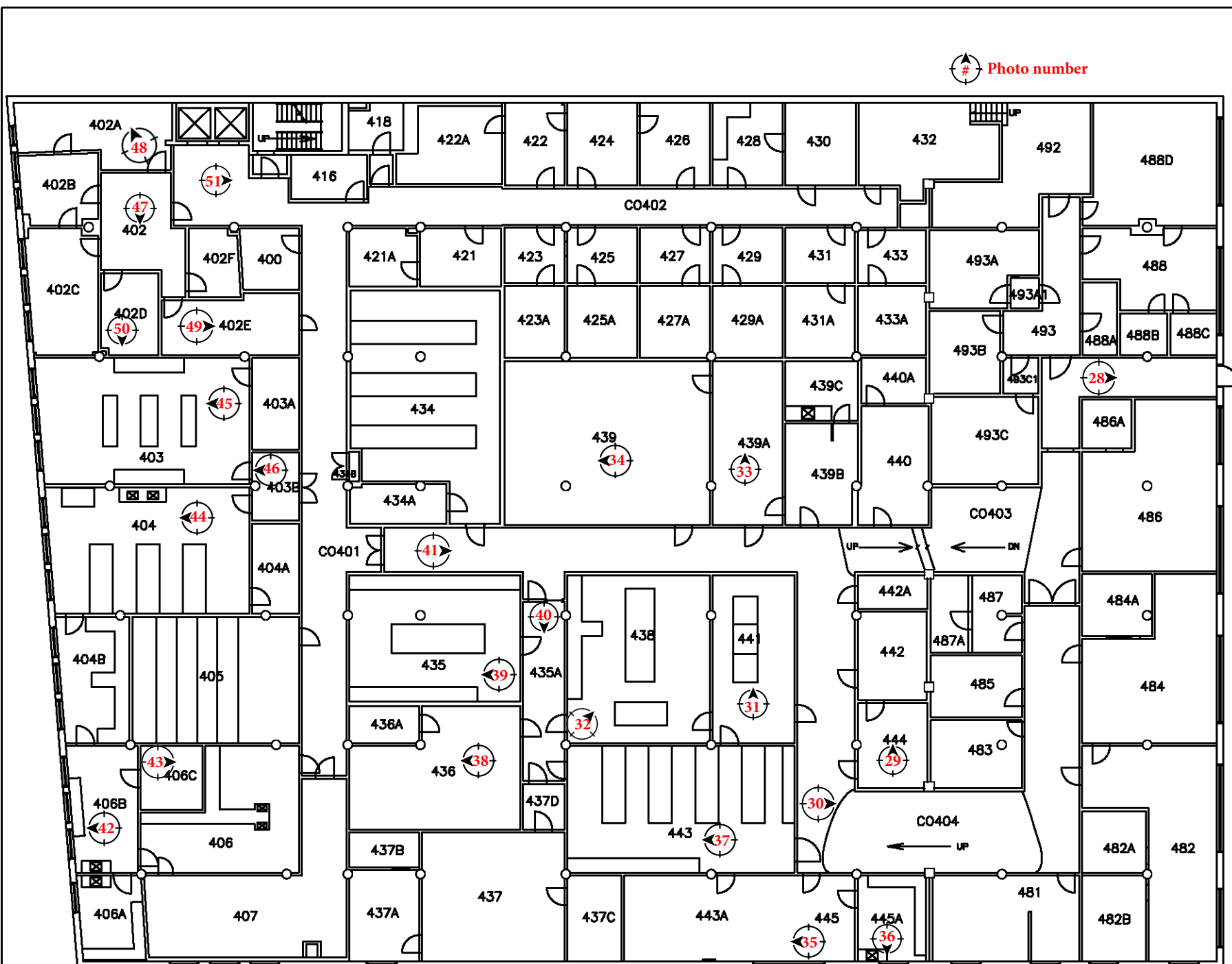
KELL HALL

04 FLOOR

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Revised: 12-20-04

Scale: NTS





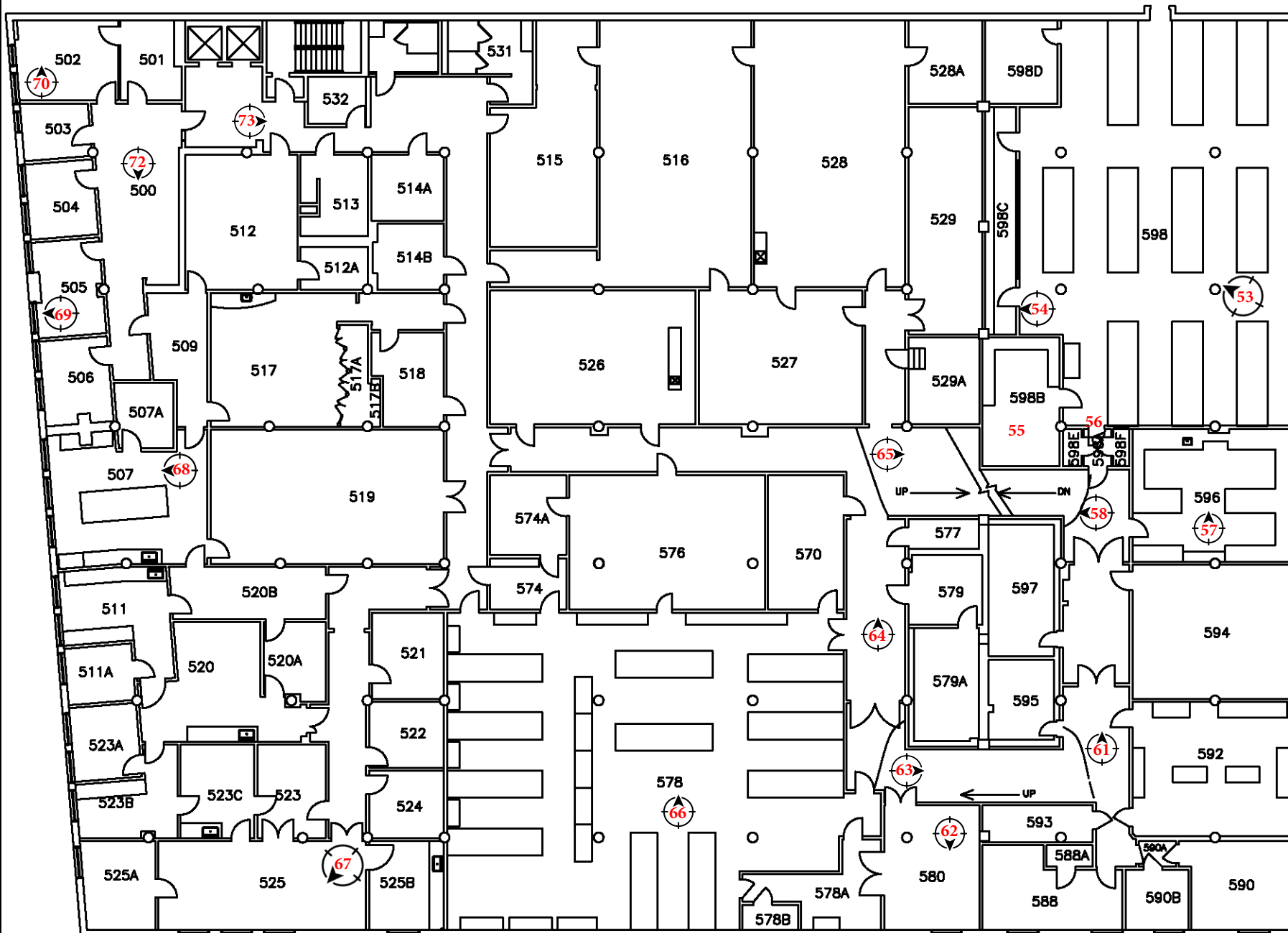
Georgia State  
University

Commerce Building  
34 Broad Street 1200  
Atlanta, GA 30303

KELL HALL

OS FLOOR

# Photo number



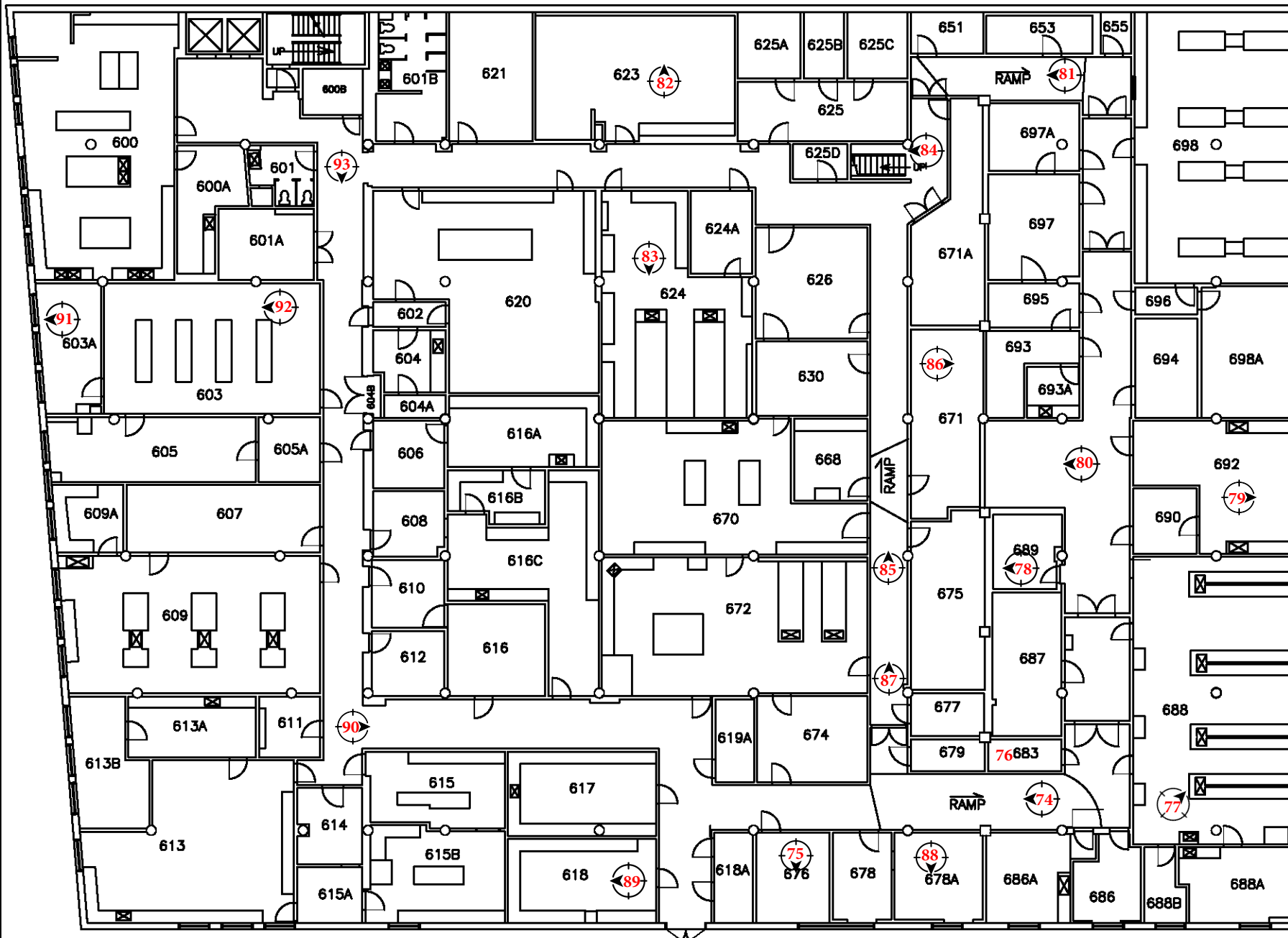
Filename: 0001-05  
Revised: 12-20-04  
Scale: NTS

