The mission of Historic Augusta, Inc., is to preserve historically or architecturally significant structures and sites in Augusta & Richmond County, Georgia.
Preservation of historic resources embraces all types and styles of buildings. Perhaps one of the most iconic categories of buildings encompasses religious structures, constructed to house the worship of God. As long as congregations are strong, with lots of members and at least a core of members with sufficient means to maintain and expand their worship center, there seems to be no major problem in preserving such structures. But the worst thing for a historic building is to be empty, or under utilized. Changing demographics, and shifts in population have created several underutilized religious structures in the downtown area, and two of those are included in Historic Augusta's 2014 Endangered Properties List.

Old First Baptist Church at 802 Greene Street was listed in the National Register of Historic Places in 1972. Before the congregation moved to its current West Augusta location, the problem in those days was the dynamic growth of the church, which created a dilemma. Should they remain in the center of town, or move to a large open tract of land where they could more easily expand their footprint, and increase their ministry opportunities? The decision was made to move, but left behind a beautiful Beaux-Arts style church building at the southwest corner of Greene and Eighth Streets. Further, the sacred ground were First Baptist Church was founded in 1820 and also hosted the meeting of the first Southern Baptist Convention in 1845, is considered the birthplace of what grew to be the largest Protestant denomination in the world. The building standing today, completed in 1902, was designed by Georgia architect Willis Franklin Denny, and remains an iconic landmark in downtown Augusta. But it is showing its age and the need for routine maintenance. Recently, due to water infiltration, its original round copper dome was repaired, but made into a decagon, altering its original design. A number of small congregations, as well as educational institutions have utilized the building over the years since the original congregation moved to Walton Way Extension, but none has garnered the resources necessary to bring the building back to its full potential. Hence, Historic Augusta lists Old First Baptist on this year's Endangered Properties list. With the construction of the new library, which anchors the other end of this block, and major investment happening to a row of late 19th Century homes in the middle, rehab of Old First Baptist would complete an outstanding block of Augusta architecture.

Another outstanding historic religious structure in downtown Augusta is the original Congregation Children of Israel synagogue at 525 Telfair Street. Constructed in the Greek Revival temple style in 1869-1870, it is today the oldest edifice in Georgia that was built as a synagogue. For many years, since the congregation moved to Walton Way in the late 1940s, the building has been used as offices by the City of Augusta and Richmond County. It is best known today as the offices of the Augusta Planning and Zoning Department, but those will soon move into the renovated Municipal Building. Over the past 60 years since it has been used as city and county offices, much remodeling has occurred to the old synagogue building, both inside and out. Its stately columns have been denuded of their original smooth stucco finish, exposing the curved brick structural components. The brick exterior has been painted many times and is a drab gray color, also obscuring the windows. The main interior space, once a large open worship area, has been made into two floors, with 1960s paneling, commercial carpeting, dropped ceilings and partition walls creating numerous offices. There is no better use for a historic building than its original use, and adaptive use is the next best thing. Adaptive use, as a fine public meeting space and perhaps other, more sympathetic uses. It should be saved, preserved, restored on the exterior and more sensitively rehabilitated on the interior, so will compliment other redevelopment in the immediate vicinity.

The three additional 2014 Endangered Properties named by Historic Augusta are all commercial structures in the Augusta Downtown Historic District. One was built as a telephone exchange, another was part of a hotel and department store, and the third was a typical commercial building with residential space on the second floor. All are vacant, neglected and in need of rehabilitation. A former department store, long vacant, at 732-738 Broad Street, has housed White's, Sears and J. C. Penney in the past, but after the construction of Regency and Augusta Malls in 1978, downtown department stores began to close, and this building is one example. These large buildings present special challenges for preservation, but this one is truly unique. Originally constructed as part of the Albion Hotel in 1900 (another William Franklin Denny design), the Albion suffered from a devastating fire in 1921. What was originally a large five-story U-shaped hotel was scaled back after the fire, and the Richmond Hotel was built on the footprint of the western wing. Albion Alley was constructed in the center, linking Broad to Ellis Street. Much less damage was done to the eastern wing, and White's Department store soon reopened in its original location. It is the rebuilt White's that is being listed on the 2014 Endangered Properties List. Its Art Deco facade was built in 1922, but the hotel rooms can still be seen from the side. Great opportunity exists for developing more downtown residential space in this building, and as part of the block where the Miller Theater is the focus of exciting plans by Symphony Orchesta Augusta, this building is essential to continued revitalization of downtown.

