

LORD
AECK
SARGENT

HISTORIC PRESERVATION



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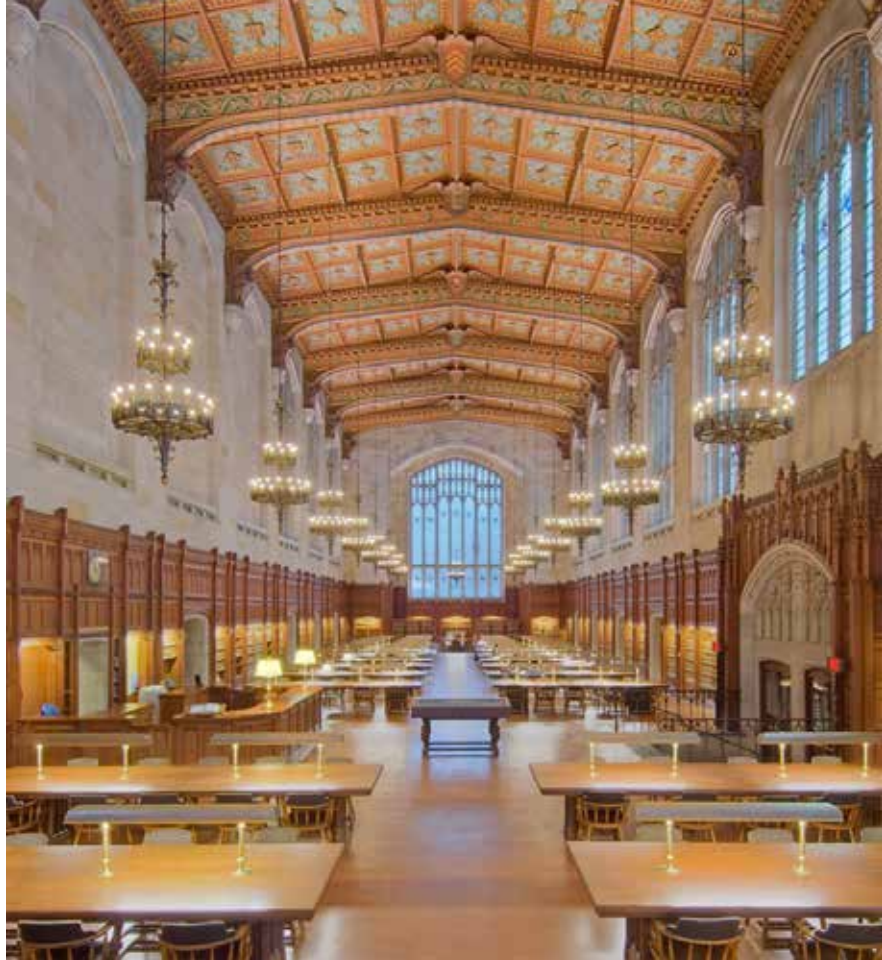


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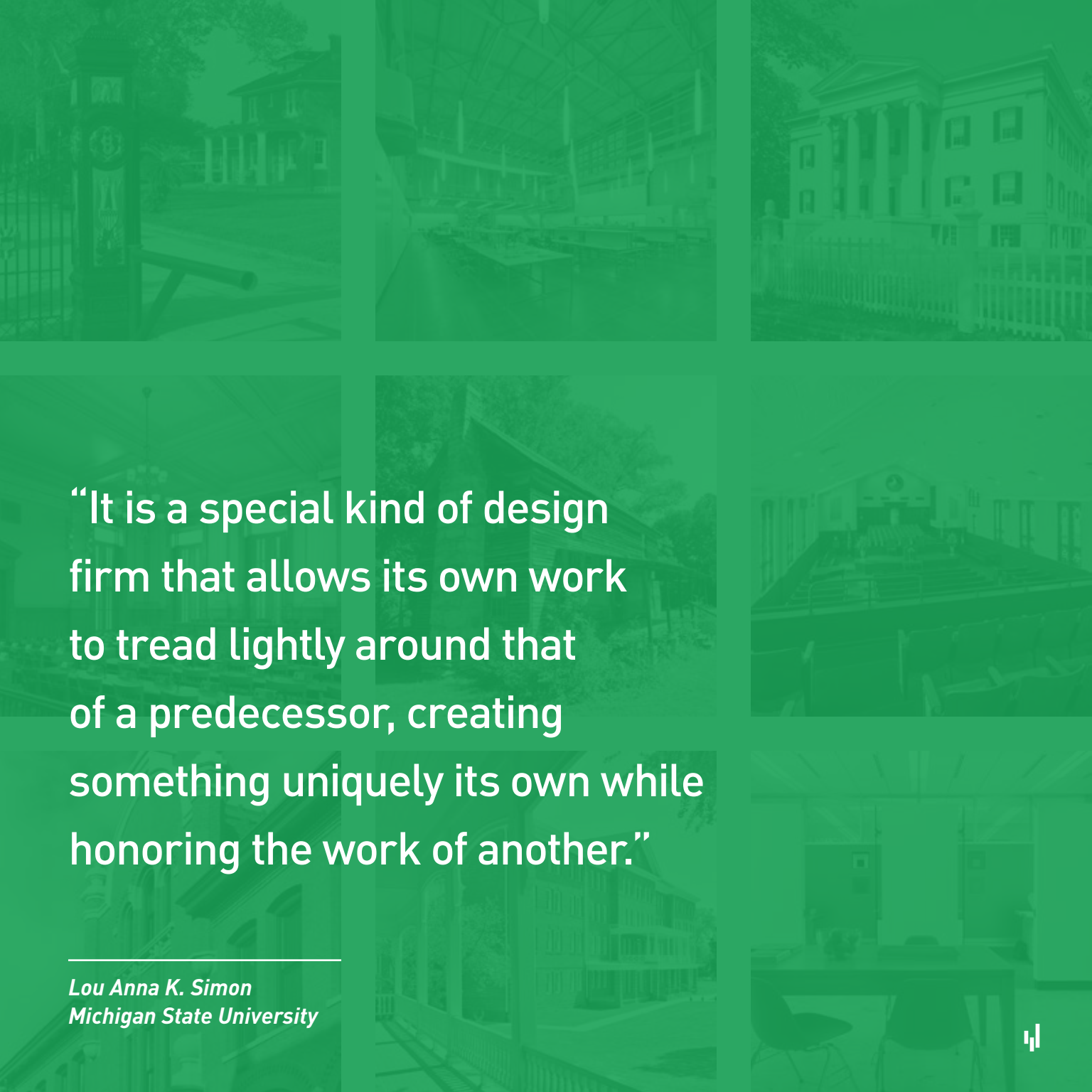


HISTORIC PRESERVATION PRACTICE AREA

Lord Aeck Sargent's approach to preservation links the past with the future creating uniquely rich communities and buildings that preserve historic fabric and create exciting, productive environments for future generations.



Lord Aeck Sargent has over a half a century of exemplary experience preserving, restoring and rehabilitating historic buildings and sites. Its staff of preservation architects, planners, conservators and interior designers possess deep knowledge and experience developing successful preservation and future use strategies for public, private and institutional clients. We are committed to the preservation of our society's built heritage while preparing historic buildings for the future within the client's budget and schedule. In addition to our award winning architectural capabilities, the firm's preservation services include community resource surveys, preservation district planning and design guidelines, campus preservation planning, Historic Structure Reports, HABS/HAER documentation, Preservation Tax Act assistance, building preservation plans and historic materials investigation and analysis.



“It is a special kind of design firm that allows its own work to tread lightly around that of a predecessor, creating something uniquely its own while honoring the work of another.”

*Lou Anna K. Simon
Michigan State University*

PUBLIC BUILDINGS

02

Because of their role as places of public life, public buildings must be accessible to all, both culturally and physically. Design in the public realm must embody the values of all citizens and must encourage the appropriate level of public access for the functions housed within.



BITSY GRANT TENNIS CENTER

Atlanta City Park Design
Atlanta, GA



The rehabilitation of the Bitsy Grant Tennis Center focused on returning the facility to its original appearance as constructed in 1952 by Aeck Associates. Richard Aeck's original design for the building used expansive glass within a structural grid of architectural concrete to capture panoramic views of the clay courts from the structure's upper level.

The restoration of key visual elements, such as the historic windows, maintain the structure's historically significant architectural character. The interior rehabilitation recaptured the original open floor plan, which allows occupants to circulate around the brick central core of the building unencumbered.



THE GEORGIA STATE CAPITOL

Georgia State Financing &
Investment Commission
Atlanta, GA

The State of Georgia established the Commission on the Preservation of the State Capitol, which was tasked with planning for the preservation of the 1889 Georgia State Capitol, a National Historic Landmark.

The Commission set the tone for all work to come, determining that the Capitol should remain a working Capitol, the center of Georgia's government. It challenged the design team to restore the building to its original appearance in so far as possible, while rehabilitating it to serve today's demands in its role as a major public facility.

To further this goal, Lord Aeck Sargent has led an ongoing phased rehabilitation of the Capitol since 1993.