# Photo number



Georgia State University

FACILITIES  
INFORMATION  
SYSTEMS  
Commerce Building  
34 Broad Street 1200  
Atlanta, GA 30303



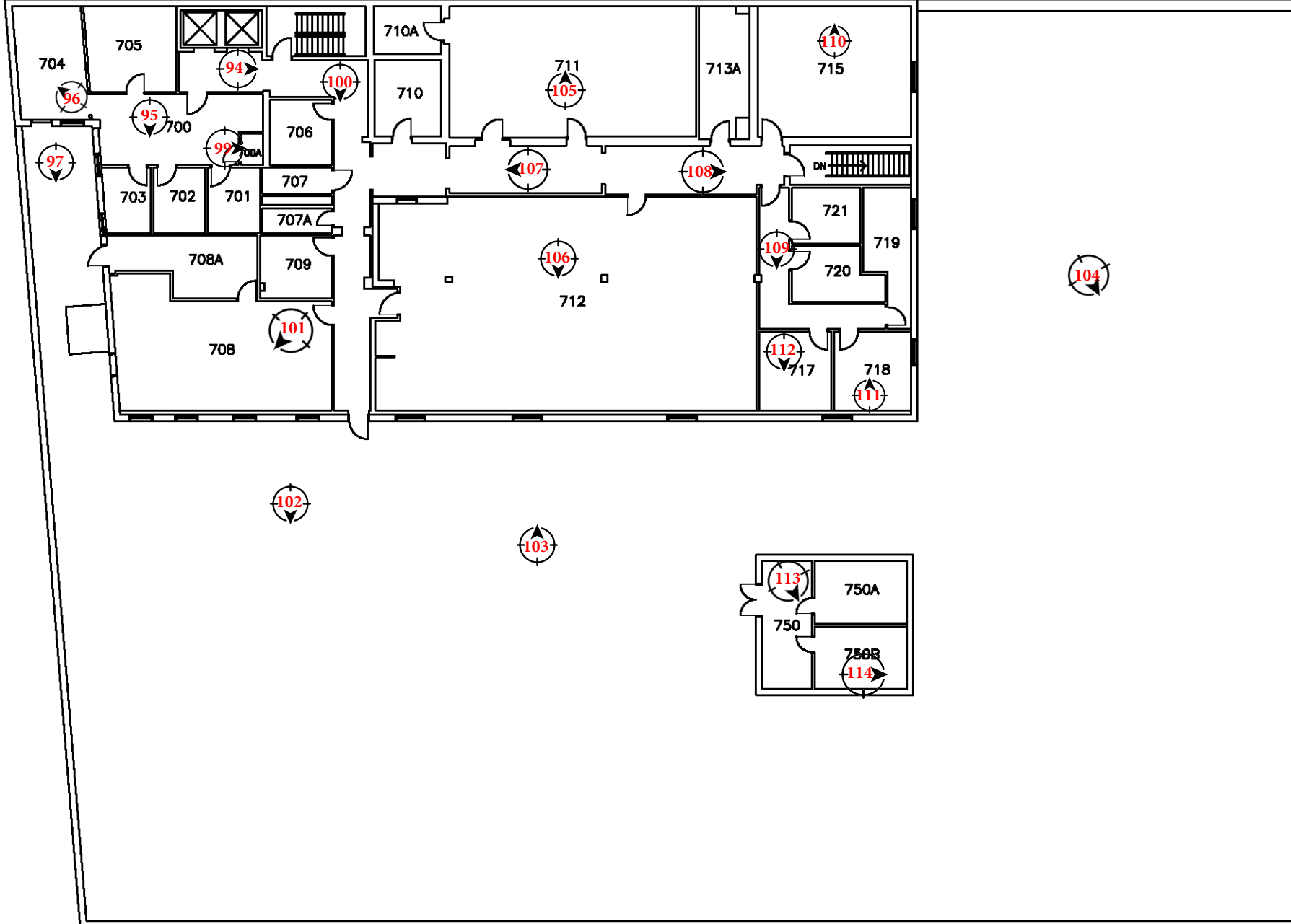
KELL HALL  
06 FLOOR

Filename: 0001-06  
Revised: 12-20-04  
Scale: NTS

# Photo number



FACILITIES  
INFORMATION  
SYSTEMS  
Commerce Building  
34 Broad Street 1200  
Atlanta, GA 30303