What served as the Carpenters' Building since the 1940s at 537 Ellis Street, is now vacant and deteriorating. It was constructed in 1902 as the Southern Bell Telephone & Telegraph Exchange. When the company built this building to house its first "automated" telephone system, it was also laying conduit for underground wiring that lead to this location from all around downtown. The handsome facade features two large arched windows on the third level, and unlike most downtown buildings, it is freestanding in the middle of the block. This building presents an opportunity for a certified rehabilitation to be used as commercial, office or residential space that would compliment other revitalization efforts downtown, particularly the White's building, next door.

Finally, 472 Broad Street is an excellent example of a late 19th Century two-story masonry commercial building on Broad Street with historic residential space above. This particular building was constructed soon after the 1878 Augusta tornado ploughed through downtown, with this block in its path. At the same time, the old Lower Market House was destroyed, still famous because of Augusta's apocryphal but persistent story of the "Haunted Pillar," which now sits around the corner from this building on Fifth Street. Once a thriving center of downtown, major activity has long shifted west, but with the redevelopment of the old Towers Hotel in the same block as a Holiday Inn Express, soon to open, it will be important to focus on surrounding historic buildings that remain to help welcome our city's guests. This building presents a great opportunity for a restaurant, an entertainment venue and residential space above, just as it was originally used. Historic Augusta hopes that by calling attention to these endangered but noteworthy historic structures in the downtown area, they will be preserved and adaptively used in the 21st Century not unlike they were in the 19th and 20th Centuries. Each of these is close to other preservation or redevelopment projects, and should compliment their respective blocks. Preservation makes economic sense, and we stand ready to assist owners with finding ways to rehabilitate their properties, making them income producing and sources of pride for the community.
OLD FIRST
BAPTIST CHURCH
802 GREENE STREET

Owner: Privately Owned

History and Significance:
Built in 1902 by William F. Denny, this building is a fine example of the Beaux-Arts style and features many characteristics indicative of the style including decorative garlands, floral patterns, and symmetrical façade. The present building is notable for its cross-gable plan, its monumental Corinthian columns and its tremendous arched windows. The congregation moved to West Augusta in 1975, and this building has subsequently been used for fledgling Southern Baptist congregations and since 2003 has been used as the Southern Baptist Bible Institute and Seminary. The Baptist Praying Society was established in Augusta in 1817, and completed their first building on this site in 1821 with John Lund as their architect; it was in that building the Southern Baptist Convention was founded in 1845, eventually becoming the largest Protestant denomination in the world.

Threat: Large building requires routine maintenance difficult for small non-profit groups.

Potential Uses: Mixed use; commercial office space; income producing residential apartments; church; school.

Preservation Tools: (1) A contributing resource in the Augusta Downtown Historic District, which is listed on the National Register of Historic Places, and is therefore eligible for all programs of the National Register which include available grant funds and tax incentives for certified rehabilitations; (2) located in the Downtown Augusta Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond County Historic Preservation Commission.

CONGREGATION CHILDREN
OF ISRAEL SYNAGOGUE
525 TELFAIR STREET

Owner: Augusta-Richmond County

History and Significance:
This is the oldest building constructed in the state of Georgia as a synagogue. It is an excellent example of the Greek Revival temple style and is located in the Augusta Downtown Historic District. The synagogue itself was found in 1845 and the building was dedicated on October 28, 1869. The cornerstone was laid by Rabbi Isaac Mayer Wise, founder of organized Reform Judaism in America. Rabbi Wise also gave the dedicatory address. The Augusta Chronicle ran a story about the seventieth anniversary celebration with a photograph of the monumental and elegant building. There service was conducted by Rabbi Louis A. Josephson and City Solicitor George Hains brought “greetings from the community” and was introduced by congregational president Harry Steine. The article closed by saying that in 1939, “The synagogue, one of the oldest in America...had been in existence continuously for 94 years”.

Threat: With the completion of the new courthouse and the shifting of city departments to new locations, the need for the additional space the building provides has been questioned. When asked if demolition of this irreplaceable historic structure was an option, Historic Augusta responded with an emphatic “no”.

Potential Uses: Meeting facility, community center.