Through many phases of work, LAS has consistently created both historically accurate and highly functional solutions. Specific projects include Fire Code Rehabilitation, HABS Documentation, Master Planning, Public Space Restoration, House and Senate Chamber Restoration, Legislative Budget Office Rehabilitation, Exterior Restoration, Roof Replacement and Replacement of the Electrical Switchgear System.







Before



MARTIN LUTHER KING, JR. FEDERAL BUILDING

General Services Administration
Atlanta, GA



LEED Gold

Constructed in 1933 as the main U.S. Post Office for Atlanta, the Martin Luther King Jr. Federal Building carries the cultural distinction of being the first named in honor of the late Reverend Dr. Martin Luther King, Jr.

Lord Aeck Sargent planned and designed the building's rehabilitation to house the Southeastern Headquarters for the U.S. General Services Administration. The project, which is Certified LEED Gold, is a fusion of rehabilitation, restoration and sustainable design. Important character-defining features of the building, such as the historic postal lobby, stairways, windows and marble and granite façade, have been preserved, while the remainder of the

building was rehabilitated to include Class A office space, with design inspired by the buildings history as a post office and its contemporary namesake Dr. Martin Luther King Jr.

Sustainable design features include high efficiency mechanical and lighting systems, low flow plumbing fixtures, landscaping with native plants, incorporation of daylighting strategies and commuter friendly elements such as bicycle racks and changing facilities. These strategies give the building an energy usage that is 15 percent better than code.



GEM THEATER

Calhoun, GA



The GEM Theater, located in downtown Calhoun, was constructed in 1920 and converted to a movie house in 1936.

The theater ceased operation as a movie theater in 1980 and was then converted to a retail shop. The building had been vacant for approximately 10 years when our team was retained to provide Historic Preservation Architectural Services to recapture the now historic movie house and adapt it to support a variety of public assembly functions including drama, dance, movies and lectures.

Our architects prepared a Preservation Plan that included measured drawings, identified character-defining features, recommended treatments and a conceptual cost estimate for the rehabilitation of the GEM Theater.

Using our team's work, the Owner had a successful fundraising program that allowed it to move forward with Lord Aeck Sargent to perform a full rehabilitation of the theater.





COWETA COUNTY COURTHOUSE

Coweta County Commission
Newnan, GA

Constructed in 1904, the Coweta County Courthouse is a beautiful Neoclassical Revival structure that served as the county courthouse until 2007.

As the architectural anchor of downtown Newnan, the County Commission decided to rehabilitate the historic courthouse for continued use as Probate Court and as the Convention and Visitor's Bureau for Coweta County.

Lord Aeck Sargent completed the rehabilitation of the courthouse, which included repair to the copper roofing, new mechanical, electrical, plumbing and fire protection systems, full ADA upgrades, a catering kitchen and restoration of the historic interior finishes.







NEWTON COUNTY COURTHOUSE

Newton County Commission
Covington, GA

One of the best-known of all Georgia county courthouses, due to its feature in the television show, *In The Heat of the Night*, the 1884 Newton County Courthouse is a beautiful example of Second Empire architecture, designed by Bruce and Morgan Architects.

The Courthouse Preservation Plan and the design for the \$3.5 million rehabilitation was completed in the summer of 2004. The project included the removal of failed retrofit windows and the installation of wood windows that matched historic window profiles. The failed residential grade roof was replaced with a slate roof, including the historic decorative slate pattern. The building was fitted with modern electrical, mechanical, plumbing, fire protection and data/voice systems to support modern functions while retaining the building's significant historic features.

Today, the courthouse serves the County Commission, Purchasing, Human Resources and Finance functions of Newton County government.

** This project was completed by the Office of Jack Pyburn prior to joining Lord Aeck Sargent.*



OLD ELKS LODGE

City of Milledgeville
Milledgeville, GA



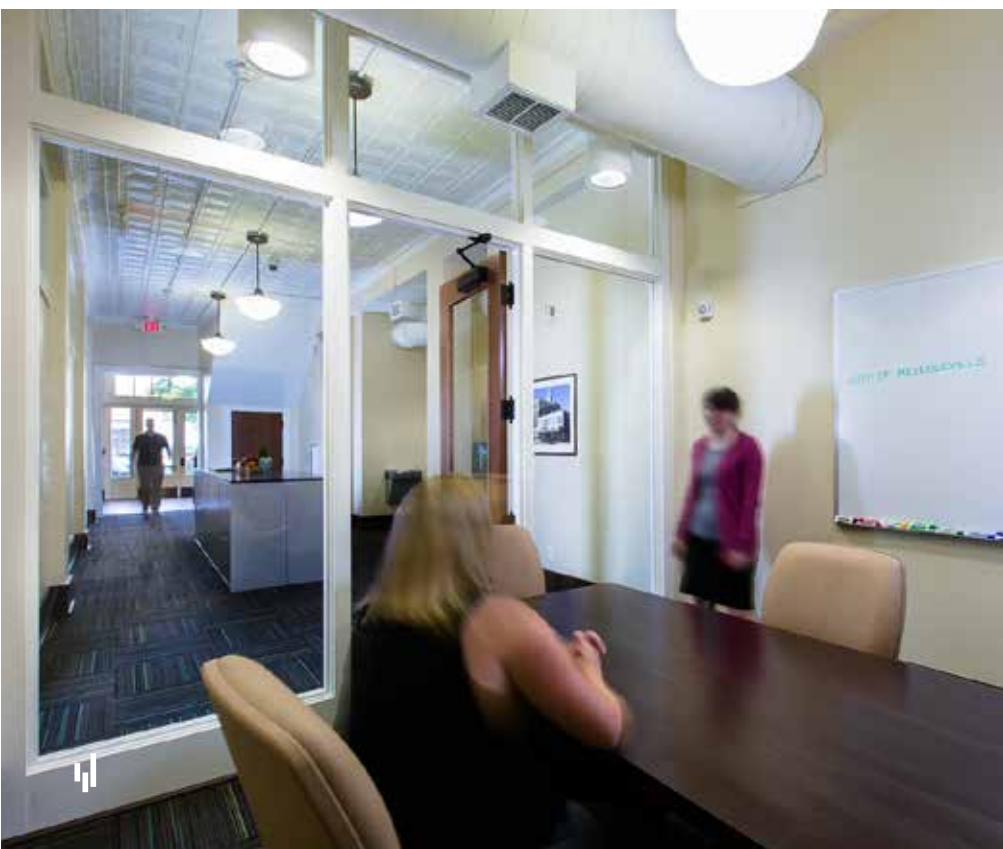
The Old Elks Lodge is a historic building in the commercial core of downtown Milledgeville.

The building was constructed c. 1926 and served as the meeting place of the local chapter of the Benevolent and Protective Order of Elks and later as the Baldwin County Library before being vacated and falling into disrepair. Lord Aeck Sargent worked in a design/build relationship with Chris R. Sheridan & Co. General Contractors to rehabilitate the building for the City, which uses it to house its Planning and Development, Human Resources and Downtown Development offices.

The building's exterior was rehabilitated, all new mechanical, electrical and plumbing systems were designed, and the building was made fully accessible with the addition of an elevator.

The rehabilitation retained the remaining character-defining features of the building's much-altered interior, such as pressed metal ceilings, wood floors and plaster wall finishes with wood base moldings and window casings. The design provides a sense of the original open first floor commercial space and open third floor lodge space by inserting the new offices using walls with glass transoms to maintain a visual sense of the overall space, despite the functionally required separation. The new interior provides the City with much needed office and conference space while giving new life to an important historic building.







BRAWNER HOSPITAL

City of Smyrna
Smyrna, GA

Lord Aeck Sargent was involved in a multi-phase project for the rehabilitation of the old Brawner Hospital building.

In the first phase, the building and its additions were evaluated, current conditions were documented, and recommendations for use were provided. Cost estimates were then made to return the building to a usable state.

Next, the City of Smyrna staff and council used Lord Aeck Sargent's assessment to make a determination about the future of the building within a public park site. We produced a condition assessment, measured drawings, and a cost estimate to preserve the building's historic character and rehabilitate the interior for new uses.

For the second phase, programming and schematic designs for new functions in the building were provided. The building is used by the City for offices as well as facilities and event space for the Parks and Recreation Department. After the rehabilitation was complete, the building was listed in the National Register for Historic Places.





MEMORIAL PARK OPERATIONS BUILDING

Athens-Clarke County
Athens, GA



The Memorial Park Operations Building, located within Memorial Park, is one of the few surviving Spanish Colonial Revival-style buildings in Clarke County.

Originally constructed in 1925 as the Fairhaven Hospital to care for tuberculosis patients, the building comprises two wings connected by a corridor with a central service block. It is significant as one of the earliest racially integrated medical facilities in the area. Currently the building is used as offices, support space for park staff and as performance space for a local theater group.

The completed rehabilitation of the existing building brought it back to its 1926 appearance, while making several adaptations to suit the needs of today's users. The clay tiles on the mansard were restored on both wings. The Recreation Hall is now a column-free space with a glue-lam ceiling structure and a removable central partition wall. The restrooms were redesigned to be ADA accessible.