KELL HALL

07 FLOOR

Filename: 0001-07  
Revised: 12-20-04  
Scale: NO SCALE

Photo 1



Photo 2

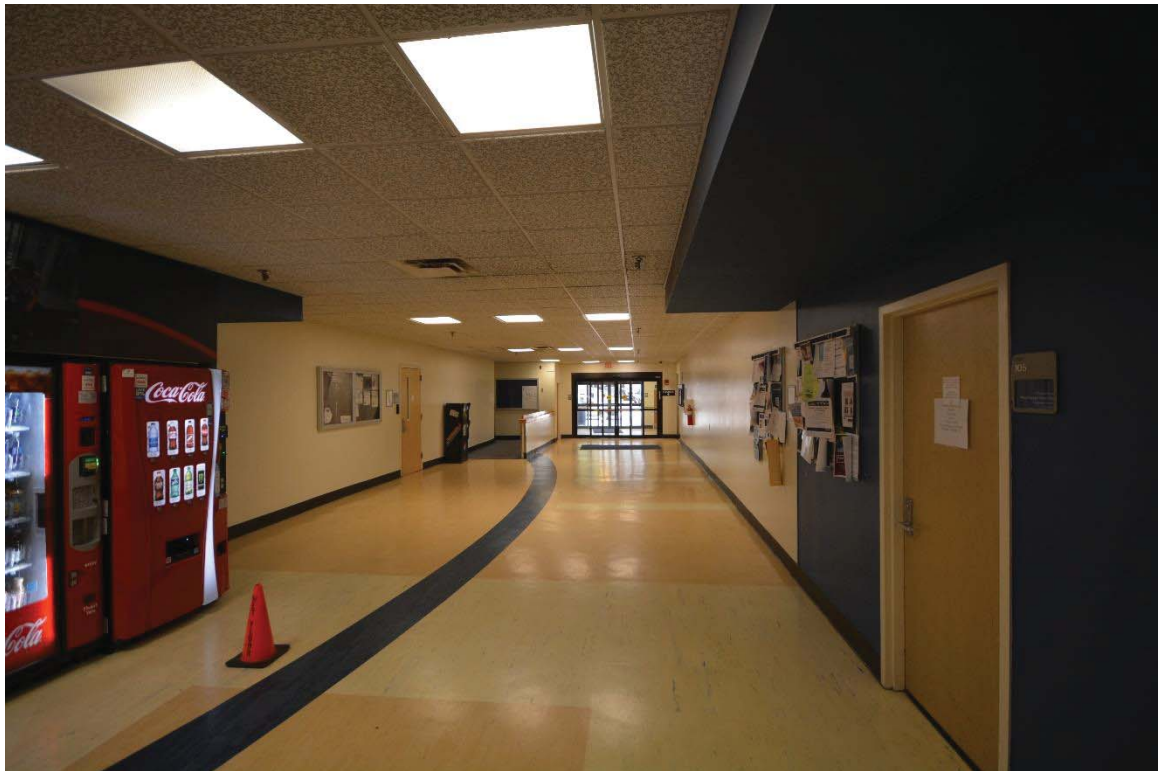




Photo 3

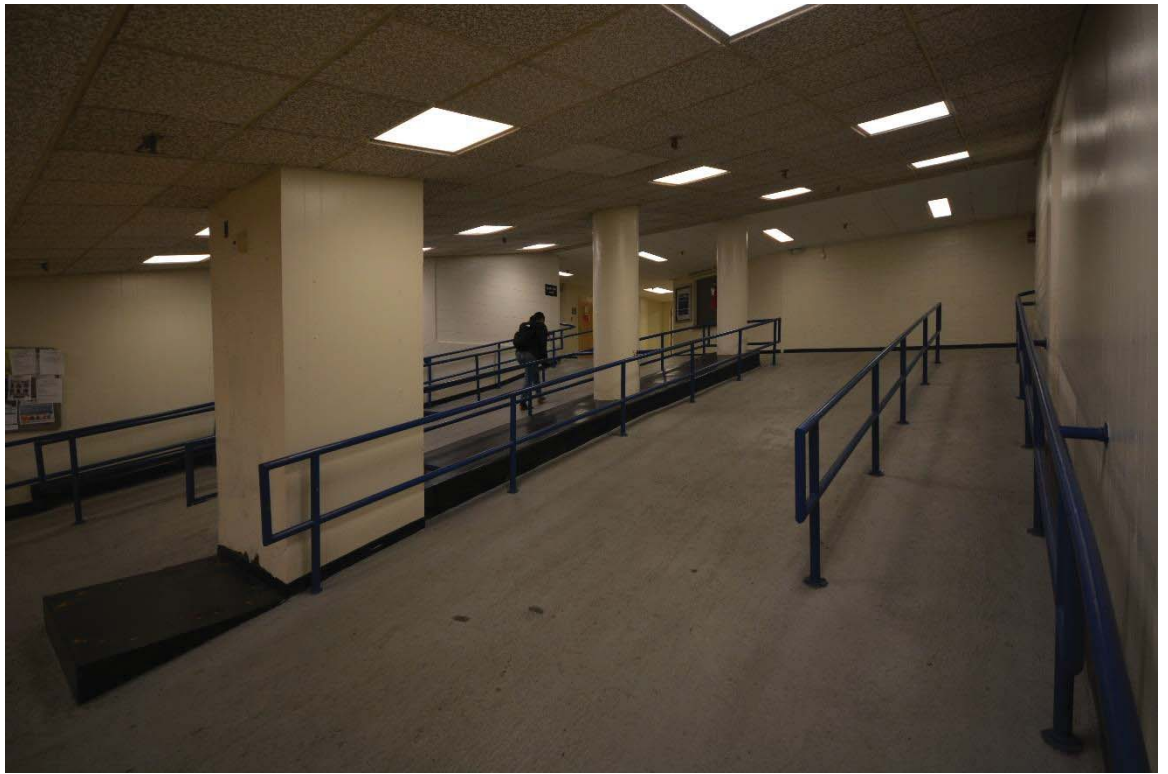


Photo 4

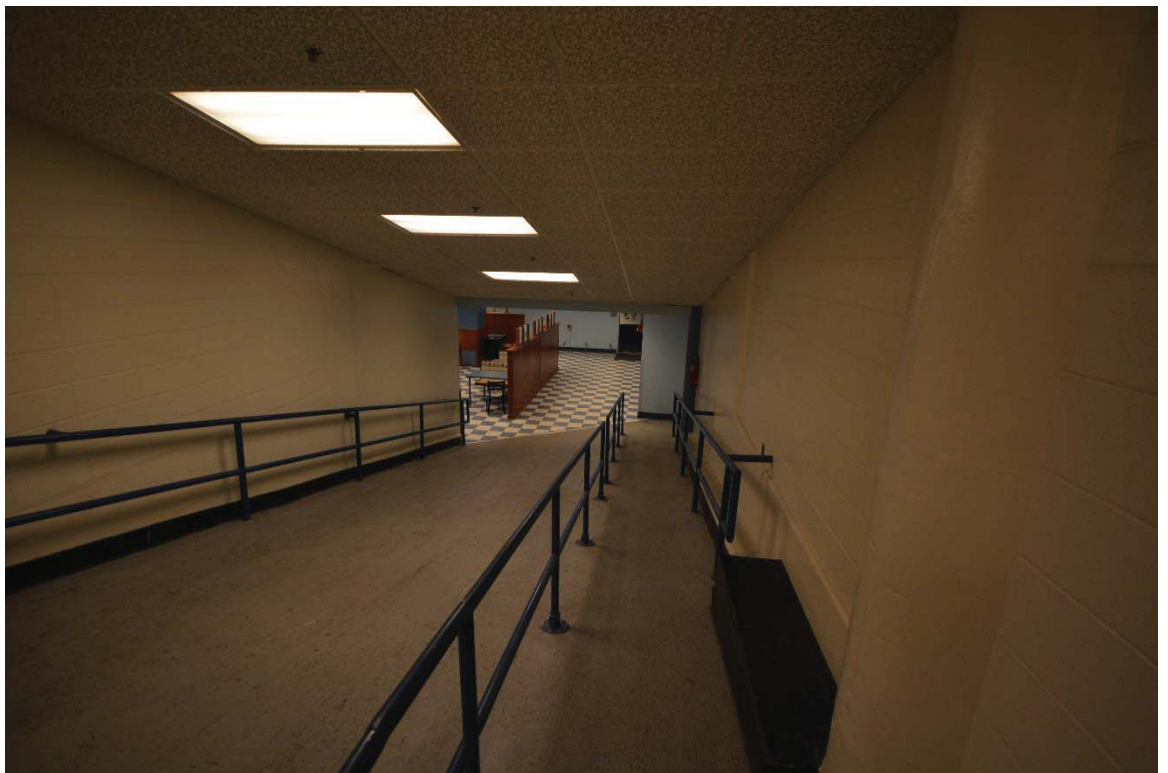


Photo 5



Photo 6

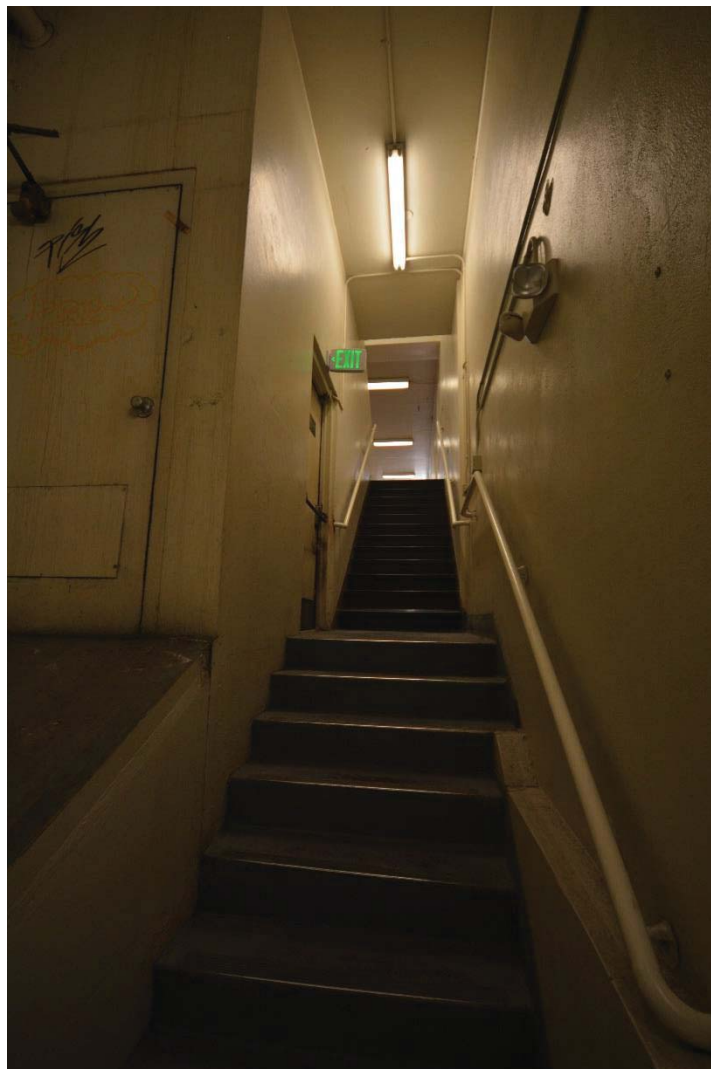




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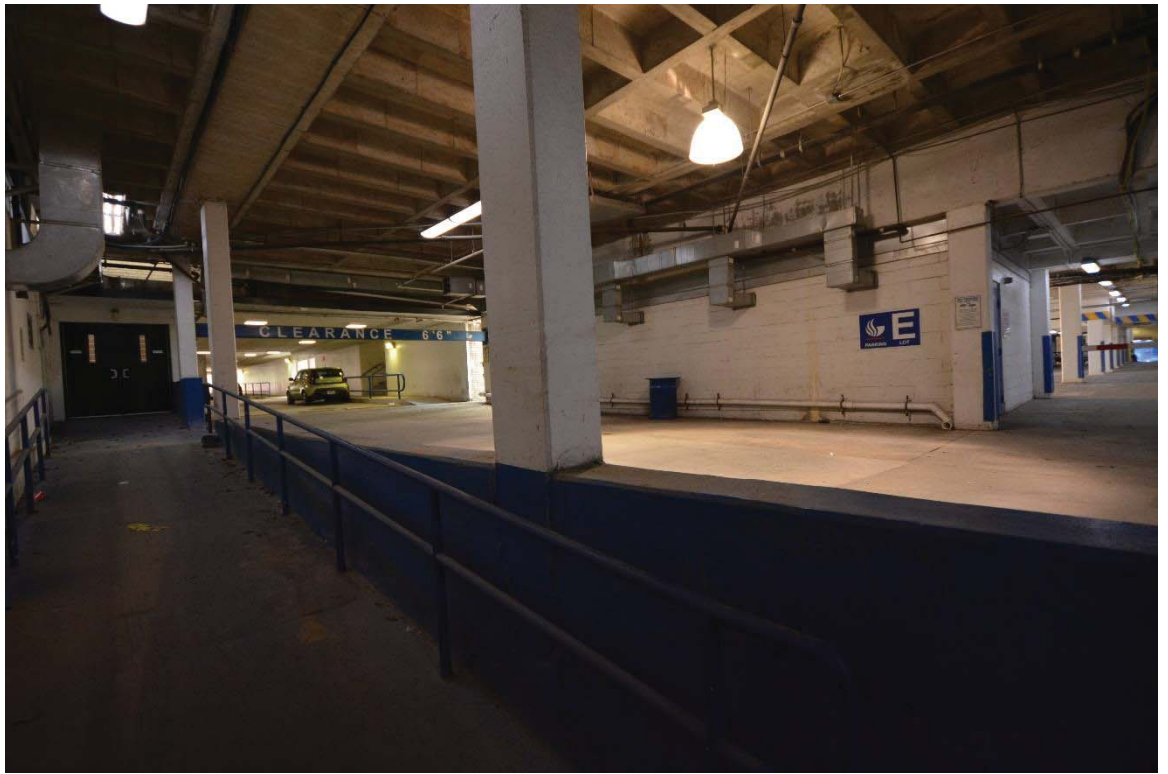


