



Georgia Department
of Natural Resources

1999 ANNUAL REPORT

MARCH 2000

YEAR IN REVIEW

10,811 structures added to the Historic Resources Survey, now totalling 98,000 properties

300 archaeological sites added to the statewide inventory, now totaling 34,000 sites

31 new listings in the National Register of Historic Places, now totaling 1,932 listings and 51,000 contributing properties

132 federal rehabilitation tax incentive projects approved, representing \$14 million invested

69 state rehabilitation tax incentive projects approved, representing \$21 million invested

\$773,591,000 of private investment in federal and state rehabilitation tax incentives, cumulative

10 completed Historic Preservation Fund grants, \$72,000 available/ 10 new HPF grants, \$76,000 available

17 completed Georgia Heritage 2000 grants, \$161,000 available/ 17 new GH2000 grants, \$341,000 available

2,011 Environmental Review projects reviewed

36 TEA-21 projects reviewed

5 new Certified Local Governments (CLG), now totaling 57 CLGs



The Fitzpatrick Hotel in Washington, Wilkes County, was built in 1898 and listed in the National Register of Historic Places in 1982.

PROFITING FROM THE PAST: THE ECONOMIC IMPACT OF HISTORIC PRESERVATION IN GEORGIA

In 1999, the Historic Preservation Division published *Profiting From The Past: The Economic Impact of Historic Preservation in Georgia*. Based on data from 1992 to 1996, this study clearly illustrates the financial benefits created through historic preservation activities in Georgia. There can be no doubt that preservation creates jobs, enhances property values, revitalizes downtown areas, and boosts tourism.

During the five-year study period, the rehabilitation of historic properties in Georgia created 7,550 jobs, \$201 million in earnings, and \$559 million in total impact on the state economy just from projects participating in federal and state programs.

Citing specific Georgia cities that have used historic preservation as a tool for economic growth, the study points out that historic preservation has enhanced property values in Savannah, Rome, Athens, and Tifton, where properties in designated historic districts appreciated more than similar properties in non-designated areas.

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O u r Mission

To promote the preservation and use of historic places for a better Georgia.

O u r Vision

Georgia will be a better place tomorrow than it is today, providing quality communities in which to live, work, learn and recreate. Historic places will be widely valued as irreplaceable resources that contribute to our heritage, our economy, our neighborhoods, and our sense of who we are as Georgians. Communities and the State will plan for growth and change that respect and include our historic places. Communities will possess the knowledge, the legal and financial tools, and the authority to decide how preservation and new development will relate to one another. There will still be distinctions between city and suburbs, developing areas and countryside. All Georgians will possess a greater understanding and appreciation of our shared heritage in all its variations. People and organizations throughout Georgia will work in partnership to preserve and use historic places. Georgia's communities, economy, environment, and people will be better because of the preservation of historic resources.



ANNUAL WORKDAY

Staff from the Historic Preservation Division and the Georgia Trust for Historic Preservation came together for a fun-filled work day at Jarrell Plantation State Historic Site in October 1999. Groups planted bulbs, inventoried farm implements and performed shovel tests at several archaeological sites on this 19th century middle-Georgia plantation.

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MESSAGE FROM THE DIRECTOR

Historic preservation efforts in Georgia clearly illustrate, once again, the importance of individual, personal efforts in the preservation of our heritage.

While the activities illustrated in HPD's annual report for 1999 are very important in preserving Georgia's history, we need to recognize that, in almost every case, the achievements cited are part of a larger community effort or the result of an individual's personal commitment. A historic resources survey occurs in a particular community because concerned citizens and public officials realize that they must know what is located in their community or county in order to make informed decisions about how to preserve them and keep them in productive use.

The rehabilitation projects cited in *Profiting from the Past* are almost always tied into earlier efforts to identify historic resources, list them in the National Register of Historic Places, and find ways through neighborhood organizations, Main Street projects, or Better Home Town programs to work together for downtown and neighborhood revitalization.

Towns and cities across the state look like they do - for better or worse - because of individual preservation actions or the lack of such actions. It is easy to become discouraged in what seems like a never-ending battle to preserve buildings and archaeological sites; but in the long run, these seemingly small decisions transform a community one way or another. We salute all those individuals who toil in the trenches for historic preservation, committed to making their communities better and to incorporating their past into their future.

It appears that these individual actions are also starting to influence the larger preservation picture. Individuals, and the organizations they form, are moving from a concern with a specific structure or archaeological site to planning for historic districts, communities, or regional developments. Individuals and organizations are increasingly ensuring that all aspects of a community's heritage are valued, and that issues such as the use of existing buildings for low and moderate housing needs or saving archaeological sites as open, green space are examined. Historic preservation is increasingly being seen as a major player in the "smart growth" movement. The public is recognizing that suburban health is tied to the health of the central city, and that historic preservation can help prevent urban sprawl and unplanned growth, while retaining the character of revitalized downtowns, reclaimed neighborhoods, and rural landscapes.

Thank you to those citizens who are making this happen with your vigilance in preserving Georgia's heritage.



W. Ray Luce

(continued from cover)

The study also demonstrates what preservationists have been saying all along - that historic preservation is more than simply rehabilitating deteriorating buildings. It is also a proven partner in strengthening local economies. Through the Georgia Main Street Program - which encourages the rehabilitation of historic downtown commercial buildings - nearly 2,500 projects totaling an additional \$348 million were undertaken over a five-year period to revitalize the downtown areas of 40 Main Street cities. In 1997 alone, the program spurred creation of over 1,300 new jobs and 478 new businesses.