In order to provide Athens Creative Theater with dedicated workshop space and Black Box Theater, the west courtyard was enclosed with a new transparent west wall with black-out shades, and the existing exterior courtyard walls became the interior walls for the space on the other three sides.

MUSEUMS & CULTURAL SITES

03

Interpreted historic sites provide a glimpse into the past. Through their physical form and materials, they tell the stories of those who have gone before us and, through these stories, have the opportunity to shape our perspective, not only of the past, but also of the present, and inspire our hopes and dreams for the future. Preserving these sites requires a thorough understanding of the historic resource, a thoughtful approach to its treatment, and a dedication to authenticity in every detail.



CHATTOOGA ACADEMY

City of LaFayette
LaFayette, GA



Owned by the City of Lafayette, Chattooga Academy is one of Walker County's most cherished landmarks.

Built c. 1836, it is one of the oldest brick school buildings in Georgia, and also served as the Civil War headquarters for Gen. Braxton Bragg in 1863. It was listed on the National Register of Historic places in 1980.

Lord Aeck Sargent was retained by the City of Lafayette to assess the current condition of the building and make recommendations for repairs. The first rehabilitation phase of the project was to rebuild the first floor, replace the roof and repair the wood cornice. The two brick chimneys were repointed and ventilated metal caps were installed. The second rehabilitation phase included guidance on installation of new mechanical, electrical, and plumbing systems.



OLD GOVERNOR'S MANSION

Georgia College & State University
Milledgeville, GA



Formerly the home of Georgia's governors, this 1830s National Historic Landmark now is part of Georgia College & State University. The Old Governor's Mansion is considered one of the finest examples of Greek Revival architecture in the United States and currently serves as a house museum that interprets the life of Georgia's governors and as an event facility for the university.

Lord Aeck Sargent performed extensive site investigations and worked with paint and historic interiors consultants before embarking on the restoration. Significant alterations in the 1960s necessitated detailed field investigations to determine the Mansion's original configuration. The firm provided architectural services for a complete restoration, as well as the design of 2,300 sf of new construction to provide restrooms, support space, and an education and visitors center.







EBENEZER BAPTIST CHURCH MARTIN LUTHER KING, JR. NATIONAL HISTORIC SITE

National Park Service
Atlanta, GA

Ebenezer Baptist Church is one of the best known churches in the country. Built in 1914 and located in the Sweet Auburn Historic District of Atlanta, it is significant for its legendary pastor, Dr. Martin Luther King, Jr.

Under commission of the National Park Service, Lord Aeck Sargent analyzed the condition of the building and identified appropriate preservation measures to restore the building and update all mechanical and fire protection systems.

Lord Aeck Sargent then designed a two-phase project through which the interior of the church was restored to its 1968 appearance and all exterior materials were repaired and preserved.

HARDMAN FARM

Georgia Department of Natural Resources
Helen, GA



LEED Gold



The 173-acre farm, which became Georgia Governor Lamartine Hardman's home in 1902, retains buildings that date back to as early as 1870. Lord Aeck Sargent worked in a design-build relationship with Garbutt Construction on the restoration of the main house and attached kitchen building to interpret life on an early 1900s working dairy farm.

The house had changed very little over time, retaining its original materials and features. Its pristine condition led to a treatment approach of gentle renewal: cleaning, conserving and repairing, while striving to minimize impact to historic fabric.

In tandem with these preservation goals, an environmentally sustainable philosophy guided all project decisions. In addition to achieving LEED Gold certification, the team reused the inherently sustainable features of the historic structure, including natural ventilation, and focused on an appropriate application of sustainable practices in a historic context.





HILL HOUSE

The Flannery O'Connor – Andalusia Foundation
Milledgeville, GA



Hill House was a tenant farmhouse at Andalusia, the farm that was the home of noted author Flannery O'Connor.

The house dates from the mid-19th century but is most significant for the period when Jack and Louise Hill lived there. The Hills were well known to O'Connor and are mentioned throughout her collection of letters in *The Habit of Being*.

The Flannery O'Connor-Andalusia Foundation, which operates the property as an interpreted historic site, received a grant from the Save America's Treasures Program and the Georgia Department of Natural Resources to preserve the Hill House. Lord Aeck Sargent worked with the Foundation to conduct a condition assessment of the house, which had severely deteriorated over the years. Following the assessment, we developed construction documents to guide the preservation work which consists of heavy timber structural repairs, siding restoration and replacement, window restoration, roof replacement and interior repair and preservation. A philosophy of preserving all materials, to the greatest extent possible, guided the work.





CHALMETTE NATIONAL CEMETERY

National Park Service
New Orleans, LA



Chalmette National Cemetery is located within Jean Lafitte National Historical Park, adjacent to the site of the Battle of New Orleans, the last major battle of the War of 1812.

In 1864, the U.S. government established the cemetery as a burial place for Union Soldiers who died during the Civil War. There are now more than 15,000 burials, including veterans from all American conflicts. Since 1939, the National Park Service has operated the cemetery, which is the oldest below-grade cemetery in the region.

In 2003, at the request of the Park Service, Lord Aeck Sargent conducted a condition assessment focusing on the leaning cemetery walls, headstones and drainage system. The project consisted of an evaluation and panel-by-panel assessment of the masonry wall.

LAS produced a written assessment and developed design solutions and cost estimates for several restoration and design scenarios. The recommended solutions included restoration of the perimeter masonry walls, headstones and iron fence and gate, as well as limited work to address the cemetery's drainage issues.

In 2006, LAS began a new phase of work at Chalmette. Hurricane Katrina did considerable damage to the site and as a result, the wall was reassessed to document the damage and develop a plan for repair. The design team also addressed repair of grave markers and monuments as well as the rehabilitation of the Superintendent's lodge and carriage house.



SWAN HOUSE

Atlanta History Center
Atlanta, GA



Built in the late 1920s as the residence of Mr. and Mrs. Edward Inman, the Swan House is one of the most significant works of noted Atlanta architect, Philip Trammell Shutze.

Listed on the National Register of Historic Places, the Swan House is now owned by the Atlanta History Center and operated as a house museum. Lord Aeck Sargent worked in partnership with the Atlanta History Center to research and plan a multi-phased restoration of this Atlanta landmark. Work began in 1998 with the restoration of the cascading fountain and garden walls. Efforts then shifted to the restoration of the house's significant interiors. The goal of this restoration was to return the house to its original 1928 appearance. Several spaces, including the butler's pantry, that had recently served as staff offices, were returned to their original functions. The significant decorative arts collection of Philip Trammell Shutze is housed in a new gallery space in the lower level of the house.

The restoration included the integration of new mechanical, electrical, fire protection and security systems. All new systems were designed to protect both the house and the significant collections. Finely crafted interior finishes were carefully researched and restored, including plasterwork, marble, decorative painting and woodwork. The restoration was completed 2004.





FORT JEFFERSON NATIONAL MONUMENT

National Park Service
Dry Tortugas National Park, FL

Lord Aeck Sargent has been involved in the planning, design and implementation of preservation and repair efforts at Fort Jefferson for more than a decade.

Work began with the development of a Historic Structure Report Amendment (HSRA) focused on a review of housing and operational logistics and development of preservation and repair methodologies to address the extensive deterioration of the fort's scarp walls. The processes of deterioration that had started early in the history of the fort had accelerated during the last quarter of the twentieth century reaching a critical point in the early 2000s and threatening the long term preservation of the resource.

The primary cause of the deterioration was the corrosion and subsequent expansion of original iron shutter components embedded within the masonry scarp wall. The tremendous expansive forces of the corroding metal caused the masonry to be pushed outward and to separate from the coral concrete substructure. As a result, large sections of brick delaminated from the scarp wall and fell into the moat exposing the relatively soft coral concrete infill to the extreme conditions of the site.

A rigorous program of research, assessment and materials analysis, as well as a full-scale mock-up, was completed as part of the HSRA and resulted in the development of repair methodologies that could be applied universally to the damaged sections of the fort. Since completion of the HSRA, Lord Aeck Sargent has worked with the National Park Service to provide design and construction documents for the repair of Fronts 4 and 6, and is currently finalizing design for the repair and stabilization of Front 3, the most severely deteriorated face of the fort.





Many of our college and university clients consider preserving the integrity of their significant historic buildings, sites and landscapes vital to the character of their campus environments.

These structures and spaces stand as testaments to the established tradition of academic excellence and are key factors to attracting and maintaining faculty and students. For this reason, the preservation and creative continued use of historic campus buildings is a key component of planning for the future of institutions of higher education.



FINE ARTS BUILDING

University of Georgia
Athens, GA

The Fine Arts Building was designed and constructed in 1939-1940 as a Federal Public Works Administration (PWA) project.

The Neoclassical style building was originally designed to house the drama, music, dance, and visual arts programs. The building contains a spacious performance theater, fly tower, back stage area, dressing rooms, smaller performance venues, lobby, classrooms, and offices. The building is primarily used today to support the programs of the Performing Arts Division and Drama Department.