Photo 8

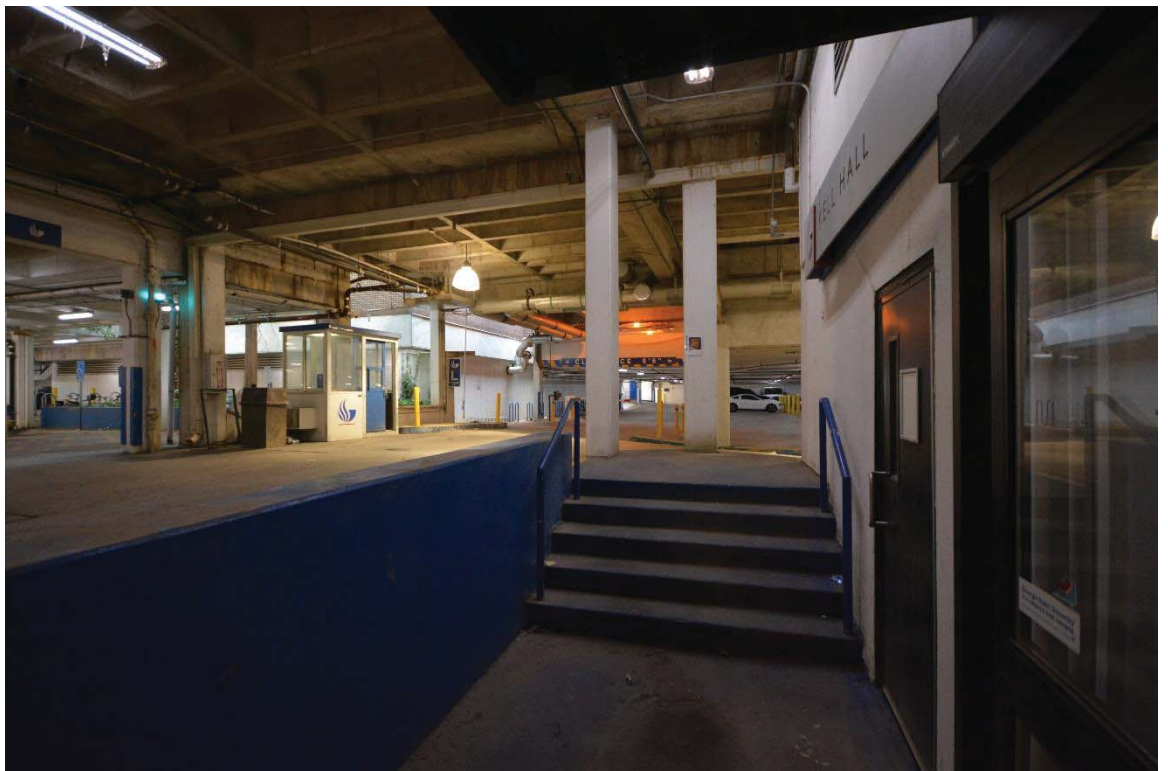


Photo 9



Photo 10





Photo 11

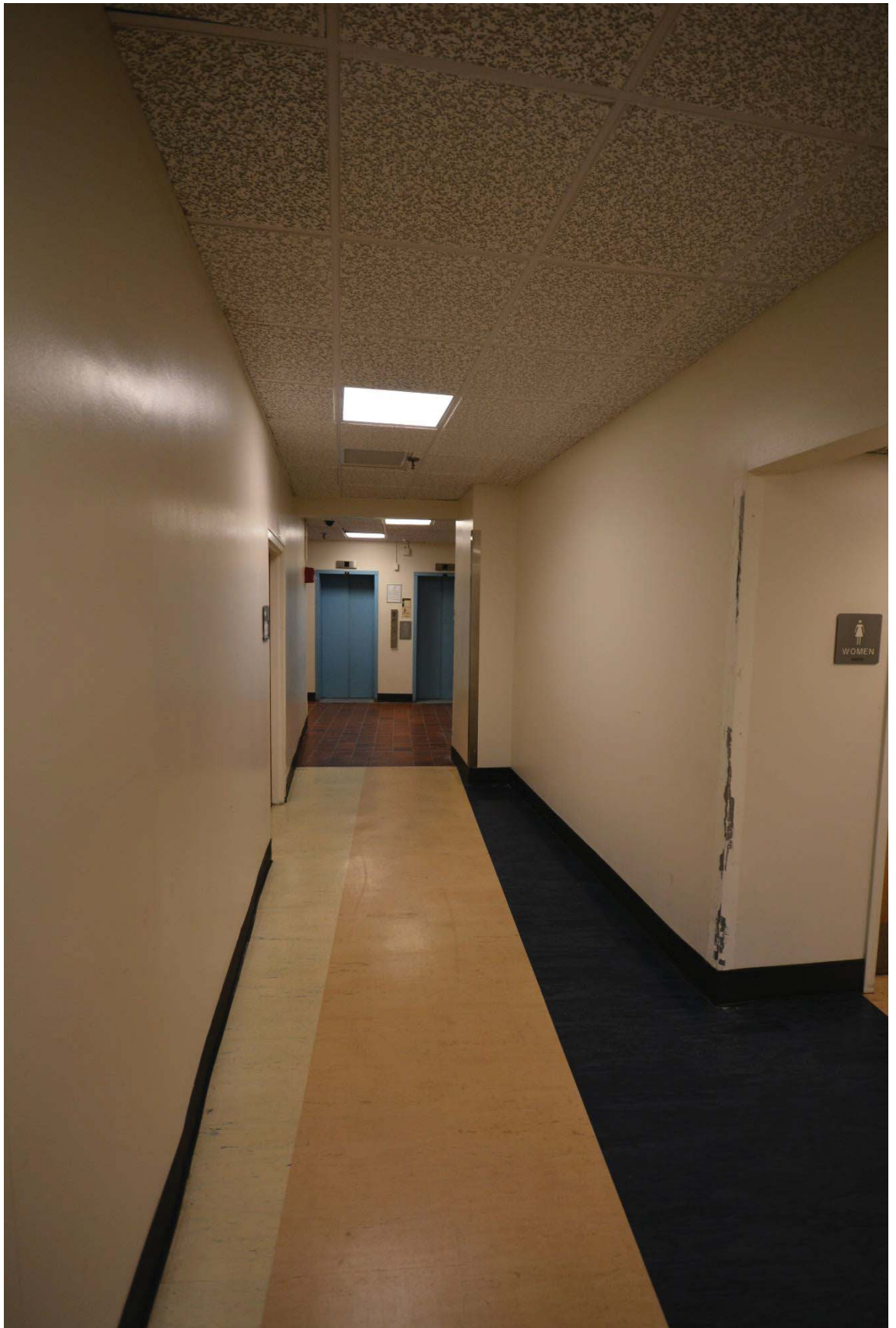


Photo 12



Photo 13



Photo 14





Photo 15

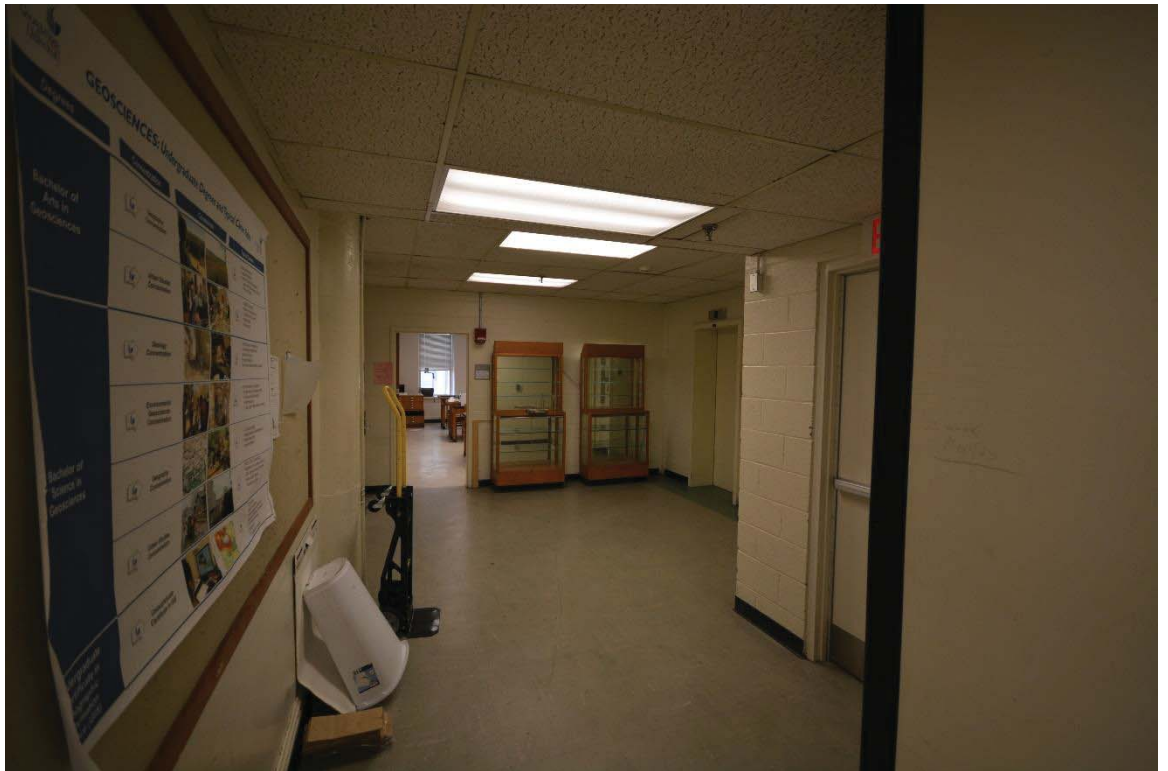


Photo 16

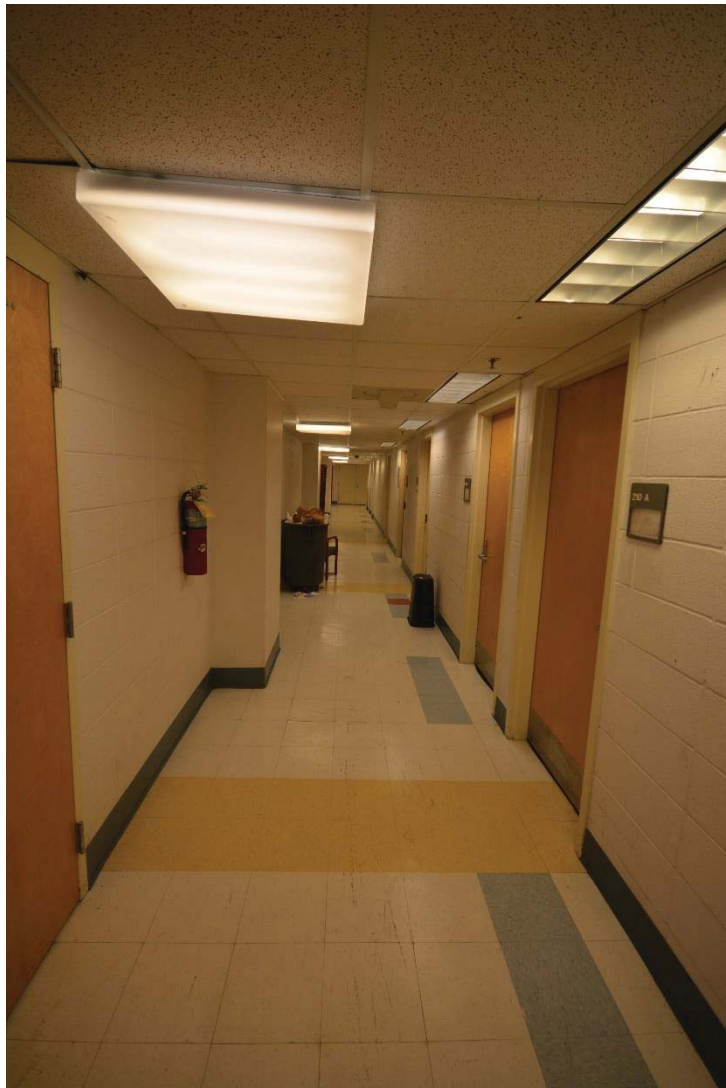




Photo 17



Photo 18

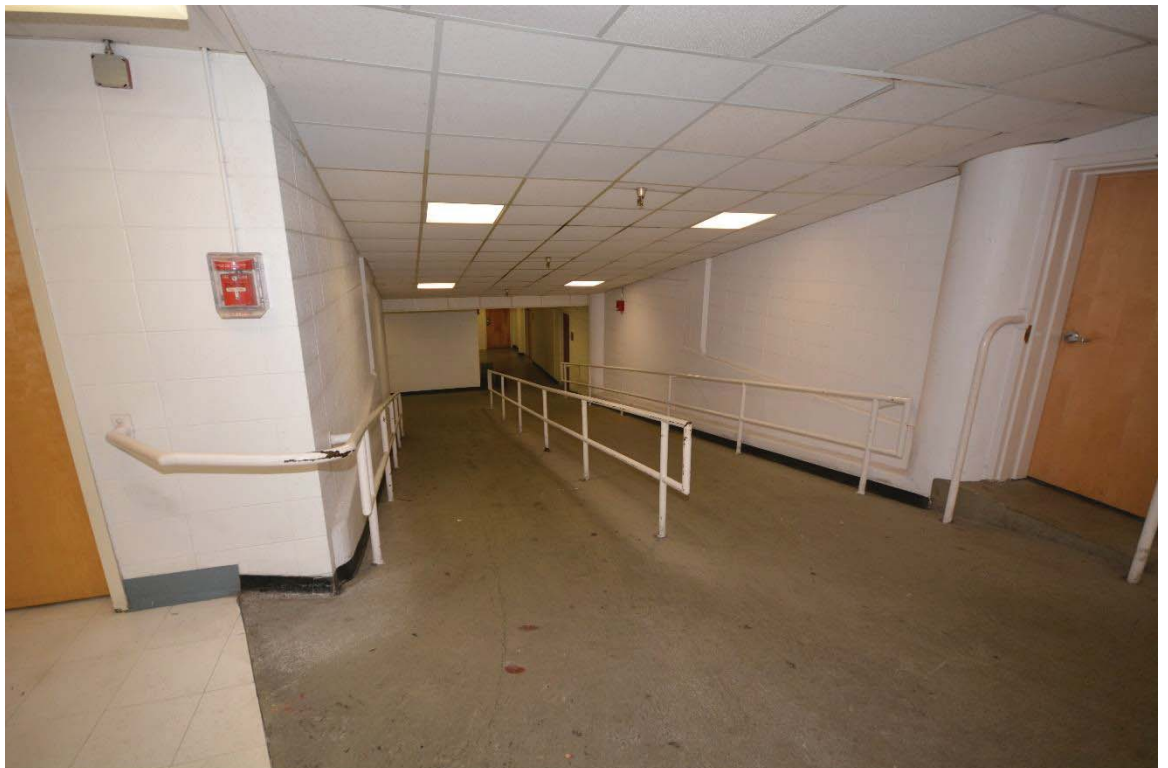


Photo 19



Photo 20





Photo 21



Photo 22



Photo 23

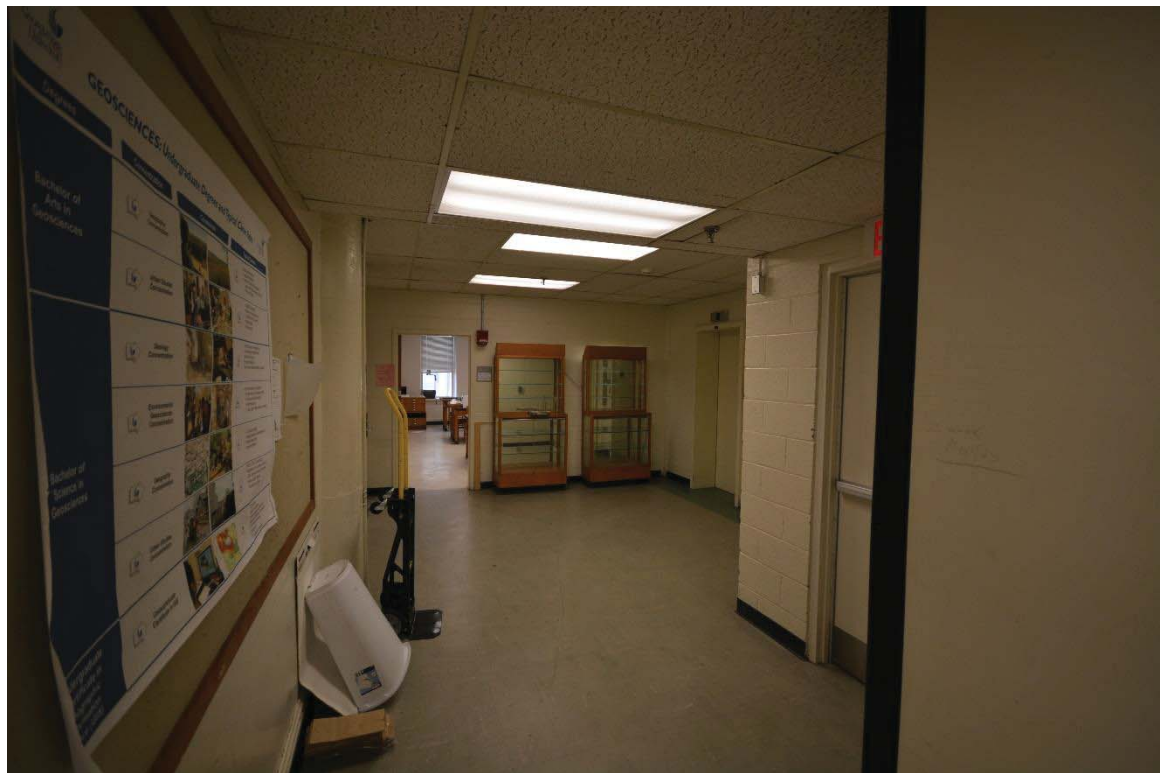


Photo 24





Photo 25



Photo 26



Photo 27



Photo 28





Photo 29



Photo 30



Photo 31



Photo 32





Photo 33



Photo 34



Photo 35



Photo 36





Photo 37



Photo 38



Photo 39



Photo 40

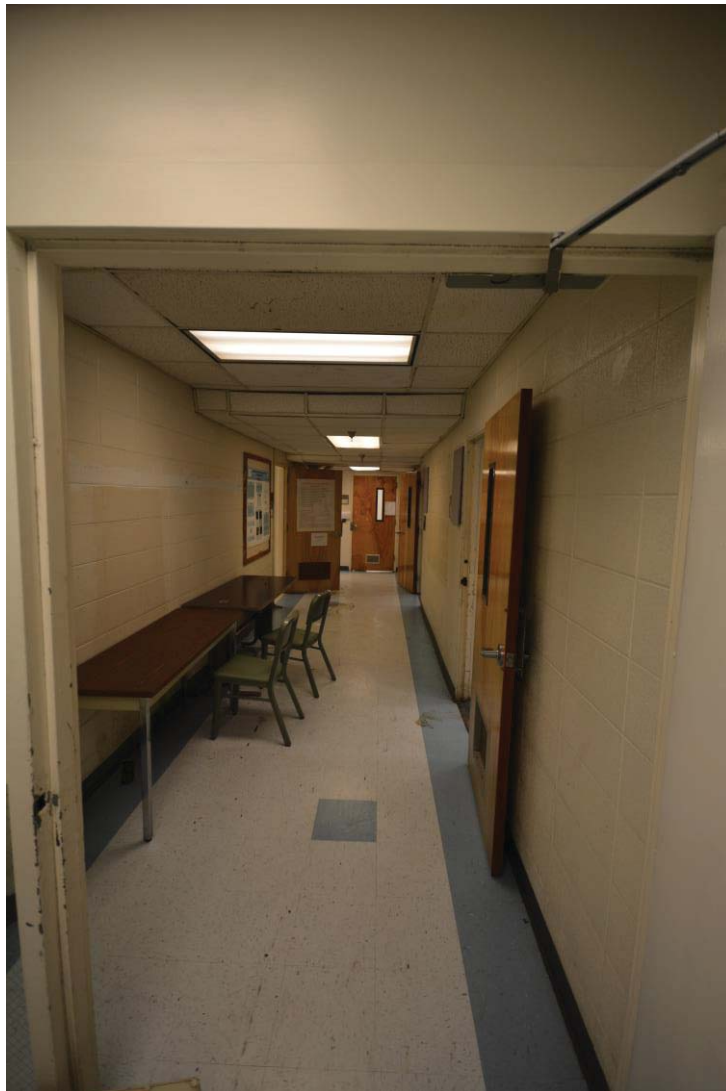




Photo 41



Photo 42



Photo 43



Photo 44





Photo 45



Photo 46



Photo 47



Photo 48





Photo 49



Photo 50



Photo 51



Photo 52



Photo 53





Photo 54

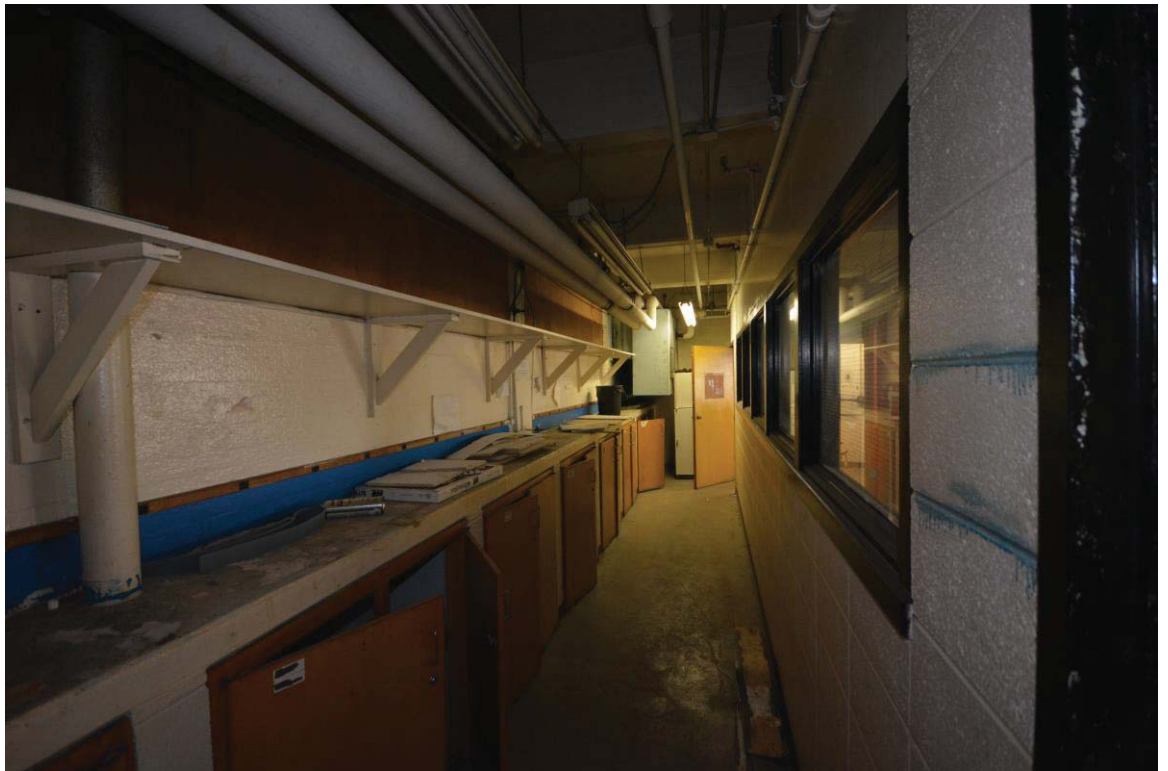


Photo 55



Photo 56





Photo 57



Photo 58

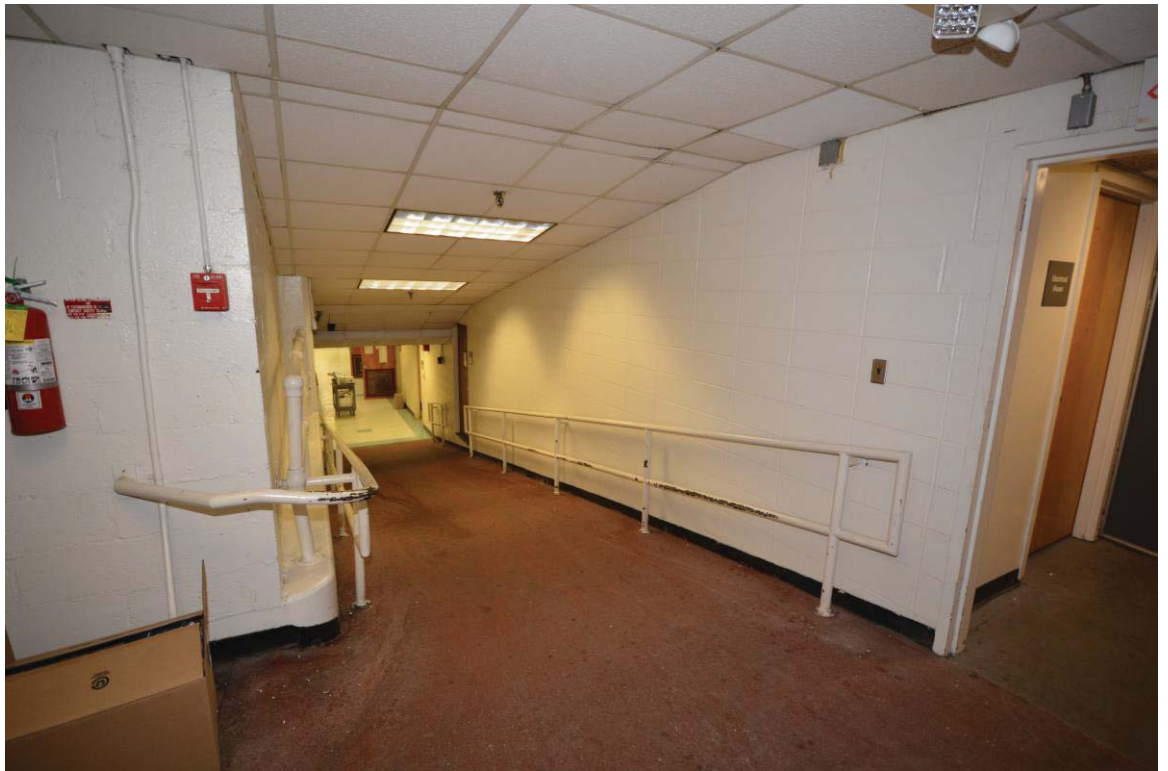


Photo 59



Photo 60





Photo 61



Photo 62



Photo 63

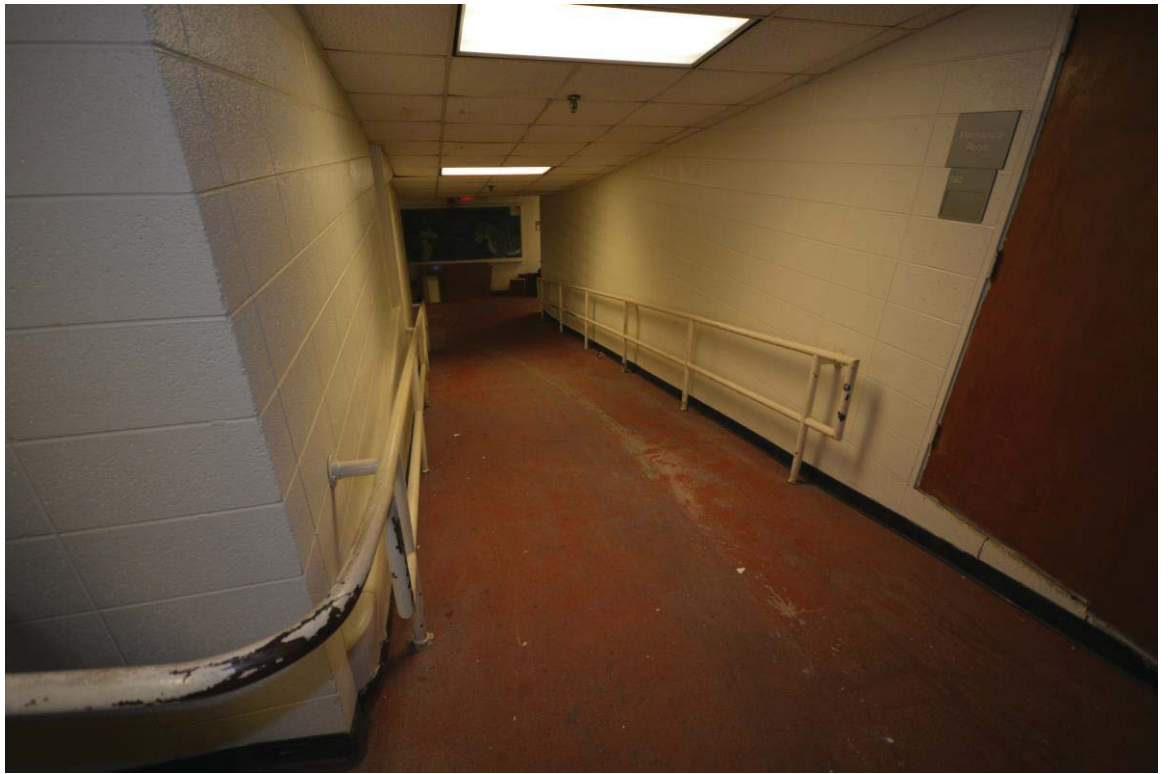


Photo 64





Photo 65



Photo 66



Photo 67



Photo 68





Photo 69



Photo 70



Photo 71



Photo 72





Photo 73