Another economically powerful arm of historic preservation is heritage tourism. In 1996, visitors to Georgia spent over \$453 million on history-related activities, more than they spent on general sight-seeing activities, evening entertainment or cultural events. Savannah, with \$751 million in tourism spending in 1996, is Georgia's best example of how a city can profit from heritage tourism. In Macon, preservation of in-town and downtown historic structures has been important to the success of that city's tourism industry. Attractions in Macon include museums, historic residences, and a downtown entertainment district featuring the recently restored Douglass Theater. In 1996, the tourism industry in Macon generated an economic impact of \$297 million, creating 7,000 jobs. Augusta, Thomasville, Valdosta, Columbus, and Atlanta are only a few of the other cities that have found preservation key to attracting tourists.

According to the study, Georgia has been a leader in historic preservation activities, and its accomplishments are recognized across the nation. Federal and state tax incentive programs have attracted private investment in historic buildings. Together, these programs have spurred \$750 million in private investment in Georgia's historic properties since the tax incentives first became available in 1976 and \$101 million from 1992 to 1996.

Profiting From The Past makes clear that "historic preservation is an indispensable economic development tool for Georgia. One of the challenges facing Georgia in the future will be to keep its economy growing while mitigating some of the possible side effects of growth such as urban sprawl and environmental harm. Historic preservation offers communities an alternative to sprawl and saves public dollars by avoiding the need to build the infrastructure necessary to service new developments." As Georgia enters the 21st century, preservationists across the state urge Georgia communities to continue "profiting from the past."

The economic benefits study was a collaborative effort involving many groups and individuals including the Historic Preservation Division (HPD), Athens-Clarke County Unified Government, the Georgia Main Street program, and the Georgia Trust for Historic Preservation (GTHP). *Profiting From The Past* was written by Joni Leithe and Patricia Tighe of the Government Finance Officers Association (GFOA), who reprinted an excerpt of the study in *Government Finance Review* magazine. The end result of a phased project, the study was funded through a Historic Preservation Fund grant to the Athens-Clarke County CLG program. The initial phase produced *Economic Benefits of Historic Preservation in Georgia, A Study of Three Communities: Athens, Rome, and Tifton*, published in the National Trust for Historic Preservation's "Dollars & Sense of Historic Preservation" series. Georgia Power Company generously printed 2,500 complimentary copies of the study. Promotion and distribution of the study was performed jointly by HPD and GTHP. A press release, which is the basis for this article, resulted in articles in the *Atlanta Business Chronicle*, *The Atlanta Journal-Constitution* and several other Georgia newspapers. The study can be viewed in its entirety on HPD's website at www.gashpo.org.

HISTORIC PRESERVATION PLANNING

COMMUNITY PLANNING SERVICES, REGIONAL PRESERVATION PLANNER PROGRAM

The Community Planning program is designed to assist communities, groups and individuals across the state by providing direct preservation planning assistance and by coordinating the Regional Historic Preservation Planning program through the state's regional development centers (RDCs). With financial and technical assistance from HPD, 14 of the 16 RDCs in the state currently employ historic preservation planners. The regional planner program has been extremely effective in bringing HPD's programs and other preservation related activities to regional and local constituents.

The primary responsibility of the planners is to assist communities in the creation and implementation of their local comprehensive plans. Involvement of the historic preservation planners in this process ensures that historic resources are considered when local governments make important growth strategy planning decisions. Historic resources benefit by having professionals available locally.

Sapelo Island was the setting for the planner's annual spring meeting. During their three days at the historic Reynolds Mansion, the planners gave HPD input on the upcoming State Plan, and learned about heritage education programs at HPD, the Georgia Trust for Historic Preservation and the use of archaeology as a learning tool at Fort Frederica National Monument.

CASE STUDY: OSSABAW ISLAND MANAGEMENT PLAN

HPD staff co-chaired a historic resources subcommittee of the Ossabaw Island Comprehensive Management Plan team. The Island's archaeological sites and structures document 4,000 years of human adaptation to the coastal environment, making it a unique laboratory to study the changing relationships between human residents and the land. The Archaeological and Historical Resources Component of the Management Plan identifies ten key issues which effect cultural resources, ranging from Archaic shell middens (circa 2,000 BC) to the Torrey-West Main House and its associated outbuildings. Intensive archaeological surveys and historical research have already been carried out to document the Island's National Register nomination. As a result, current management concerns are largely related to the stewardship of known resources and the role of those resources in a Heritage Preserve context. HPD worked in a similar capacity with the Sapelo Island management plan and anticipates further cooperation with DNR's land-managing Divisions to address archaeology and historic resources issues.

HPD provides comprehensive, regional and community planning services that promote and enable preservation planning at all levels of government. HPD planning activities include gathering and providing information about historic resources; identifying trends that affect historic resources and developing initiatives in response to those trends; coordinating with other agencies and organizations that affect historic resources; and assisting federal, state, and local governments and Regional Development Centers with implementation of federal and state planning legislation.