Lord Aeck Sargent provided architectural services for a rehabilitation of the existing lobby including ADA accessible restrooms. The project also involved the replacement and relocation of the existing mechanical equipment serving the main theater, which will improve both efficiency and the acoustical quality of the space.



WILLIAM W. COOK LEGAL LIBRARY

University of Michigan Law School
Ann Arbor, MI

Constructed in 1931, the University of Michigan Law School's William W. Cook Legal Research Library and the adjacent Hutchins Hall (1933) are significant historic structures that have been identified as contributing elements of the University of Michigan's Central Campus Historic District.

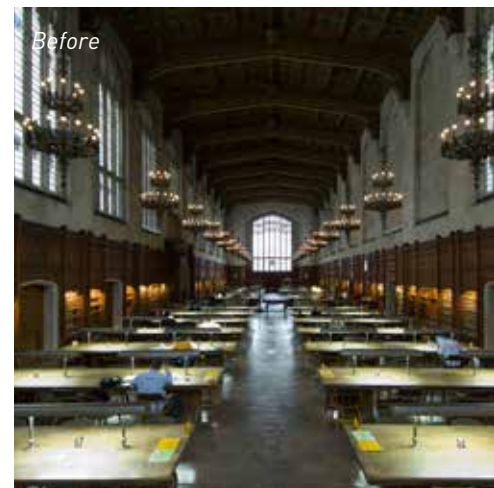
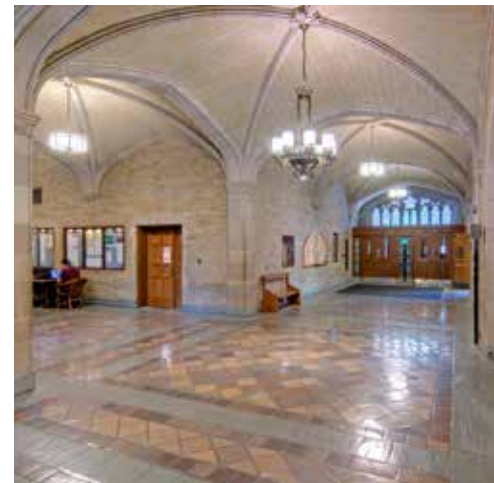
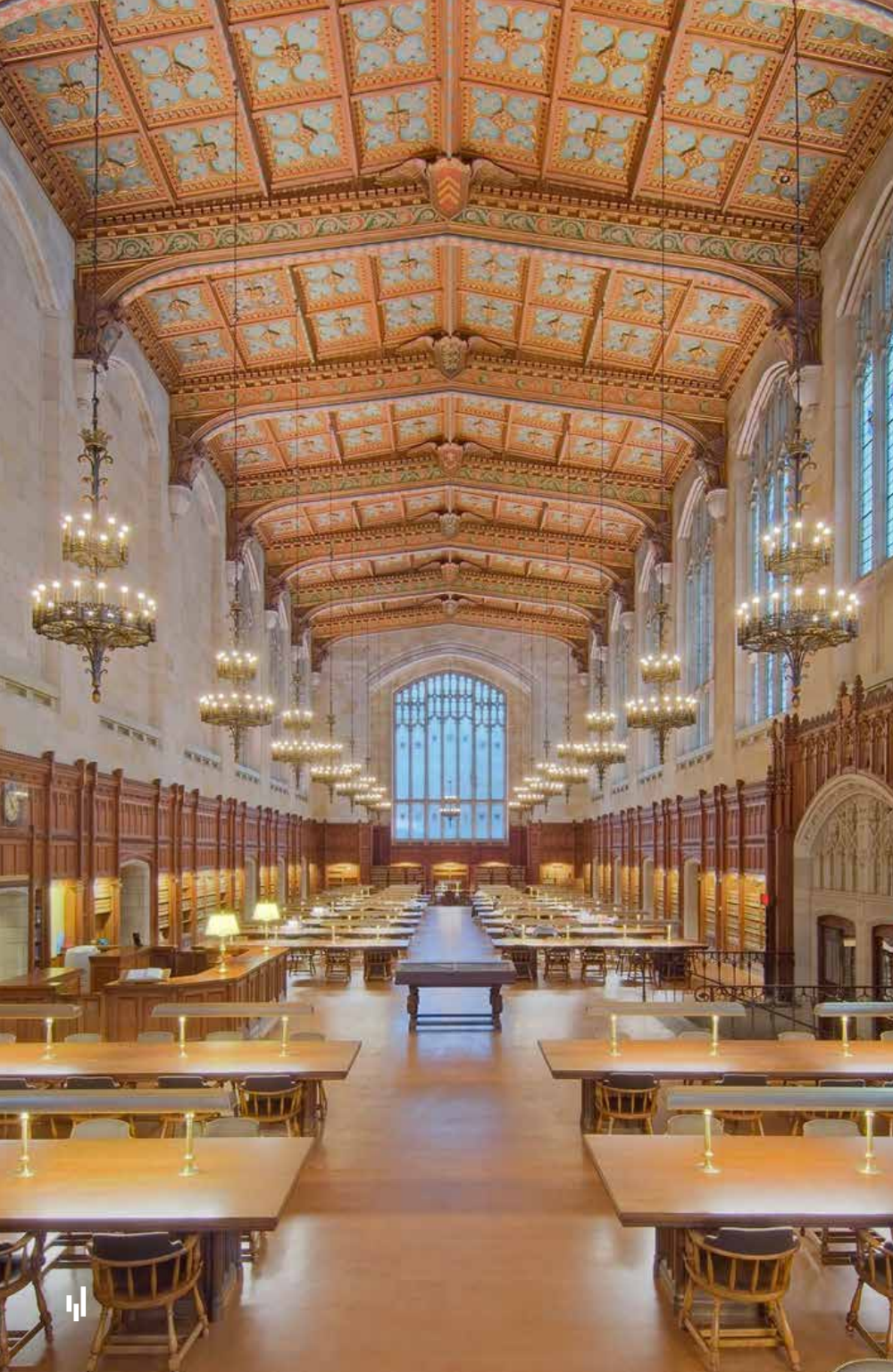
The William W. Cook Legal Research Library Reading Room has been recognized by the AIA as being among the top 150 most admired architectural works in the country. Lord Aeck Sargent led the project to restore the historic lighting and sensitively increase the light levels within these buildings.

The first phase of the project addressed the Legal Research Library Reading Room as well as the lower level corridors and included the repair, restoration and upgrade of historic chandeliers, book case and table lights and other existing, historic light fixtures within these spaces. To further improve light

levels within the Reading Room, the project also included the cleaning and restoration of the decoratively painted plaster ceiling. Plaster ceiling medallions removed during earlier renovations were restored and portions of the vaulted limestone ceilings were also cleaned. New, discretely placed up-lighting was installed to enhance the luminance of the intricately painted ceiling. Finally new emergency egress lighting and post-mounted exit signage were sensitively integrated into the spaces, the oak study tables were refinished and a new cork floor installed throughout the space.

The use of daylight harvesting lighting controls, dual-level ballasts and minimum wattage/maximum life lamps were combined to provide dramatically improved lighting while reducing lighting energy by an estimated 30-50%.







LANGUAGE HALL

Oxford College of Emory University
Oxford, GA



LEED Silver

Language Hall is a small but significant historic building on the Oxford College of Emory University campus. The building is amongst a group of late 1800s buildings that signify the origins and define the character of Oxford's historic quad.

The project required a reconfiguration of the interior and an addition for more space. The new configuration reflects the new program and recalls the essence of the original 4-classroom plan, which had been lost with past renovations. The massing and overall geometry of the addition was designed to blend with the original structure, while the detailing was simplified to distinguish it from the original building.

Original heart pine floors and window trim were restored, while state-of-the-art teaching technology was installed in the four classrooms. Original features of the building like plaster blackboards were left in place as a reminder of the past, although all of the features of a modern and updated facility are now in place including ADA and code compliance, wireless data coverage, and updated HVAC, electrical and plumbing systems. The project is LEED Silver certified. The project was completed within budget and within an aggressive 12-month design and construction schedule.



Before

HINMAN BUILDING

Georgia Institute of Technology
Atlanta, GA

The Hinman Research Building was the first building on the campus of the Georgia Institute of Technology dedicated to industrial research.

The building was designed by Harold Bush-Brown and P.M. Heffernan, both deans of the College of Architecture for a period spanning from 1925 to 1974. The Hinman Research Building was partially funded by the Works Progress Administration and built in 1939 for \$70,000. It was later expanded in 1951. Early research in microwave and autogiro technology conducted in the building was instrumental in the development of microwave cooking and the helicopter.

In 2008, the Lord Aeck Sargent / Office dA team was hired to rehabilitate and adapt the Hinman Research building for the Georgia Tech College of Architecture. The building was expanded to include an additional 1,250 sf of floor space in the high research bay. The LEED Gold certified, rehabilitated building is devoted to graduate architecture and industrial design education and related research programs. Provisions were made for design studios, computer labs, jury and pinup areas as well as informal and formal public spaces.