Preservation Tools: (1) A contributing resource in the Augusta Downtown Historic District, which is listed on the National Register of Historic Places, and is therefore eligible for all programs of the National Register which include available grant funds and tax incentives for certified rehabilitations; (2) located in the Downtown Augusta Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond County Historic Preservation Commission.
FORMER J. C. PENNEY’S DEPARTMENT STORE
732-738 BROAD STREET

Owner: Privately Owned

History and Significance: Constructed as part of the Albion Hotel in 1900 by William F. Denny, who also designed Old First Baptist Church, the building is first listed in the city directories at The JB White Company in 1904 with the street address of 732-736 Broad Street. Saturday November 26, 1921, a massive fire erupted at 1:50am at the corner of Eighth and Broad Streets. The Harrison Building, Johnson Building, The Albion Hotel, and The Chronicle Building were considered a total loss and the estimated damage to the area was $1,500,000. The newspaper article reported that when the Albion Hotel caught fire at 3:30am, the JB White and Company’s building was threatened and at the time it was Augusta’s largest department store. The J. C. Penney department store began leasing the 83,000 square foot building in 1958 and in 1959 company founder, James Cash Penney, at the grand opening. The J. C. Penney Department store left the location in 1987 and moved to the newly constructed Augusta Mall.

Potential Uses: Income producing residential apartments; commercial office space; community center.

Preservation Tools: (1) A contributing resource in the Augusta Downtown Historic District, which is listed on the National Register of Historic Places, and is therefore eligible for all programs of the National Register which include available grant funds and tax incentives for certified rehabilitations; (2) located in the Downtown Augusta Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond County Historic Preservation Commission.

FORMER SOUTHERN BELL TELEPHONE & TELEGRAPH EXCHANGE BUILDING
937 ELLIS STREET

Owner: Privately Owned

History and Significance: Originally built in 1902, the Southern Bell and Telephone & Telegraph Company is first listed at this location in the city directory in 1904 and was listed there until 1940. It was listed as the Carpenter’s Building first in 1945 and a variety of tenants including unions, alliances, and professional fraternities were listed as having contacts there. There was a period of vacancy from the mid 1960s until a realtor was listed in the city directory in 1970. The last occupants of the buildings were the Augusta Lodge of Free and Accepted Masons in the 1980s. Historic buildings are most vulnerable when they are left vacant, but it is not too late to stabilize the building by patching the roof. With all of the interest in downtown residential living and its proximity to the White’s Building, this historic resource would be an attractive façade along Ellis Street.

Potential Uses: Income producing apartments, offices, meeting facility, restaurant.

Preservation Tools: (1) A contributing resource in the Augusta Downtown Historic District, which is listed on the National Register of Historic Places, and is therefore eligible for all programs of the National Register which include available grant funds and tax incentives for certified rehabilitations; (2) located in the Downtown Augusta Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond County Historic Preservation Commission.
472 BROAD STREET

Owner: Privately Owned

Threat: Vacancy, downtown development pressures, lack of maintenance.

Potential Uses: Mixed use; commercial office space; income producing residential apartments.

Preservation Tools: (1) A contributing resource in the Augusta Downtown Historic District, which is listed on the National Register of Historic Places, and is therefore eligible for all programs of the National Register which include available grant funds and tax incentives for certified rehabilitations; (2) located in the Downtown Augusta Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond County Historic Preservation Commission.

History and Significance:
This 1884 Sanborn Map indicates the original address of the property was 466 Broad Street and the Public Market is located in front of the building. City directory research shows that the building primarily served as a grocery store with residential living above. You will also notice the large cluster of buildings surrounding 472 Broad Street. Driving along this stretch today, nearly all of the historic resources have already met their fate with the wrecking ball. As an example of a 19th century commercial building within the Augusta Downtown Historic District, the property is in an ideal location to serve the central business district and the residential neighborhood of Olde Town once rehabilitated and occupied.

ENDANGERED: Bohler House, Historic Augusta has been in contact with the property owner since the listing and continues to encourage preservation of the property.

IMMINENTLY THREATENED: Cauley-Wheeler Building, the last remaining building from the Haines Institute is slated for demolition as part of the renovations to Laney High School. We continue to advocate for the rehabilitation in hopes the school board will see the value in this historic resource.

PROGRESS: The Erbelding Building, rehabilitation work is ongoing and a façade grant will enable design of windows more in keeping with the historic district’s character to be installed.

ENDANGERED: Bon Air Hotel, This high profile historic property continues to operate as residential apartments and there is no known change of operations in the near future.

PROGRESS: Lamar Elementary School, the historic building is occupied for use with other educational programming.
ENDANGERED: Dr. S.S. Johnson House, 1420 Twiggs Street, remains vacant and boarded up, rehabilitation has been proposed as part of the revitalization effort in the Laney-Walker and Bethlehem neighborhoods.

ENDANGERED: Coleridge, South Augusta, continues to be a “fan favorite” although there are no plans at this time for rehabilitation of the structure.

ENDANGERED: Goode's House, the condition of the property remains serious with no indication from the owner regarding his ability to stabilize the building.

ENDANGERED: Former Augusta-Richmond County Public Library, 902 Greene Street, property remains vacant, future plans are unknown.