Photo 74

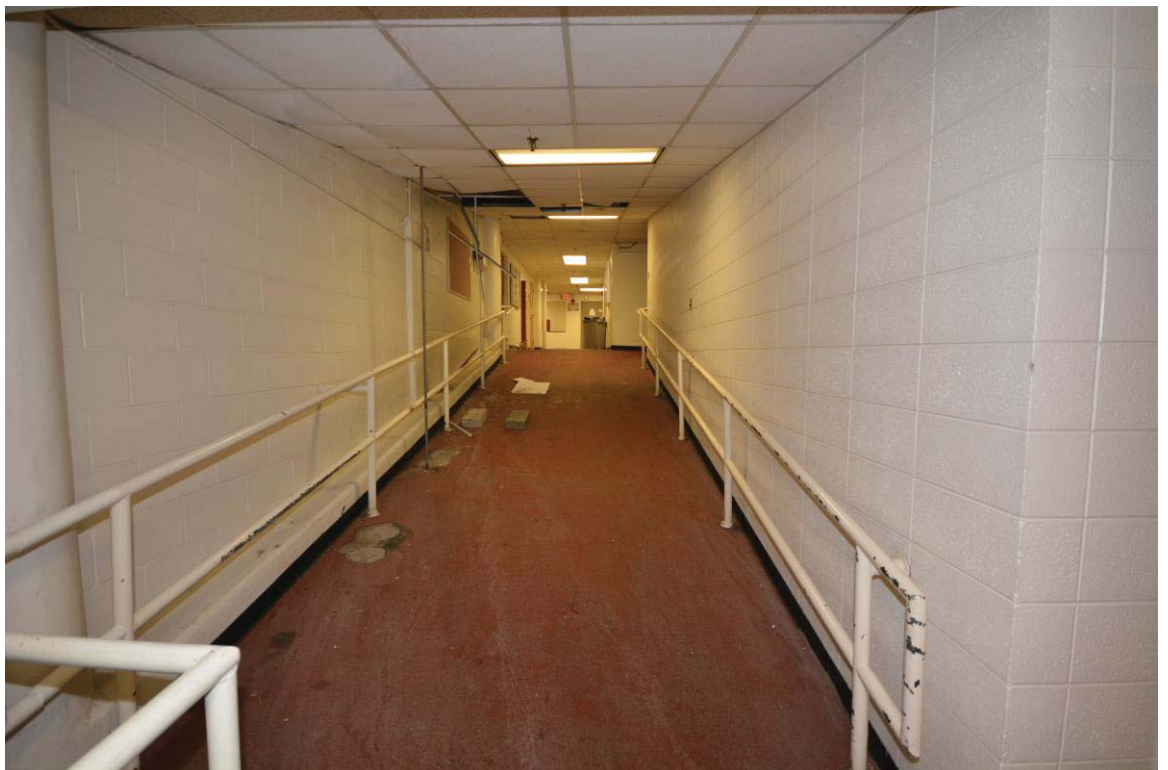


Photo 75



Photo 76





Photo 77



Photo 78





Photo 79



Photo 80



Photo 81



Photo 82





Photo 83



Photo 84





Photo 85



Photo 86



Photo 87

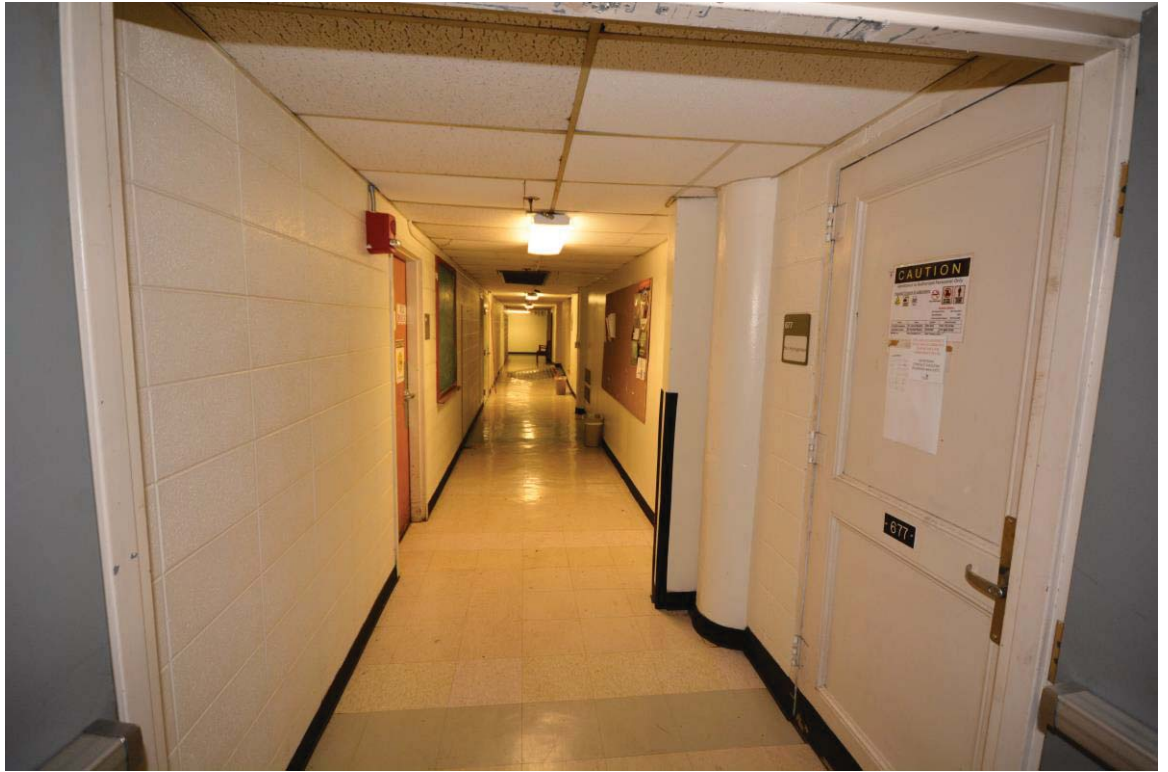


Photo 88





Photo 89



Photo 90





Photo 91



Photo 92



Photo 93

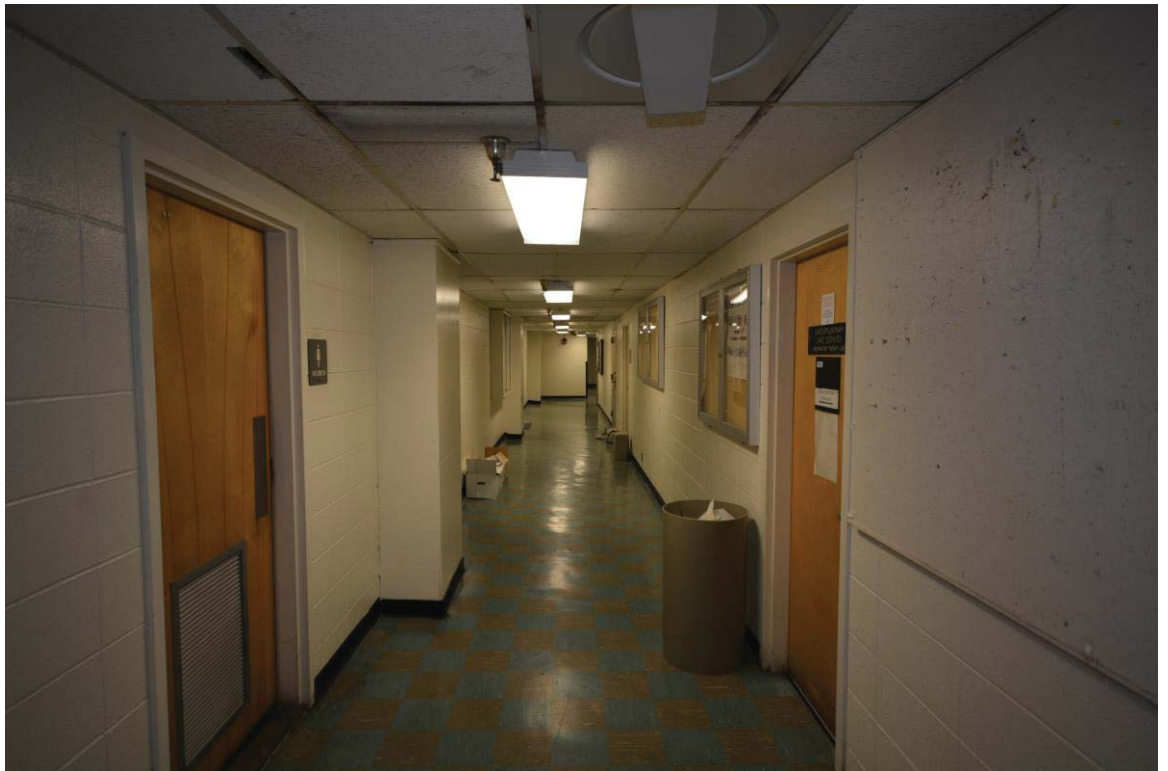


Photo 94





Photo 95



Photo 96





Photo 97



Photo 98



Photo 99



Photo 100





Photo 101



Photo 102





Photo 103



Photo 104

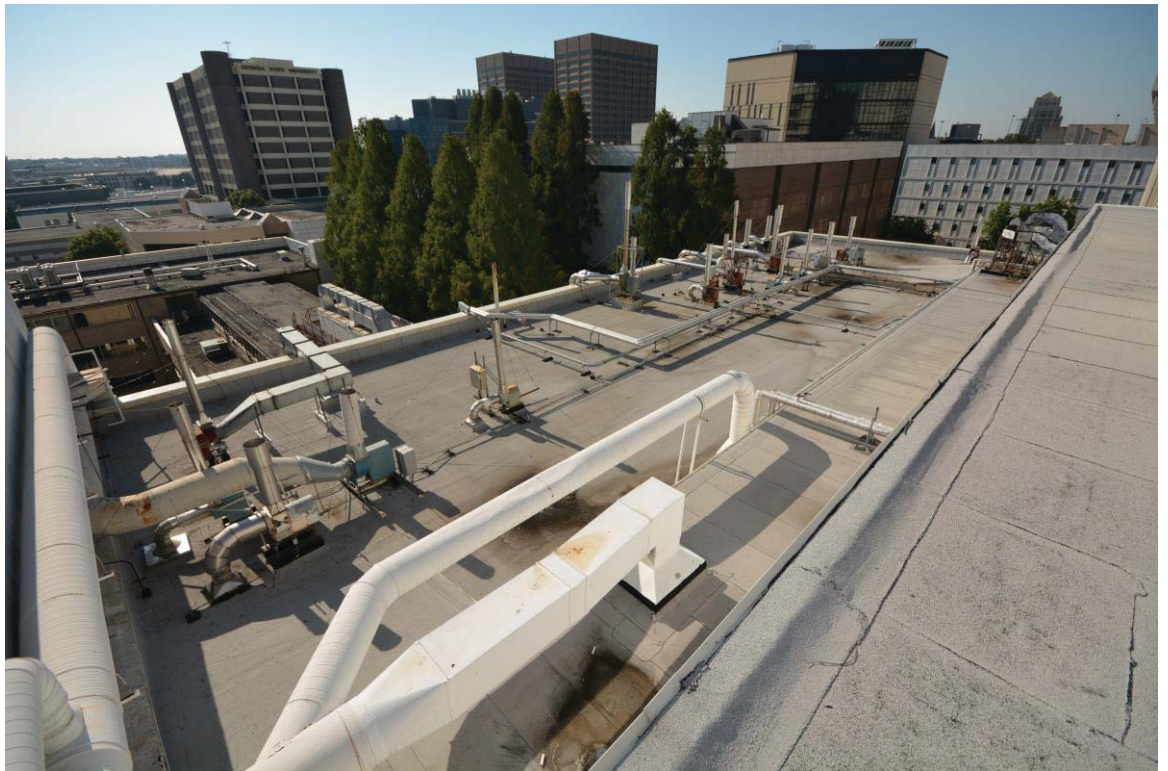


Photo 105



Photo 106





Photo 107



Photo 108

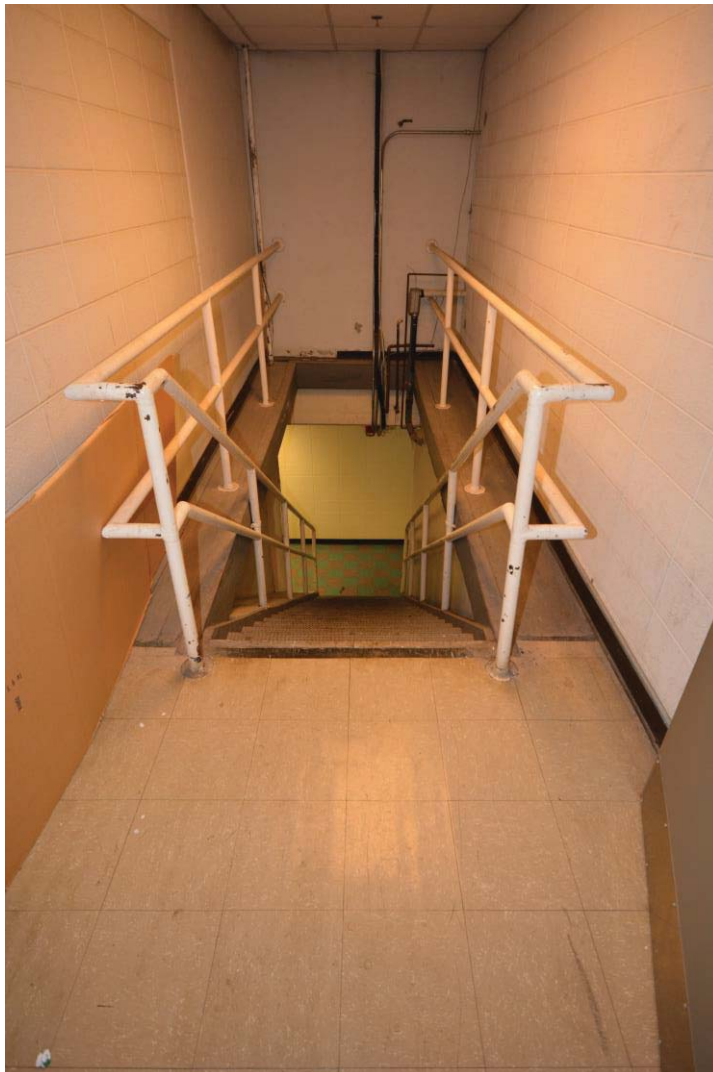




Photo 109



Photo 110



Photo 111



Photo 112



Photo 113





# REAL ESTATE AND FACILITIES

Administration Division

## GEPA Process for Significant Resources (Historic)

### Due Diligence Guidelines Contents

#### Introduction

([http://www.usg.edu/facilities/resources/due\\_diligence\\_guidelines/introduction](http://www.usg.edu/facilities/resources/due_diligence_guidelines/introduction))

#### Demolition

([http://www.usg.edu/facilities/resources/due\\_diligence\\_guidelines/demolition\\_of\\_facilities](http://www.usg.edu/facilities/resources/due_diligence_guidelines/demolition_of_facilities))