The design approach for the Hinman Research Building included a thoughtful rehabilitation of the building's historic features and the insertion of forward looking studio space that links the past to the future and produces a unique and rich environment for the study of architecture.



LEED Gold







COLLEGE OF ARCHITECTURE LIBRARY

Georgia Institute of Technology
Atlanta, GA

Lord Aeck Sargent designed the space for the Georgia Tech College of Architecture (CoA) administrative offices while restoring the original architectural character of the P.M. Heffernan designed library.

In 1952 the CoA building was one of the first modern buildings to be designed and built on the Georgia Tech campus by P.M. Heffernan and references the important modernist Bauhaus in Dessau, Germany.

The library was designed as a very transparent space on what was fondly known as the “bridge” between the studio on one side and gallery and public spaces on the other. In the early 1980s a new architecture library opened in an adjacent new architecture building to accommodate the growth of the program. The 1952 library was converted into a maze of research spaces and insensitively expanded into the adjacent hallway for a conference room and reception area.

The LAS design removed the non-original additions and restored the design intent of the original Library, an open reading room with book shelving on one long wall and pinup cork wall on the opposite wall. Ceiling heights were reclaimed and the original lighting pattern replicated. Glass was used between new partitions and the ceiling and walls to allow one to perceive the volume of the original library. The placement of walls was deliberate in forming private spaces. Original finishes were restored or, where no longer available, referenced with contemporary materials. The program for use included four private offices, a multipurpose classroom for 60, open work stations for four staff members and informal meeting space.



ENNIS HALL

Georgia College & State University
Milledgeville, GA



LEED Silver



Before

Ennis Hall is a stately former residence hall, constructed in 1918 on the Georgia College & State University (GCSU) campus.

The brick structure is one of a series of classical revival buildings in the Milledgeville historic district, which defines and characterizes this central Georgia campus. The building has seen few alterations through the years and retains most of its historic materials, details and spaces.

Lord Aeck Sargent designed the rehabilitation of Ennis Hall for use by the GCSU Art Department. The building houses drawing, painting, fiber arts, photography and digital media as well as gallery space, classrooms and faculty offices. The design strives to accommodate the extensive program while retaining the building's character-defining features. The result is a blending of past, present and future that will serve as a set of spaces for art education, and also as a place to inspire creativity.







BRANNEN HALL

Georgia Southern University
Statesboro, GA



LEED Silver



The rehabilitation of Brannen Hall, a three-story brick and concrete building constructed in 1963 to serve as a women's dormitory, adapted the building for use by the College of Liberal Arts and Social Science.

The building houses faculty offices and labs for the Department of Psychology as well as administrative offices for other departments. The project kept the exterior intact, retaining the building's original character, while making the alterations necessary for the new use.

The rehabilitation required a major reconfiguration and the design team worked to coordinate new elements with existing building fabric. An expanded entrance in the rear center of the building opens to a lofty day-lit space that also serves to make the building fully accessible by incorporating a ramp and elevator. Throughout, the design is characterized by an honest expression of the building's utilitarian materials and carefully coordinated exposed new systems. The building's use for the Psychology Department is reflected in design elements inspired by the Rorschach ink blot test.

The project was completed in collaboration with Palmer Architects.



MARSHALL-ADAMS HALL

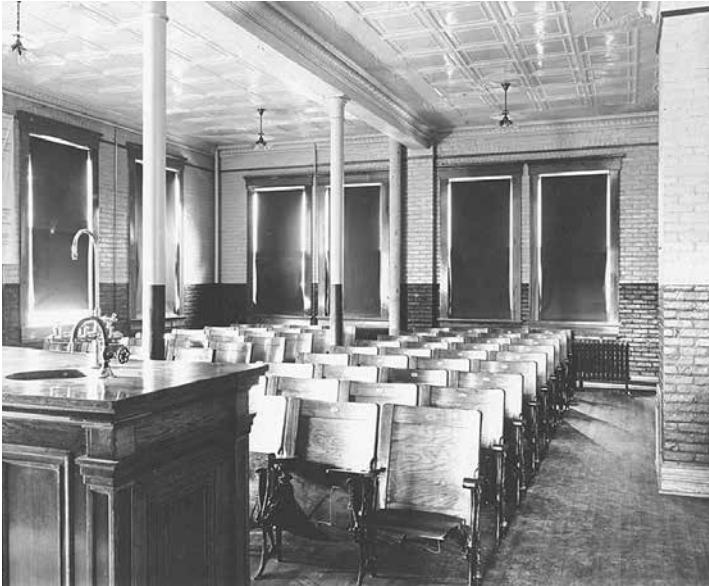
Michigan State University
East Lansing, MI

Constructed in 1902 in the “Laboratory Row” historic district of the MSU campus, Marshall-Adams Hall was originally a bacteriology laboratory.

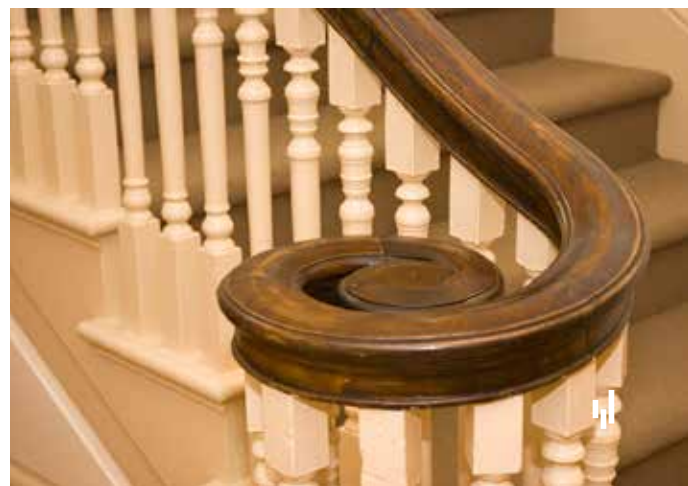
Through the years, the building underwent a series of unsympathetic renovations to meet the ever-increasing need for administrative space. To re-establish the character of this campus landmark, incompatible additions were removed, returning the building to its original footprint. Missing elements were restored, most notably the chimney, roof cresting and finials; windows and wood trim were returned to their original colors. The project also included window and roof replacement, masonry cleaning and repair and the reconstruction of a historic breeze-way.

The interior design concept recaptured many of the important character-defining features of the historic spaces that were documented through historic photographs and paint analysis. Wood trim details, a two-tone color palette, and a more sympathetic lighting scheme were re-established.

The monumental stair was restored and new fire stairs were built to meet current building codes; a new elevator was installed to solve ADA issues; and the mechanical, electrical, and plumbing systems were replaced. The initial phase of an area-wide landscape plan was also part of the project scope.







OLD COLLEGE

University of Georgia
Athens, GA

Old College was the first major building on the campus of the University of Georgia in Athens. Completed in 1806, the masonry Federal-period building was constructed to accommodate both classroom and dormitory space.

Though the campus has grown and expanded, Old College has remained the spiritual center of the University. Old College has undergone two previous major renovations: one in the early 20th century and one during the early years of World War II.

Lord Aeck Sargent was charged with the latest rehabilitation of Old College, which honored its historic integrity. The building's program is primarily administrative and executive office space with the addition of one classroom. The building was made ADA accessible, including the addition of an elevator. All mechanical and electrical systems were upgraded. The exterior brick masonry walls, limestone lintels, sills and belt courses were surveyed and areas of deterioration addressed. The masonry was repointed with a mortar formulated to match the historic material based on mortar analysis. Other major components of the exterior restoration were chimney repair and the replacement of the standing seam metal roof.

Old College is now well equipped to serve many more years in its role as the functional and symbolic center of the University of Georgia.



PRESERVATION PLANNING

Understanding the history, significance and condition of historic resources is the first step in making sound decisions regarding their future.

Preservation planning provides the tools to establish this critical understanding. We offer a wide array of preservation planning services, including historical research, conditions assessments, preservation plans, Historic Structure Reports, environmental review and compliance, assistance with grant applications, National Register eligibility assessments and Historic American Buildings Survey documentation. Often, these services are in conjunction with and establish the foundation for full architectural services for the preservation of a site or resource.

Our in-house conservation lab supports both preservation planning and architectural



services. The lab is equipped with the expertise and technology to identify and evaluate historic materials. The information generated in our lab expands our capacity to document a building's history and chronology, identify the composition of materials and make informed treatment decisions to prolong building performance and preserve historic integrity.

SIXTEENTH STREET BAPTIST CHURCH HISTORIC STRUCTURE REPORT

Birmingham, AL



Sixteenth Street Baptist Church was built in 1911 and designed by African American architect Wallace A. Rayfield.

The church became an icon in the Civil Rights Movement for its role in the Birmingham Campaign and youth marches of April and May of 1963 and for the tragic bombing of the church that occurred in September of 1963. These events were instrumental in leading to the creation and passing of the Civil Rights Act of 1964.