ENDANGERED: Upper Broad Street Houses (1427, 1429 Broad Street), the former JB White's houses remain dangerously neglected. While outside the Augusta Downtown Historic District, the building's would be eligible for program of the National Register of Historic Places if they were to be listed individually or as part of the existing district.

ENDANGERED: Kahns Grocery, 401 Greene Street, this prominent corner building, the building remains vacant with no known plans for rehabilitation.

ENDANGERED: Weeds School, 2403 Mount Auburn Street, we remain optimistic that a preservation minded buyer with rehabilitate the school and encourage further neighborhood redevelopment.

ENDANGERED: Lyons-Callaghan House, 808-804 James Brown Boulevard, condition continues to deteriorate. Its prime location across from the courthouse would allow for the building to house offices for individuals or agencies.

SAVED: Jacob Phinizy House, 529 Greene Street, rehabilitation by 2KM Architects was completed this summer.
IMMINENTLY THREATENED: 916 Greene Street, although the property has been condemned, Historic Augusta continues to encourage the owners to either find a preservation-minded buyer for the property or to partner with a private entity to use the economic benefits of the tax credits and keep the threatened streetscape intact.

ENDANGERED: The Denning House, 905 Seventh Street, these historic homes in the 900 block of Seventh Street if rehabilitated would be an anchor for additional investment and redevelopment in the neighborhood.

ENDANGERED: Jessieann Hill, 301 Richmond Hill Road, the antebellum home secluded on the grounds of the Green Meadows Golf Course remains vacant.

ENDANGERED: Lowery’s Wagon Works and Confederate Shoe Factory, located at 301-303 Ninth Street, the property has been placed on the market and a preservation-minded buyer is sought. The building would be eligible for certified rehabilitation tax credits and property tax abatement programs.

ENDANGERED: W. S. Hornsey House, 1518 Twigg Street, with the redevelopment of the Laney-Walker and Bethlehem neighborhoods, the Hornsby House is being considered for rehabilitation.

PROGRESS: Harrisburg Neighborhood. Turn Back the Block continues to work with existing building stock in the neighborhood to encourage homeownership and rehabilitate homes in an effort to reverse blight and neglect.

ENDANGERED: 811 D’Antignac Street, this c.1870 house remains vacant and there are no known plans for rehabilitation or selling the property.

ENDANGERED: Greene Street Presbyterian Church, a portion of the administrative building is in use though the main sanctuary space is vacant. The property remains on the market for sale.

2007 ENDANGERED PROPERTY LISTING UPDATES

2008 ENDANGERED PROPERTY LISTING UPDATES

ENDANGERED: Reynolds Street Depot, this surplus city property has been listed for sale but future development plans are unknown. This historic property would be eligible for certified historic rehabilitation tax credits.

Augusta and the Civil War Symposium Series 1863

Mark Your Calendars for the upcoming Augusta and the Civil War Symposium and Historic Augusta’s Annual Meeting.

UPCOMING EVENTS

HISTORIC AUGUSTA’S ANNUAL MEETING
Thursday, November 14, 2013 5:30 p.m.
Augusta Country Club
625 Milledge Road, Augusta, Georgia
Reception
Hors D’Oeuvres
Cash Bar
Business Meeting
Annual Reports
Historic Preservation Awards
Election of Officers and Trustees

CALL US TODAY TO LET US KNOW OF YOUR ATTENDANCE.

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Historic Augusta News
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Perfectly Aged: HISTORIC AUGUSTA’S BENEFIT AUCTION

Historic Augusta’s annual benefit auction, Perfectly Aged, took place at Saint Paul’s River Room on Thursday, September 19, 2013. We are grateful to the hundreds of individuals and corporations who attended the event, contributed auction items, provided sponsorship support, prepared hors d’oeuvres, served on the committee, and assisted in other ways to make this event a success. Thank you especially to the co-chairs of the event, Heather Howington and Heather McKnight, for their tireless efforts and dedication to our worthy cause.