SURVEY

Knowing about historic properties through surveys is an essential first step in a community's preservation efforts and facilitates wise decisions about preserving individual buildings and neighborhoods. Eleven surveys were completed during SFY 1999. The number of properties added to the Georgia Historic Resources Survey was 6,426, a near record. This brought the total number of surveyed properties to over 98,000, of which 45,586 were in the statewide computer database at the end of the fiscal year.

CASE STUDY: WASHINGTON, WILKES COUNTY

Sponsored by the Washington Historic Preservation Commission and funded through a HPF/CLG grant, the survey of the city of Washington's historic resources was added to HPD's survey computer database in September 1998. The survey documented 468 properties and was needed to help the commission carry out its planning and protection responsibilities.

The number of Washington properties that meet National Register Criteria (80%) is much higher than statewide (54%). One fourth of the city's historic properties are already listed in the Register, twice the statewide figure.

Single-family houses in the city are twice as likely to have two stories and three times as likely to have been built before 1860 as the typical Georgia house. As a consequence, Federal and Greek Revival styles are six times as common in Washington as statewide. A particular two-story house type, the one-room deep I-house, made up 8% of the city's houses and only 2% statewide. Georgia's most popular residential style, the Craftsman style, on the other hand, is found on 29% of the houses statewide and only 9% in Washington. Surprisingly, the percentage of buildings with synthetic siding is nearly twice the statewide percentage.



The Robert Toombs House, a State Historic Site, is listed in the National Register and is a National Historic Landmark. The oldest portion of the house dates from 1794.

NATIONAL REGISTER/GEORGIA REGISTER OF HISTORIC PLACES

1998

July: 1- Tennille Woman's Clubhouse, Tennille, Washington County; **6**- Wrightsboro Historic District, McDuffie County; **23**- Alcovy Road Grist Mill (Swann's Mill), Gwinnett County

August: 6- Ashby Street Car Barn, Atlanta, Fulton County; Bethesda Baptist Church and Cemetery, Greene County; Covington Historic District, Newton County; Freeman Ford Building, Atlanta, Fulton County; Fort Hollingsworth-White House, Banks County; Newborn Historic District, Newton County; **10**- New Corinth Baptist Church, Sumter County; Carmel Historic District, Meriwether County; **31**- University Park-Emory Highlands-Emory Estates Historic District, DeKalb County

September: 18- Marietta National Cemetery, Cobb County;

December: 2- Gillespie-Selden Historic District, Crisp County; **10**- Ritch-Carter-Martin House, Wayne County; **17**- Statham Historic District, Barrow County; Needwood Baptist Church and School, Glynn County; Fannin-Truitt-Handley Place, Troup County; **22**- Wesleyan Methodist Campground and Tabernacle, Turner County; **31**- Rock Gym, Elbert County; Mountain Hill District Consolidated School, Harris County

1999

February: 12- First United Methodist Church, Stillmore, Emanuel County; Midtown Historic District, Fulton County; **25**- West End Historic District, Fulton County

March: 9- The Superb, Gwinnett County; **12**- Idlewilde, Butts County

April: 1- Mother Easter Baptist Church and Parsonage, Colquitt County; West Point Public School, Troup County; **2**- Tybee Island Strand Cottages Historic District, Chatham County; **15**- Woodville Baptist Church and School, Greene County; **16**- Smith and Douglas Family Houses, Bartow County

May: 12- Jones County High School, Jones County; Daffin Park-Parkside Place Historic District, Chatham County; Woodbine Historic District, Camden County; Griffith School of Music, Fulton County

June: 3- Fortson House, Muscogee County; James W. Baugh Homeplace, Fannin County; **17**- Brown-Bryson Farm, Greene County

The National Register of Historic Places is the official list of historic buildings, structures, sites, objects, and districts worthy of preservation. Register listing provides recognition of a property's architectural, historical, or archaeological significance. Listing in the Register identifies historic properties for local, state, and federal planning purposes and encourages their preservation through public awareness and preservation incentives, including preferential tax treatments and grants. Properties listed in the National Register are automatically listed in the Georgia Register of Historic Places.

CENTENNIAL FARMS

The Centennial Farm Program honors significant farms that have been continuously operating for over 100 years and deserve recognition for their historical importance. It is administered by HPD, the Georgia Farm Bureau Federation, the Georgia Department of Agriculture, the Georgia Forestry Commission, Georgia Cooperative Extension Service, and the Georgia National Fair and Agricenter.

The 1999 Georgia Centennial Farm Awards recipients were honored at the opening day luncheon and awards ceremony of the Georgia National Fair in Perry on October 8. In its seven year history, the Centennial Farm Program has recognized more than 190 farms from around the state. This year, nine Centennial Family Farm awards were presented.

1999 CENTENNIAL FAMILY FARM AWARDS

Devane Farms, Brooks County

Donaldson-Nessmith Farm, Bulloch County

Wilson and Gay Farm, Bulloch County

Crowley and Reynolds Farm, Carroll County

Grady Hill English and Charles Hill Bentley Farm, Macon County

Hancock-Belk-McCorvey Farm, Worth County

Owen J. Stapleton Jr. Farm, Stewart County

Newell F. Wilson Farm, Webster County

CASE STUDY:

GRADY HILL ENGLISH & CHARLES HILL BENTLEY FARM, MACON COUNTY

A Centennial Family Farm Award was given to the Grady Hill English and Charles Hill Bentley Farm, located in Macon County and owned by Grady Hill English and Charles Hill Bentley. The original 130 acres of land was purchased in 1849 by Sampson English. The farm retains much of its historic appearance with its historic c.1885 farm house, cane syrup mill, cotton house, smoke house, grist mill, a circa 1939 residence, and other outbuildings.