Prior to joining Lord Aeck Sargent, Jack Pyburn produced a historic structure report (HSR) and National Historic Landmark nomination for the church. The HSR documented the physical and social history as well as the current condition of the building and made recommendations for treatment. The church was designated a National Historic Landmark on February 20, 2006. Subsequent to the HSR, we served as the historic preservation consultant for the exterior restoration of the church, which was completed in late 2007.

In collaboration with Architecture Works, Inc.





DRY TORTUGAS LIGHT STATION HISTORIC STRUCTURE REPORT

National Park Service
Dry Tortugas, Florida

Lord Aeck Sargent was contracted by the National Park Service to prepare a Historic Structure Report (HSR) for the resources of the Dry Tortugas Light Station. It was decided that three documents would be prepared, the first would address the Lighthouse and Oil House, the second, the Keeper's Residence and the last document would address the remaining resources of the Light Station. The HSRs included a comprehensive narrative of the history and evolution of the Light Station, assessment of the individual resources and their existing conditions and the development of treatment recommendations and their estimated costs.

A comprehensive assessment of the resources was conducted to record the existing conditions and conduct materials testing. Both mortar and paint analyses were performed to determine the physical make-up of historic mortars and original paint colors.

Repair and treatment recommendations were developed to address issues of material deterioration and accommodate greater use of the site by the visiting public. Other primary considerations included opportunities for interpretation and education and the need to adapt the historic resources to accommodate critical functions such as housing for volunteers, staff, research personnel and the storage of utility components and equipment necessary for occupation in this remote location. Visitor safety and accessibility were also important considerations of the repair and treatment recommendations.

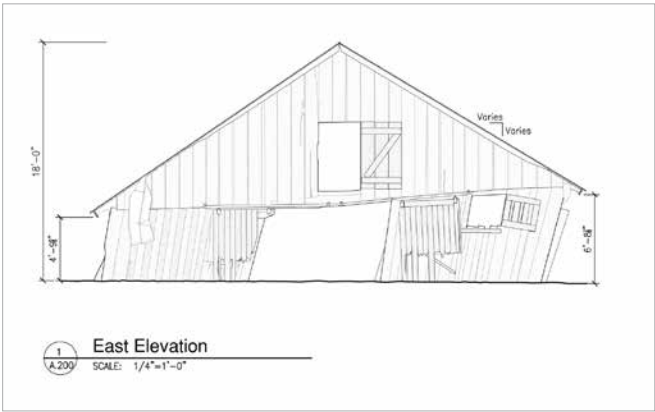
POND SPRING PLANTATION PRESERVATION PLAN

Alabama Historical Commission
Hillsboro, AL



Hired by the Alabama Historical Commission, we assembled a team of archaeologists, conservators, landscape architects, historians and engineers with specialized knowledge of plantation structures and sites to prepare a comprehensive master plan for the restoration of this landmark site in the state of Alabama.

The master plan seeks not only to preserve the Joe Wheeler legacy, but also to interpret the prehistoric and other historic resources on the property. Subsequent to the master plan, Lord Aeck Sargent provided architectural services on the restoration of the main house on the site.



HASSEL ISLAND HABS

National Park Service
Hassel Island, US Virgin Islands

Hassel Island was a key British military base in the Caribbean during the Napoleonic Wars that followed the French Revolution in 1793. Britain seized the island, along with much of the Danish West Indies, to gain control of the island's plantations and natural resources to finance their fighting in Europe. Following the war, the British troops withdrew and returned the Virgin Islands to Denmark. Parcels of land surrounding the fortifications were transferred to the local Danish government and the majority of the island was returned to the Hassel family, who operated a careening wharf there for much of the 19th century.

Lord Aeck Sargent worked with the National Park Service to prepare a Historic American Building Survey (HABS) documentation of the Napoleonic War era historic resources on the island. The resources documented included Fort Willoughby, Shipley's and Cowell's Batteries, the British Barracks Complex, the British Officer's Quarters Complex, and the Hassel Family Cemetery.

Due to the advanced state of deterioration of many of the resources, 3-D laser scanning was utilized to initially document all resources. The scans were used to generate base drawings, which were then confirmed through on-site hand measuring, to create the final HABS measured drawings. Each resource was also documented through large-format photography.

Research on Hassel Island's history and development was conducted and narrative reports were generated for each resource. The Hassel Island HABS documentation serves to record these important and endangered resources and will assist the NPS in their stewardship of Hassel Island and their interpretation of this unique chapter in history.



CAMPUS HISTORIC PRESERVATION PLANS

Historic buildings and landscapes are tributes to established traditions on many older campuses. Lord Aeck Sargent works with institutions across the country to help campus planners and facilities personnel plan for the preservation of their historic buildings and spaces. For many institutions, the first step is simply identifying those structures that are historically significant.

The goals of campus historic preservation planning are twofold: promote campus growth that is sensitive to environmental and cultural resources; and enhance cultural preservation and stewardship within an institution. Our plans include written documentation on the historic development of the campus, identification and evaluation of each historic resource, and recommendations for future treatment and use.

Our experience includes:

- Abraham Baldwin Agricultural College
- Augusta State University
- Georgia Institute of Technology
- Georgia College & State University
- Georgia Southwestern State University
- University of North Georgia
- South Georgia State College
- Southern Polytechnic State University
- Valdosta State University
- Berry College
- University of Arkansas



VALDOSTA STATE UNIVERSITY CHPP ↑

Valdosta, GA

Lord Aeck Sargent worked with Valdosta State University (VSU) to address specific issues of their campus growth and expansion relative to the community's rich collection of historic resources. In addition to conducting the necessary historic research and analysis, an interactive planning process was facilitated that included both university and community stakeholders. The result of the project was a campus sector plan that addressed the pressing issues of parking supply and management, infill development, contextual design and pedestrian improvements.

UNIVERSITY OF ARKANSAS CHPP ↓

Fayetteville, AR

Funded through a grant from the Getty Foundation's Campus Heritage Program, the plan includes the first comprehensive inventory of the campus's historic architectural and landscape resources. The resources were evaluated for significance and plotted on campus maps. The document also includes the development of an historic context and recommendations for a wide variety of preservation-related issues on the campus and led to the creation of a campus National Register district.



CAMPUS HISTORIC PRESERVATION PLAN GUIDELINES ↑

Multiple Locations

Lord Aeck Sargent worked with the Board of Regents to create the Campus Historic Preservation Plan (CHPP) Guidelines for the University System of Georgia (USG). The project, which was funded through the Campus Heritage Program of the Getty Foundation, was created in response to the 1998 Act to Promote Historic Preservation by State Agencies. The guidelines function as a template conceived for widespread application among the USG's 34 environmentally and academically distinct institutions. The template is designed to interface with the USG's campus master plan template, facilitating and encouraging the integration of planning for architectural, landscape and archaeological historic resources into the overall master planning process.

Lord Aeck Sargent was commissioned by the State Historic Preservation Office (SHPO) of the Michigan State Housing Development Authority to document Michigan's contribution to the Modern Architecture and design movement from 1940 – 1970. The "Michigan Modern" project consisted of several components that documented Michigan's impressive twentieth century design history and identified and recorded the state's most significant examples of mid-century modern architecture. The project included the following elements:

- Researched and prepared an historic context narrative on the story of Michigan's Modern Movement between 1940 and 1970
- Conducted oral histories with four architects that practiced during the Modern Movement
- Developed a list of the top 100 examples of Modern Architecture within the state
- Recorded and evaluated the top 100 resources through an intensive level survey
- Prepared a thematic National Register of Historic Places Multiple Property Nomination for 7 of the identified resources
- Developed four walking/driving tours based on geography, architect or theme
- Prepared a PowerPoint presentation summarizing the context and findings of the Michigan Modern project.

The project team included architectural historian Theodore Prudon, and renowned photographer Balthazar Korab.



MICHIGAN MODERN SURVEY

Michigan State Historic
Preservation Office

YELLOWSTONE NATIONAL PARK CONDITION ASSESSMENTS

National Park Service
Wyoming

Lord Aeck Sargent was the architectural lead for condition assessments of 207 buildings and over one million square feet in Yellowstone National Park.

This work supported our client, PRIZIM, Inc., in its task to develop prospectuses for the National Park Service to manage their concessioner-operated facility contracts within the Park. The scope of work included architectural, code, ADA and engineering analyses; and LAS was responsible for the overall coordination and management of the field work and deliverables with HDR Engineering, Inc. as a sub-consultant.

The project included a wide variety of structures ranging from the National Historic Landmark Old Faithful Inn to modest guest cabins in the Old Faithful, Madison and Grant Village areas.

Primary tasks included verification of the building inventory, overall photography of all properties, field verification of existing drawings, collection of measurements, and other data required to generate drawings; and assessment of overall building conditions, including the identification of maintenance requirements and deficiencies in need of repair.

After the on-site fieldwork, LAS analyzed data and prepared cost estimates for rehabilitation, repair, and 20-year maintenance plans for each facility. Life-cycle cost and reproduction cost data were generated. Throughout the process, the team collected and managed information such that it could be integrated into the National Park Service Facility Management Database.