#### Disposition

([http://www.usg.edu/facilities/resources/due\\_diligence\\_guidelines/disposition\\_of\\_real\\_property](http://www.usg.edu/facilities/resources/due_diligence_guidelines/disposition_of_real_property))

#### Easement

([http://www.usg.edu/facilities/resources/due\\_diligence\\_guidelines/easement](http://www.usg.edu/facilities/resources/due_diligence_guidelines/easement))

#### Gifts

([http://www.usg.edu/facilities/resources/due\\_diligence\\_guidelines/gifts\\_of\\_real\\_property](http://www.usg.edu/facilities/resources/due_diligence_guidelines/gifts_of_real_property))

#### Acquisition

([http://www.usg.edu/facilities/resources/due\\_diligence\\_guidelines/acquisition\\_of\\_real\\_property](http://www.usg.edu/facilities/resources/due_diligence_guidelines/acquisition_of_real_property))

#### Rental as Tenant

([http://www.usg.edu/facilities/resources/due\\_diligence\\_guidelines/rental\\_of\\_real\\_property\\_as\\_tenant](http://www.usg.edu/facilities/resources/due_diligence_guidelines/rental_of_real_property_as_tenant))

#### Rental as Landlord

([http://www.usg.edu/facilities/resources/due\\_diligence\\_guidelines/rental\\_of\\_real\\_property\\_as\\_landlord](http://www.usg.edu/facilities/resources/due_diligence_guidelines/rental_of_real_property_as_landlord))