PRESERVATION TAX INCENTIVES

CASE STUDY: THE ENTERPRISE MILL, AUGUSTA/RICHMOND COUNTY

The Enterprise Mill is located on Green Street near downtown Augusta. The complex was constructed in phases beginning in 1848 with periodic additions being made until 1947. The four major buildings within the Mill complex were built during the late 19th century. Jones S. Davis designed a portion of the Mill in the 1870's and served as the mill's operations supervisor.

The oldest section of the complex, the 1848 Granite Mill, is a 3-story rectangular building constructed of solid granite block. Immediately adjacent is an 1873, 3-story rectangular building which mimics the Granite Mill in design except for its brick walls and segmented arch window openings. The largest mill building in the complex was begun in 1878. It is also 3-stories in height and close to 700 feet in length, has a gabled roof with a series of skylights and ridge vents. The eastern facade is decorated with two, four-story stair towers. Each has a metal, mansard roof with dormers and a crowning cupola with tent roof. Below the corbeled brick cornice at the top of the brick section of the stair tower is a terra cotta sign indicating "Enterprise Manufacturing Company." The fenestration is mainly segmental arch openings, which were re-opened during the rehabilitation and filled with new wood windows, based on historic design. In 1881, an Italianate bell tower, which housed a water reservoir for fire protection, was built in the center of the western facade of the main mill building. Round or chamfered wooden post and beam construction characterizes the interior appearance of most of the buildings in the complex. Floors are tongue-and-groove hardwood. Most of the interior's design is functional and void of decorative detail.

In 1977, the Augusta Canal Industrial District was designated a National Historic Landmark in recognition of Augusta's role as a late 19th and 20th century industrial center. The Enterprise Mill is an important contributing resource. Ceasing operation in 1983, the Enterprise Mill sat vacant until its recent rehabilitation and received its final certification as a completed tax project in January of 2000. At an approximate cost of \$15 million dollars, the complex was converted into a mixed-use community of residential lofts, professional office space, and commercial and retail space. Early consultation and planning between the owners, their architects, and the Historic Preservation Division were crucial to the success of the project.

A community's historic buildings reflect the unique character of its neighborhoods, commercial districts, and gathering places, offering residents a sense of place, and a tangible link to the past. Federal and state laws have been enacted to support the preservation of these buildings through tax incentives, which, in turn, have made impressive contributions to Georgia's economy and quality of life. The adaptive re-use of former industrial buildings and complexes into residential, commercial, and mixed-use developments continues at a remarkable rate.

The Rehabilitation Tax Credit Program continues to experience a high level of popularity here in Georgia. During SFY 1999, **132 projects** were approved, representing over **\$14 million** invested.

The Georgia Preferential Property Tax Assessment Program demonstrated increased popularity. During SFY 1999, **69 projects** were approved, representing over **\$21 million** invested.

*HPD staff participated in **preservation tax workshops** in Atlanta, Savannah, Lavonia and Tifton during the past year.*

ARCHITECTURAL TECHNICAL ASSISTANCE

HPD's architectural staff provide technical assistance to communities, organizations, and individuals across the state who are concerned about protecting and using their historic resources. HPD also provides guidance on rehabilitation issues by distributing technical information, participating in project consultations, making presentations, and undertaking site visits.

CASE STUDY: GEORGIA DOWNTOWN DESIGN TEAM, FOLKSTON

On April 9-10, 1999, the city of Folkston was the setting for Georgia's thirteenth Downtown Design Team (DDT). Located in Charlton County near the Okefenokee Swamp, Folkston is concerned about protecting its special qualities as a community while encouraging tourism and economic development. The DDT's purpose was to promote sensitive building rehabilitation in the historic downtown commercial area, make recommendations for streetscape improvements, and examine economic development issues with an emphasis on tourism opportunities.

Folkston is characterized by a commercial district that features late nineteenth to mid-twentieth century architecture. Various community landmark buildings, such as the Mizell House, the Charlton County Courthouse, the Depot, and the historic school complex, all contribute to the city's identity. A primary reason for Folkston's selection for the DDT was the strong support of the mayor and city government. Their concern for the overall community and their desire to preserve and revitalize Folkston's core commercial area and surrounding neighborhoods were crucial. An example of this civic commitment was Folkston's designation as a Better Hometown community in January 1999.

The Folkston DDT was a joint project of the Historic Preservation Division, the Historic Resources Committee of the Atlanta Chapter AIA and the Georgia Association AIA, and the City of Folkston. The Team's visit included a community workshop, attended by approximately 75 participants; a tour of the Okefenokee Swamp; an architectural and streetscape analysis; and meetings with property owners. A final report was prepared and presented to the community in August 1999.

Folkston Mayor Dixie McGurn and City Manager David Drury served as DDT Coordinators in Folkston. Design Team members included Neil Dawson, AIA; Jim Cothran, ASLA; Eric Brock, AIA; Bruce Green, Department of Community Affairs; Susan Kidd, Georgia Conservancy; Susan Holmes, Mayor of Monticello; Michael Jacobs, Southeast Georgia Regional Development Center; Antonio Aguilar and Mary Ann Eaddy of HPD. Michael Miller, HPD's Preservation Architect, served as Team Leader.