ALABAMA COURTHOUSE BUILDING PRESERVATION PLANS

U.S. General Services Administration
Dothan, Gadsden, Opelika, AL

Built during the first decades of the twentieth century, the federal buildings in Dothan, Opelika and Gadsden, Alabama, were designed in the Neo-Classical Style and typical of the types of structures that were being built by the federal government during this period.

Lord Aeck Sargent was commissioned by the US General Services Administration (GSA) to develop Building Preservation Plans (BPPs) for the three courthouses. The BPP document is organized into three distinct sections: Historic Background and Documentation; Building Analysis; and Treatment Recommendations. Research was conducted to develop historic contexts for each of the buildings, and the review of existing conditions was performed through a process of observation and inspection.

As part of the review of existing conditions, the building's integrity or state of preservation was evaluated by recording the presence of surviving original features and documenting their condition. The information collected was used to inform the assignment of "preservation zones" to the interior spaces and exterior elevations of each building. Application of this three-tier zoning framework was designed to provide GSA building managers with the information necessary to make decisions about the appropriate treatment of GSA's historic resources. The preservation zones outline which areas may be open to greater degrees of modification and which should retain their historic fabric and strictly adhere to the Secretary of the Interior Standards for Rehabilitation.



The TVA Muscle Shoals Reservation, located on the Tennessee River in northwest Alabama is a 1,300-acre site with more than 90 existing industrial structures, including 57 designated historic properties. Built in the early 1900s as a nitrate plant for developing experimental fertilizer products, the site continued to expand over the years and includes historic resources from the early to mid twentieth century.

Lord Aeck Sargent has developed an adaptive use feasibility study that includes a historic building assessment, market analysis and master plan concept. TVA is proposing to release the property to a private development entity and therefore required a study to understand the condition of the structures and site and envision potential opportunities for their reuse.

The building assessment was conducted to verify the potential eligibility of the buildings for the National Register of Historic Places, identify their character-defining features, assess the condition of all materials and evaluate their potential for

rehabilitation. A market analysis was conducted to identify and evaluate potential uses for the property. The condition assessment and market analysis informed a conceptual planning process. This effort included communication with six local municipalities and a local university to craft a strategy for the redevelopment of reservation.

The ultimate result of this effort was to develop a physically and financially feasible vision that will attract interested parties to participate in the sensitive redevelopment of these historic buildings and serve as an economic catalyst for the Muscle Shoals community.



MUSCLE SHOALS ASSESSMENT & FEASIBILITY STUDY

Tennessee Valley Authority
Muscle Shoals, AL



Prior to joining Lord Aeck Sargent, the Office of Jack Pyburn was retained to conduct comprehensive historic resource surveys and National Register District eligibility assessments at three Louisiana National Guard installations.

At Jackson Barracks, a historic military installation dating to 1833 in New Orleans, the team assessed buildings impacted by Hurricane Katrina as part of the crucial preservation planning process following the storm.

Camp Minden, a 14,974 acre historic military installation dating to 1941-42, was constructed as the Louisiana Army Ammunition Plant at the outset of World War II. The team surveyed over 800 historic resources and determined over 400 buildings to be eligible as part of a National Register Historic District.

In Carville, Louisiana, surveys were conducted of the historic resources at the Gillis W. Long Center. Originally developed in 1859 as Indian Camp, a plantation along the Mississippi River, the Gillis Long Center has evolved through several periods of development coinciding with the changes and advances in the treatment of leprosy or Hansen's disease. The existing National Register Historic District was updated and recommendations were made for additional buildings to be listed on the National Register. The survey reports and eligibility assessments will be utilized for long term planning at these historically significant installations.



LOUISIANA NATIONAL GUARD RESOURCE SURVEY

Louisiana National Guard
New Orleans & Carville, LA

I-16 / I-75 INTERCHANGE (PLEASANT HILL)

Georgia Department of Transportation
Macon, GA

The project involves a relocation plan, historic structure reports and design for relocating 25 historically significant residences in and around the Historic Pleasant Hill Neighborhood.

The reconfiguration of the interchange at the intersection between I-16 and I-75 is the second significant encroachment into one of Macon's historically African-American neighborhoods. The Memorandum of Agreement with the neighborhood, which links back to the

original construction of the interstate highways through the city, stipulates that a mitigation of the current interchange alteration includes the relocation, rehabilitation and reuse of existing viable residential structures within the impact area to vacant lots in the neighborhood outside the highway impact area.

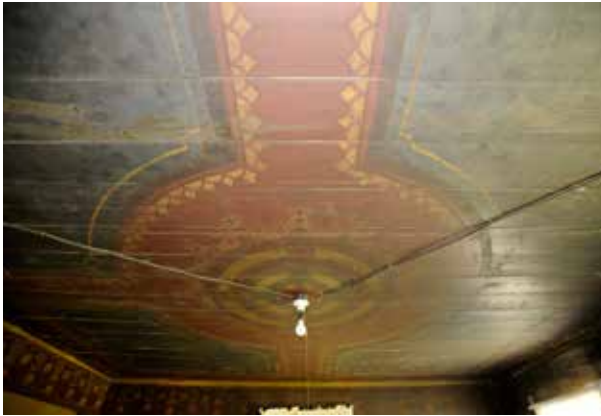
The scope of work for this assignment includes a review of the historical documentation of the neighborhood and the structures impacted by the

transportation improvement, an assessment of each structure to identify extant character-defining features and the existing condition of building systems, the development of Historic Structure Reports for each of the structures to be moved, a relocation plan and construction documents for securing, moving, resetting on a new lot and rehabilitating the 25 structures scheduled for relocation.



CHESSER-WILLIAMS HOUSE PRESERVATION PLAN

Gwinnett County Department of Community Services
Gwinnett County, GA



The Chesser-Williams house is an extraordinary historic resource that is unique in rural Georgia. The house is a classic vernacular example of an I-house configuration built circa 1880.

It features subtle Greek Revival features, such as boxed eave returns and a frieze board. Only minor alterations have occurred on the house since the late 1800s, however, the house is in need of immediate conservation in order to preserve its character-defining features. Lord Aeck Sargent was commissioned to work with the Gwinnett Environmental & Heritage Center to perform a condition assessment and develop a preservation plan for the restoration and conservation of the historic Chesser-Williams House.

The most unusual feature of the house is the interior finishes, which include surprisingly well-preserved interior folk art painting in both the parlor and central hall. The folk art painting was done freehand by an itinerant painter in the 1890s.

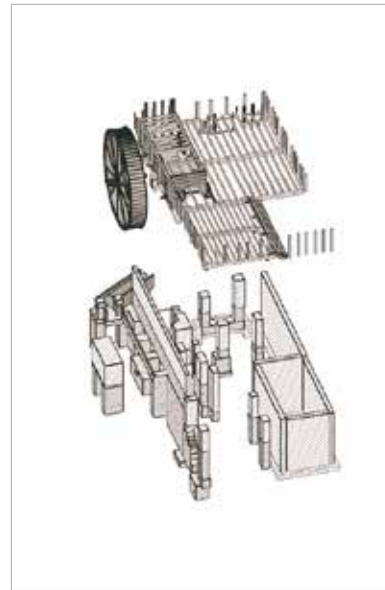
Our team collaborated with Frank Welsh of Welsh Color and Conservation on an initial paint analysis which determined that the house had a fairly elaborate paint scheme. While well-preserved, the paintings are covered with years' of dirt and dust buildup. Together, we are developing recommendations for conservation and preservation of the historic finishes and the wood frame structure.





FREEMAN'S GRIST MILL PRESERVATION PLAN

Gwinnett County
Gwinnett County, GA



Freeman's Mill on the Alcovy River in western Gwinnett County still retains its original milling equipment used to grind meal over 100 years ago. The mill structure of pegged hand-hewn timbers remains intact. The steel wheel currently in place replaced an earlier wooden wheel in the second quarter of the 20th century.

Lord Aeck Sargent embarked on a preservation plan and subsequent rehabilitation of the historic Freeman's Mill, located in the new Freeman's Mill Park.

The survival of the mill past mid-century is attributed to the use of concrete to replace deteriorated stone foundations and deteriorated wood beams. Parts of the original dam reinforced with mid-century concrete remained until mid-2003. Our team prepared a Preservation Plan to guide Gwinnett County in the proper treatment of this significant historic resource situated in the midst of rapid development.

The computer-based modeling software, REVIT, was used to document the unique components of the mill.