• **Step #1:** Assemble an environmental effects report (EER) which includes feedback from HPD. The report should be issued by a qualified consultant/professional.

**Step #2:** Place a legal notice in the legal organ (i.e. "Daily Report" for Fulton County) for one day, which starts the comment period for 30 days. The EER is required to be made available to the public (eg. courthouse or library) during normal business, 30 days from the date of publication of the notice.

**Step #3:** After 45 days from the date of publication of the notice, a copy of the EER and any feedback collected during the comment period should be forwarded to:

Judson H. Turner, Director Georgia Environmental Protection Division Georgia Department of Natural Resources 2 Martin Luther King Jr. Drive, Suite 1456 East Tower Atlanta, GA 30334

**Step #4:** A public hearing is required locally (same county of the government action), if 25 Georgia residents request it during the 30 day comment period. All written comments received or written/oral comments presented at a public hearing, if applicable, must be considered before reaching a decision. (Please note: BOR requires 25 requests for public hearing instead of 100 as stated in the GEPA Law)

**Step #5:** Campus official makes the final decision.

**Step #6:** Campus official sends the written 'Notice of Decision' to the Director of EPD (simple letter is fine), with a copy sent to the BOR Office of Facilities & Real Estate.

**Step #7:** Campus places a second legal notice, no earlier than 45 days from the original ad, in the local paper (organ) for one day announcing the 'Notice of Decision' of the proposed action (template attached). If no challenges are made in 30 days, then, in this case, the proposed action of demolition can commence provided the Executive Order for Demolition is issued from the Governor's Office.

Once the EER is completed and HPD has agreed to mitigation (in writing), then, the GEPA process will take no less than 75 days, provided there is no request for a public hearing.

Board approval of the demolition request, HPD concurrence, and completion of the above steps will enable our office to submit an Executive Order request to the Governor's office. Generally, it takes about 2-3 weeks to receive the

• executed Executive Order, except during the legislative calendar, which requires additional time.