COMMUNITIES VISITED BY THE GEORGIA DOWNTOWN DESIGN TEAM:

<i>Newnan</i>	<i>Louisville</i>
<i>Rome</i>	<i>Marshallville</i>
<i>Waycross</i>	<i>Sandersville</i>
<i>Brunswick</i>	<i>Stone Mountain</i>
<i>Millen</i>	<i>Monticello</i>
<i>Cordele</i>	<i>Folkston</i>
<i>Quitman</i>	

ENVIRONMENTAL REVIEW

THE ENVIRONMENTAL REVIEW PROCESS AT WORK

During SFY 1999, HPD reviewed 2,100 projects which represented over **\$1 billion** in public and private funds. Of the projects reviewed, 1,328 involved historic resources. While 290 projects affected historic properties, only 73 projects resulted in an adverse effect. Through the review process, thousands of archeological sites, historic buildings, districts and structures were identified and evaluated for eligibility for listing in the National Register of Historic Places.

These figures represent a 17% increase in the number of projects reviewed last year and reflects the continued trend toward greater federal and state involvement in activities having the potential to affect historic resources. These figures also reflect the remarkable growth currently taking place in Georgia, particularly in the metro-Atlanta area.

In addition to the typical reviews involving the disposal of post office facilities, road and highway widenings and other projects with direct federal involvement, HPD has witnessed a dramatic increase in undertakings that require private applicants to apply for federal licenses or permits. For example, a new cellular communications tower requires a license from the Federal Communications Commission. These projects presented new challenges in assessing "unconventional" effects to historic resources, such as potential visual impacts of new cell towers.

The Advisory Council on Historic Preservation's new regulations implementing Section 106 of the National Historic Preservation Act were issued in SFY 1999. These revised regulations, which provide the framework for the environmental review process, implement a streamlined approach to the review process, grant greater decision-making authority to State Historic Preservation Officers and emphasize the role that interested parties and the public play in the decision-making process.

CASE STUDY:

ATLANTIC STEEL PROPERTY REDEVELOPMENT, ATLANTA

The Historic Preservation Division began consultation during the past year with the Environmental Protection Agency (EPA), the Federal Highway Administration, the Georgia Department of Transportation, the Atlanta History Center, the Atlanta Urban Design Commission and Jacoby Development concerning the proposed redevelopment effort at the former Atlantic Steel property in Atlanta. These parties executed a programmatic Agreement (PA) outlining how historic structural and archaeological resources will be treated as the development project progresses. The PA also stipulates that the EPA and the project developer will implement an outreach and public education effort to ensure that the significant history of this site is not lost in the redevelopment effort over the months and years to come as this high profile and national planning model project takes shape.

Federally funded, licensed, or permitted projects enable communities throughout Georgia to carry out many essential activities involving transportation, housing, health, and safety. Sections 106 and 110 of the National Historic Preservation Act require federal agencies to obtain HPD comments on the effects of these projects on historic resources. HPD works with communities, military bases, development corporations, national forests, state parks, and others in meeting these responsibilities.

TRANSPORTATION ENHANCEMENT PROGRAM

Transportation enhancement activities continue to be funded under TEA-21, legislation which establishes federal transportation policy through 2003. Georgia is one of the national leaders in implementing the TEA program. It ranks high in both the percentage of allocated funds expended and in the percentage of projects ready for contract.

Under a Programmatic Agreement with the Federal Highway Administration and Georgia Department of Transportation, HPD continues to play a key role in the TEA program. HPD staff review project documents, plans, and reports; conduct site visits; and provide technical assistance related to compliance with provisions of Section 106 of the National Historic Preservation Act of 1966, as amended.

CASE STUDY: HOLLY SPRINGS DEPOT, CHEROKEE COUNTY



The rehabilitation of the Holly Springs Depot became a labor of love for this small Cherokee County town north of Woodstock. In SFY 1996, the City of Holly Springs received \$140,000 from the Georgia Department of Transportation's TEA-21 program. Combined with a matching share of \$35,000, the money was used to rehabilitate the interior and exterior of the historic 1904 depot. Since the project's completion in 1999, the depot has been transformed into a community meeting center, a museum, and a focal point for a community valuing its rich heritage.

CASE STUDY: TUNNEL HILL, WHITFIELD COUNTY

HPD is providing technical assistance and project review for the highly significant, pre-Civil War, masonry Chetoogeta Mountain railroad tunnel in Northwest Georgia. Over the years a serious water infiltration problem has developed, resulting in extensive deterioration to the structure's brick, limestone, and rock material. A \$10,000 Georgia Heritage 2000 grant in SFY 1998 initiated water control and treatment of the damaged masonry. A \$700,000 TEA project is currently underway, matched with \$550,000 in local funds. The project utilizes new technology for stabilizing the brick arch, creating a water barrier for the entire structure and insulating the masonry from further damage. Monitoring the results of this new preservation technology will be critical to assess any further damage to the structure and useful in developing preservation treatment plans for other similar historic engineering landmarks.