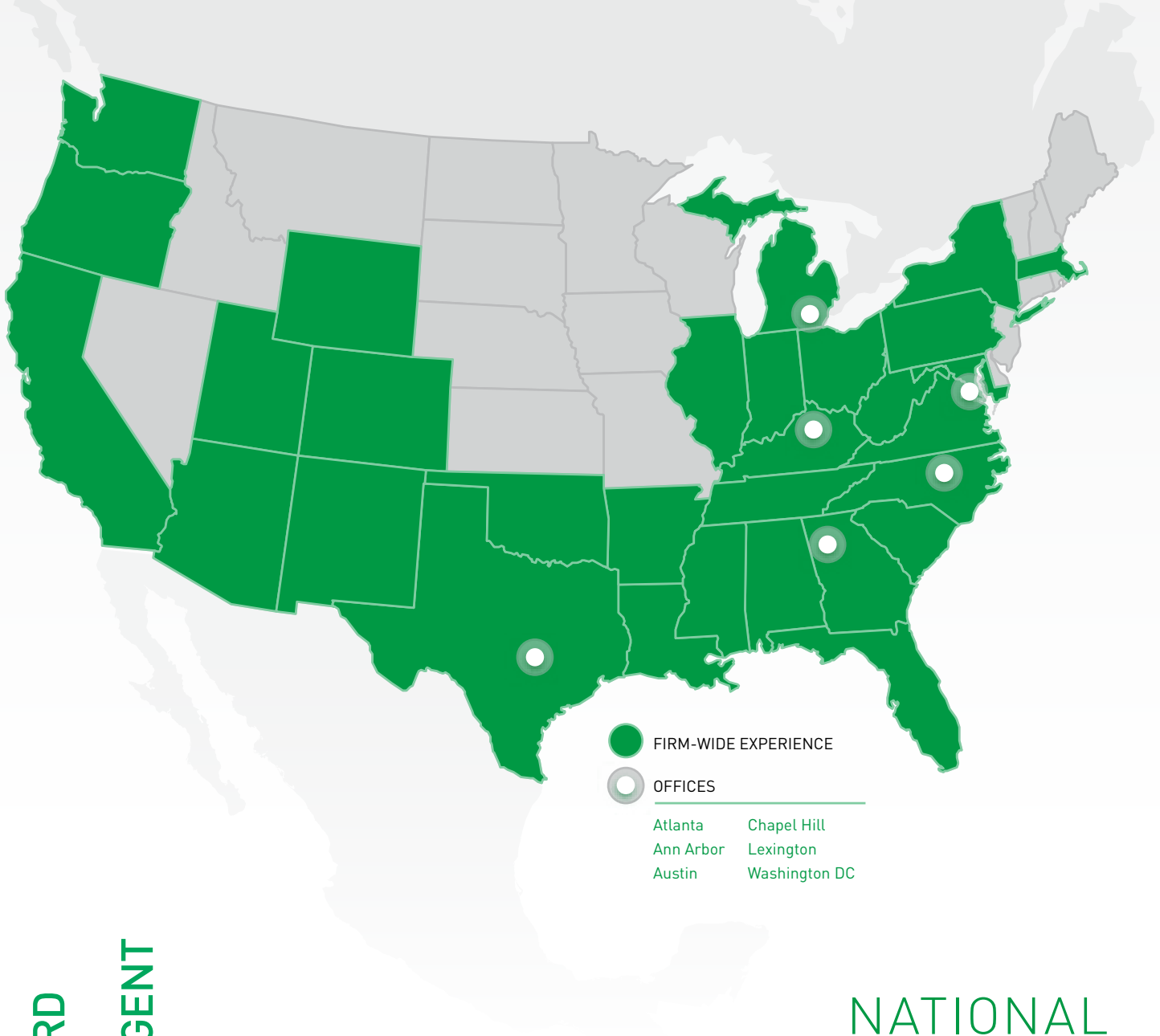


“The LAS team understands the importance of finding the balance between preservation and restoration of the important features of the building while creating new layouts of spaces that are needed for its new use for the College of Architecture. The LAS team has lead the programming effort through a careful process of listening to us and proposing various options for our consideration.”

FINDING BALANCE

*Gary Petherick
Project Manager
Georgia Institute of Technology*





LORD
AECK
SARGENT

RESPONSIVE DESIGN

NATIONAL
EXPERTISE

06

FIRM PROFILE

RESPONSIVE DESIGN

Lord Aeck Sargent is an architecture and design firm with a 70-year history of creating environments people want to use and preserve.

With offices in Atlanta GA, Austin TX, Ann Arbor MI, Chapel Hill NC, Lexington KY and Washington DC, our firm has seven practice areas: science & technology, higher education, arts & culture, historic preservation, housing & mixed-use and urban design & planning.

We share a common mission of providing responsive design, technological expertise and exceptional service in order to provide our clients with the best possible facilities that will serve them well into the future.



We thrive in the midst of complex projects that require depth of experience and cross-discipline collaboration. Responsive design has been our guiding philosophy for seventy years, and we deliver uniquely creative responses to each project's every detail. The result is thoughtful solutions that respond to the site, the context and the needs of its occupants.

Our portfolio includes museums, arts centers, government buildings, laboratories, corporate headquarters, education facilities and conference facilities. Our services range from master planning and programming to design, construction administration and facility management support.

Our design staff represents a broad range of experiences in design and construction. Our staff includes registered architects, urban designers, materials specialists, interior designers, land planners, cost estimators and zoning specialists.

140+

dedicated
professionals

130+

college & university
clients nationwide

50+

LEED-accredited
professionals

50+

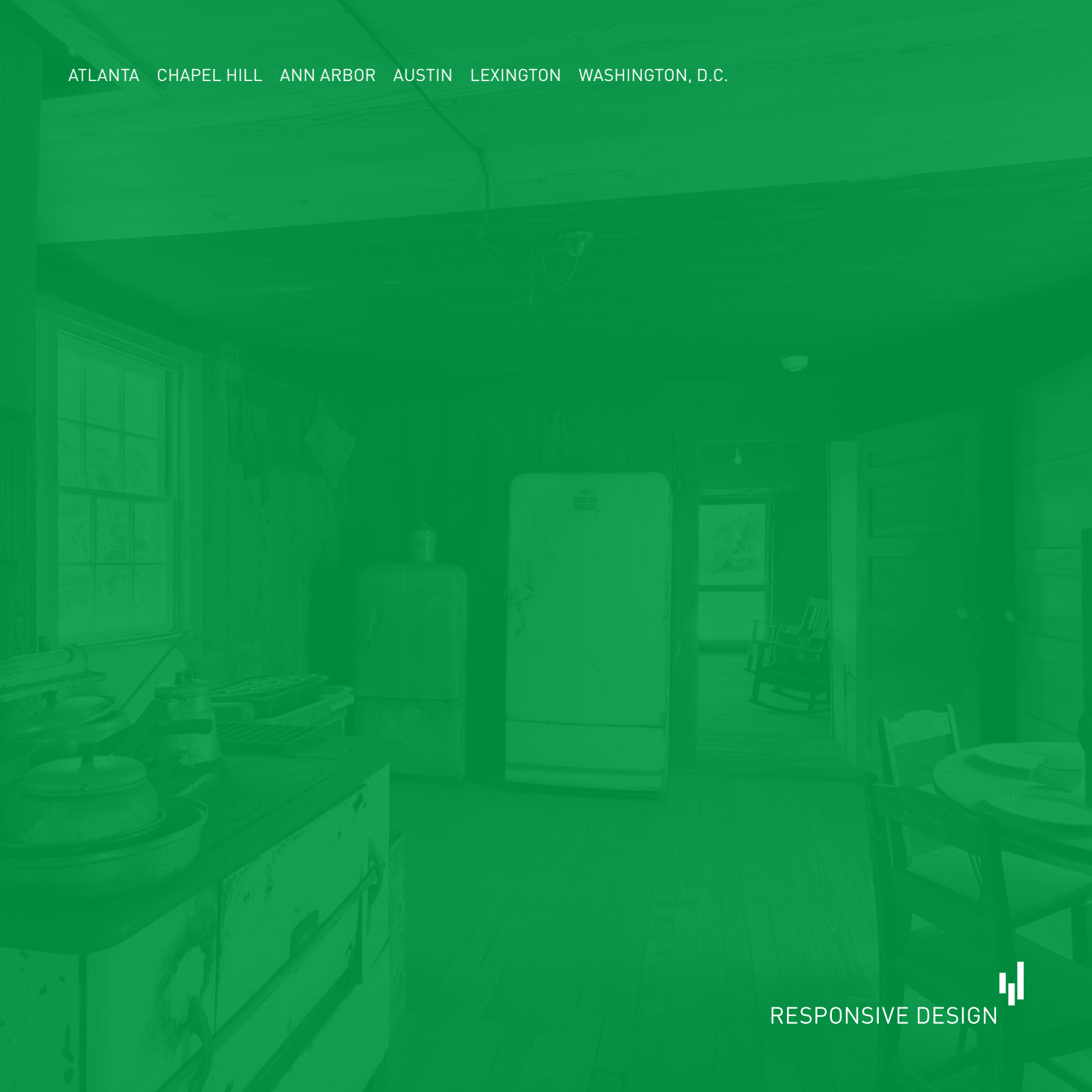
LEED-certified projects

2030

LAS was one of the first
architecture firms in the country to
adopt The 2030 Challenge



ATLANTA CHAPEL HILL ANN ARBOR AUSTIN LEXINGTON WASHINGTON, D.C.



RESPONSIVE DESIGN