CERTIFIED LOCAL GOVERNMENTS

NEW CERTIFIED LOCAL GOVERNMENTS

The Certified Local Government program continues to grow. Five new communities joined the program during SFY 1999, bringing the total to 57. These new communities are: **Augusta/Richmond County, Dahlonega, Greensboro, Hinesville, and Montezuma.**



Hall House, built circa 1881, in Dahlonega.

The Certified Local Government (CLG) program continues to be administered through a contract with the Office of Preservation Services (OPS) at the University of Georgia. OPS assisted HPD with presentations for preservation commissions, neighborhood associations, elected officials, and community groups. In addition, OPS helped conduct public information meetings, group facilitated goal-setting sessions, and design guidelines workshops.

Technical assistance by OPS and HPD is provided to all CLGs and their regional preservation planners upon request. In addition, annual historic preservation commission training is provided.

CASE STUDY: SPARTA INVESTMENT INITIATIVE, HANCOCK COUNTY

HPD's CLG program is assisting the Georgia Department of Labor with the Sparta Investment Initiative. The project's major objectives are: the stabilization and enhancement of historic tourism assets, development of an African-American art and crafts industry, and enhanced conservation and tourist access to the area's natural and historic resources. Also under serious consideration is a jobs training program for Hancock County's rural workforce with a focus on building trades and preservation techniques.

After several months of technical assistance and guidance from HPD and CLG staff, the City of Sparta and Hancock County governments have passed a joint historic preservation ordinance as part of the initiative and submitted a joint application for Certified Local Government status. Once approved, this designation will provide eligibility for federal preservation funding for a range of public awareness and planning grants. A survey of the area's historic resources has already been identified as the first step of a comprehensive historic preservation planning process.

GRANTS

*The Historic Preservation Division coordinates and makes available funding for preservation projects through two special programs: the federal **Historic Preservation Fund** (HPF) and the state-funded **Georgia Heritage 2000** Program.*

GEORGIA HERITAGE 2000 PROGRAM

Now entering its seventh year of grant funding, the Georgia Heritage 2000 Program has proven to be a successful complement to local preservation initiatives. During the program's first six cycles, HPD received 442 applications for funding, with requests totalling well over \$8 million. From those requests, the program awarded 109 grants totalling \$1,420,000.

GEORGIA HERITAGE 2000 PROGRAM GRANTS

Development Grants:

The Atlanta Life Insurance Company Block Rehabilitation, \$22,000, Fulton County; Old Dawson County Courthouse Elevator Installation, \$16,000, Dawson County; Chatham/Effingham/Liberty Carnegie Library Preservation, \$15,000, Chatham County; Cheek-Spruill House Rehabilitation, \$5,000, DeKalb County; Bethany Congregational Church Electrical Rewiring, \$2,500, Thomas County; Dawson Women's Clubhouse Rehabilitation, \$2,000, Terrell County.

Predevelopment Grants:

Hudson-Nash House and Cemetery Master Plan and Archaeological Survey, \$17,400, Gwinnett County; West Point Public School Rehabilitation Plan and Management Plan, \$15,000, Troup County; Tifton Commercial Historic District Commercial Buildings, \$8,500, Tift County; City Properties in Grantville Historic District, \$4,800, Coweta County; 1905 Commercial Building Facade Plans, \$4,700, Miller County; Owens-Thomas House Archaeology Predevelopment Project, \$3,000, Chatham County; Stewart County Courthouse Historic Structures Report, \$3,000, Stewart County; Power Cabin Historic Structures Report and Rehabilitation Plan, \$2,500, Cobb County; Randolph County Courthouse Historic Structures Report, \$1,500, Randolph County; Carnes Log Cabin Rehabilitation Plan, \$1,200, Douglas County; Old Lumpkin County Jail Exterior Condition Assessment, \$900, Lumpkin County.

CASE STUDY:

CHEEK-SPRUILL HOUSE REHABILITATION, DEKALB COUNTY

The Dunwoody Preservation Trust acquired the Cheek-Spruill House in 1998. Located in one of the most developed areas of Atlanta, this DeKalb County farmstead is situated among shopping centers and traffic, which emphasize the change that has occurred since its construction in the early 20th century. A 1999 Georgia Heritage 2000 Program grant of \$5,000 provided support for roof replacement. The Dunwoody Preservation Trust raised over \$200,000 from Dunwoody citizens, and obtained volunteer architectural, contractor and other services from the community to complete the rehabilitation of this farmhouse and several out buildings.

Today, the early 20th century farmhouse serves as the Dunwoody Town Hall, and is surrounded by structures built nearly 100 years later. It also houses the Dunwoody Fine Arts Association, the Dunwoody Archives, the Farmhouse Teashop, and has two meeting rooms available for use by the community. Located in an area where historic preservation is generally not part of the public consciousness, this property serves as a symbol of heritage in a continuously-developing community.

HISTORIC PRESERVATION FUND (HPF) GRANTS

Athens-Clarke County Unified Government, \$3,301, Public Awareness Education Project; Augusta Richmond County Consolidated Government, \$6,500, National Register District Nomination; Cobb County, \$4,829, Design Guidelines for Clarkdale Mill Village; City of Cordele, \$3,000, Historic Resource Survey; City of Madison, \$3,083, Design Guidelines Update; City of Monticello, \$10,287, Monticello Government Complex Predevelopment Project; City of Rome, \$13,000, Historic Resource Survey; City of Savannah, \$9,205, National Trust Conference Scholarships for CLG Representatives; City of Stone Mountain, \$3,000, National Register District Nomination; City of Washington, \$5,500, National Register District Nomination and Local Designation Report; Athens-Clarke County Unified Government, \$10,295, Economic Benefits of Historic Preservation Study-Phase IV.

CASE STUDY:

MONTICELLO GOVERNMENT COMPLEX PREDEVELOPMENT STUDY, JASPER COUNTY

The future Monticello Government Complex consists of four early 20th century buildings in downtown Monticello's Central Business District. The most prominent building, the Benton Supply Company and Department Store, a Neoclassical Revival commercial building, is adjacent to two warehouses and a commercial building which make up the remainder of the Complex. After 25 years of vacancy, the City of Monticello has acquired these structures and plans their rehabilitation to house the City's government operations.

The City of Monticello was awarded a \$10,287 Historic Preservation Fund Grant for a predevelopment study to prepare the properties for rehabilitation. The project documented the historic significance and existing physical condition of the buildings and site, surveyed the existence of hazardous materials, explored accessibility issues, and produced schematic design documents. After completion of the HPF grant project work, the City subsequently completed detailed construction documents as a final step before rehabilitation of the property. Project work will be supported in part by a \$20,000 Georgia Heritage 2000 Program grant (SFY2000) for facade restoration of the Benton Department Store building. Ultimately, the Monticello Government Complex will be a model for revitalization efforts in this city and others.

HISTORIC PRESERVATION FUND (HPF) GRANT PROGRAM

The HPF grant program is appropriated annually from Congress through the National Park Service (NPS) to the states. HPD reserves 10 percent of each year's appropriation for grants to Certified Local Governments. The 60/40 matching grants enable cities, towns, and rural areas to undertake projects that aid in the preservation of historic properties.

Projects completed or awarded during SFY 1999 represent a diversity of activities, ranging from National Register nominations and surveys to design guidelines and preservation plans.

ARCHAEOLOGY

History can be found both above and below the ground. More than 34,000 archaeological sites in Georgia have been identified. Thousands more remain undetected, awaiting discovery and ready to reveal information available nowhere else. Archaeological sites include simple rock piles, concentrations of broken pottery, prehistoric villages, landscape features, battlefields, and submerged shipwrecks. Many archaeological sites are found in conjunction with historic buildings and districts. Archaeological sites date from 12,000 years ago, the earliest periods of human occupation in Georgia, to the present.

Since its creation in January 1998, HPD's Archaeological Services Unit (ASU) has made steady progress in addressing goals established in its five year plan.

DNR STEWARDSHIP

A systematic and innovative program of surveys, management plans, and public awareness publications is in place. Archaeological and historical data are available both to the public and to land managers for development planning. Also, an improved communications procedure was implemented between archaeologists working on DNR projects and the divisions managing those lands.

SUBMERGED CULTURAL RESOURCES

While the state has a relatively strong law legislating protection of underwater archaeological sites, a program to implement that protection has been lacking. In the past year, ASU staff have completed diver certification and training programs. A study of underwater programs in other states was undertaken with several goals: identification of successful programs, analysis of state laws, and identification of potential partners in Georgia. That study, entitled *Stemming the Tide: A Survey of Submerged Cultural Resources Programs in the United States with a View Toward Georgia*, has been completed and posted to HPD's website.

PUBLIC OUTREACH

A new publication series for the lay public on archaeology and history in Georgia was designed; the first two volumes feature Fort McAllister and Kolomoki Mounds. A presentation on archaeology was developed for general preservation audiences. ASU staff planned and co-sponsored the Spring Conference of the Society for Georgia Archaeology on Jekyll Island. A model Boy Scout program was developed in conjunction with Etowah Mounds, and a cemetery information packet was developed.

ANTI-LOOTING INITIATIVE

With the Georgia Council of Professional Archaeologists, the ASU and DNR's Wildlife Resources Division formed a task force to address looting of archaeological sites statewide. Initial discussions have focused on enhanced training of DNR law enforcement officers.

ACADEMIC PARTNERSHIPS

The University of Georgia houses the flagship anthropology department in the state's university system and also maintains, through agreement with HPD, the Georgia Archaeological Site Files (GASF). Because of the direct relationship between research and preservation compliance, HPD developed and implemented a Memorandum of Understanding with UGA that strengthens data entry, access, and use of the GASF.

INFORMATION & EDUCATION

HPD ACHIEVEMENT AWARDS

The third annual HPD Achievement Awards were announced on May 21, 1999. The awards recognize those who have worked directly with HPD and its programs and have made a contribution either cumulatively throughout their professional or volunteer careers or through completion of specific, noteworthy projects. The 1999 recipients were:

James Cothran, Brencie Werner and Mabel Milner were recognized for their efforts in initiating the successful *Georgia Historic House and Garden Pilgrimages* and the *Historic Landscape and Garden Grant Program*. **Noelle Conrad**, National Park Service, was recognized for her service and dedication to the cause of heritage education and archaeology in Georgia. **Melissa Forgey**, Executive Director, Thomasville Landmarks, was recognized for her work in the promotion of African-American preservation in Thomasville. **Oliver J. Keller** was recognized for his commitment to raising public awareness of historic preservation programs, specifically through his work with the Georgia Civil War Commission. **Representative Doug Teper** of DeKalb County was recognized for his contributions to historic preservation in Georgia as a member of the Georgia state legislature. **The Members of the Joint Study Committee on Historic Preservation for 1997 and 1998:** **Senator George Hooks** of Americus; **Senator Michael Egan** of Atlanta; **Senator Jack Hill** of Reidsville; **Senator Eric Johnson** of Savannah; **Senator Mary Margaret Oliver** of Decatur; **Representative Jeanette Jamieson** of Toccoa; **Representative Kathy Ashe** of Atlanta; **Representative Bill Cummings** of Rockmart; **Representative Burke Day** of Tybee Island; **Dr. Paul Brockington**, Public Utilities; **Lewis Glenn**, Trust for Public Land; **Pratt Cassity**, Georgia Trust; **James Langford Jr.**, Georgia Chamber of Commerce; **Gregg Logan**, Urban Land Institute; **Lisa White**, Georgia Historical Society; **Davis Morgan**, Association County Commissioners of Georgia; **Camille Payne** and **Ralph Moore**, Georgia Municipal Association; and ex-officio members **Dr. Carl Patton**, President of Georgia State University; **Lonice Barrett**, Department of Natural Resources; **David Studstill**, Georgia Department of Transportation, **Bill Chatham**, Board of Regents of the University System of Georgia; **Mike Gleaton**, Department of Community Affairs; and **Hanna Ledford**, Department of Industry, Trade and Tourism.

The Information and Education program works to heighten the general public's awareness of historic preservation and to maintain regular communication with the statewide preservation network. These goals are achieved through the distribution of a variety of audio-visual programs, publications, press releases, and workshops; an annual statewide conference; and special events.

HPD WEBSITE

The Internet is now a part of everyday life, providing easy access to information previously difficult to locate. HPD's website has been up for five years and we are committed to utilizing this medium to inform preservation professionals and the general public of our services and upcoming events. In SFY1999, HPD's website received an average of **5,400 hits per month**.

HPD has posted several new publications to its website in the last year. *Profiting from the Past: The Economic Impact of Historic Preservation in Georgia* illustrates the vital contributions historic preservation makes to Georgia's economy, communities, and residents. A compilation of the papers produced for the February 1998 *Conservation and Preservation of Tabby Symposium* in Jekyll Island was also posted, providing invaluable information on this unique historic building material. Press releases and newsletters provide immediate information on everything from new National Register listings to the latest preservation events and activities, while Fact Sheets give detailed descriptions of HPD's various program areas. Visit our website at **www.gashpo.org**.

GEORGIA AFRICAN AMERICAN HISTORIC PRESERVATION NETWORK

The number of Georgia citizens and communities interested in the state's African American heritage continues to increase. The Georgia African American Historic Preservation Network (GAAHPN) represents over 350 people with an interest in African American preservation. Since 1989, a volunteer committee, working closely with HPD, has guided activities of the Network, served as a clearinghouse for information, and has encouraged participation in state and local preservation programs.

In the past year, the Georgia African American Historic Preservation Network (GAAHPN) Steering Committee initiated a formal process of evaluating its effectiveness and for determining future activities. The National Trust's Community Organization Effectiveness Program (COEP) was the technique used in this process. A planning retreat for Steering Committee members and HPD staff was held in Columbus in June, facilitated by National Trust staff. There, five goals were identified to help focus GAAHPN's activities over the next three years: to reorganize and stabilize GAAHPN's organizational structure; to improve internal and external communications; to raise funds for permanent staff; to conduct technical workshops; and to recruit 1000 new members by 2002.

Also at the retreat, new Steering Committee officers were elected: **Charlotte Frazier**, Columbus, Chair; **Linda Wilkes-Taylor**, Vice Chair, Atlanta; **Karl Barnes**, Secretary, Atlanta and **Isaac Johnson**, Treasurer, Augusta. Over the next several months, the Steering Committee met to plan and begin implementation strategies to address their goals. Thanks to their leadership and dedication, their accomplishments to date have been extraordinary: re-instatement of GAAHPN's internship and newsletter; an information booth at the annual Mayors Day conference sponsored by the Georgia Municipal Association; a special planning forum and full membership meeting to identify African American preservation issues and needs for incorporation into HPD's statewide plan; and support from the Governor to create a full-time permanent HPD staff position beginning July 1.

GEORGIA CIVIL WAR COMMISSION

In 1993, Georgia's General Assembly created the Georgia Civil War Commission. The fifteen member commission, with assistance from HPD, is authorized to collect information and prepare a database on the state's historic properties related to the Civil War; to raise public awareness and encourage the protection of Civil War sites; and to promote tourism to Civil War sites throughout the state. The Commission is also asked to "acquire or provide funds for the acquisition of Civil War battlefields, cemeteries and other historic properties associated with the Civil War."

The Georgia Civil War Commission, Georgia Battlefields Association, the Historic Preservation Division staff and a large network of volunteers are actively engaged in carrying out the Commission's goals.

In this last year, the Commission erected a tableau marker and provided parking for visitors at the **Griswoldville** battlefield which was acquired by the state in June 1997. The Commission's acquisition achievement was recognized at the battlefield's dedication ceremony.

Funds for a network of Civil War **heritage trails** in Georgia were appropriated. Plans are underway for six driving trails that will criss-cross the state.

NOTES



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