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Heather McKnight

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Dr. & Mrs. Robin Schilling
Edgar & Cherri Sliepcevich
Tavern on Sossaos, ASD
Anne Currin, Lead, School of Watkins

Benefit Auction Committee
Walk with the Spirits Committee

Danny Craig, Committee Chair, portrayed Governor John Milledge (1775-1818)
Robyn Anderson, Historic Augusta staff
Kristi Connell, portrayed Lillie Byron Wilkinson Wright (1858-1937)
Maria Elser, portrayed Caroline Armina Latham Chafee (1847-1913)
Julia Jackson, Historic Augusta staff
John R.B. Long, portrayed Captain James Gardner Montgomery (1833-1917)
James Mason, portrayed Colonel John McKinzie (c.1777-1859)
Sallie Metzel, portrayed Mary Campbell Murren (c.1775-1835)
Erick Montgomery, Historic Augusta intern
Wright Montgomery, portrayed Lt. James Henry Foster (1842-1863)
Emily Mumford, Historic Augusta staff
Cobb Nixon, portrayed Dr. John Francis Bransford (1846-1911)
Christena Painter, Historic Augusta intern
Chris Rucker, portrayed Hon. Jacon Phinizy (1857-1924)
Martha Robertson, portrayed Martha Furey (c.1765-1845)
Paige Tucker, portrayed Fannie Holland Brown Montgomery (1840-1884)
Michelle Zupan, portrayed Sarah Jane Thomas Hall Falligant (c.1833-1915)

Special Thanks to

Betty Gilliland, catering
Martha Harris, catering
Liz & Bill Hopkins, “Sip” with the Spirits sponsor party hosts
Molly Montgomery, research assistance and summer intern
Christena Painter, research assistance and summer intern
Margaret Scott Pennis, volunteer
Jean-Marie Smith, volunteer
Lindsay Thetford, volunteer
Trustees of the Public Cemetery of the Village of Summerville, Bryan Haltman & Carol Palmer
Ingrid Tutt, volunteer
Joe Willis, bartending services
The following list consists of personal members who have paid dues, new or renewed during the following dates: September 1–October 15, 2013. If you paid your dues during this period, your name should appear below by category. If your name is missing or not in the proper category, and you paid your dues during this period, please let us know.

**Family/Double**
- Mr. & Mrs. Hal D. Beaman III
- Mr. & Mrs. Greg Bowles
- Mr. & Mrs. Chuck Bryans
- Mrs. Jeffrey J. Heck
- Mr. & Mrs. William T. Hussey
- Mr. & Mrs. John B. Long
- Mr. & Mrs. Stanford Thompson Jr.
- Dr. & Mrs. Ronald Weber
- Dr. Deborah Woods & Mr. Gerald Woods

**Life Members**
- Augusta Council of Garden Clubs
  - Mrs. Clayton P. Boardman Jr.
- Mrs. Harold M. Boardman
- Mrs. J. Craig Cranston
- Mrs. Albert Cary
- Mr. & Mrs. Danforth Hagler
- Mr. & Mrs. Edward L. Douglass, Jr.
- Mrs. Pam James Doumar
- Mr. Robert L. Allgood
- Mrs. Ricardo Azziz
- Mrs. Carol Bennett
- Mr. Grier C. Bovard
- Dr. R. Glen Owen
- Mrs. Robert W. Rice, Jr.
- Mr. Cary H. Rivers
- Mrs. Martha Robertson
- Mr. Barry E. White

**Individual**
- Mr. Ronald C. Anderson
- Mrs. Heul Robertson
- Mrs. Annamarie Scarpetta
- Mrs. Anne Walton

**Corporate Members**

- Charleston Street Fine Flowers and Gifts
- Cherry, Bekaert & Holland, Inc.
- Coleman Associates
- First Bank of Georgia
- First Citizens Bank
- Flywheel
- Georgia Bank & Trust Co. of Augusta
- Georgia Power Company
- H. Wilson Haynes, PC
- Hook Development
- M.A.U. Inc.
- McLand & Dowling, Attorneys at Law
- Merry Land Properties, Inc
- Meybohm Realtors
- Outback Steakhouse
- Phoenix Commercial Printers
- Regions Bank
- Rex Property & Land, LLC
- Richmond Supply Company
- Sand Hills Properties
- Sandlair Training
- Strother's Printing
- Summit Green Solutions
- SunTrust Bank of Augusta
- Tax Slayer
- Tyson Financial Advisors
- WAGT 26 News

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- Augusta Concrete Block Company

**Business Sustainer**
- 2KM Architects, Inc
- Augusta C.V.B.
- Augusta Mall
- Augusta Sandy and Door
- Development Authority of Richmond County
- Dial-Stalnaker Investments, LLC

**Non-Profit Organization**
- Greater Augusta Arts Council
- M.H. Mitchell, Inc.
- Sacred Heart Cultural Center
- St. John Towers

**Corporations**

- Corporate Diamond
  - Knox Foundation
- Corporate Benefactor
  - Stoney Foundation, Inc
- Corporate Patron
  - Cranston Engineering Group
  - Platt’s Funeral Home
- Corporate Donor
  - A & R Exterminating Co., Inc
  - ACC Construction Company, Inc
  - The Augusta Chronicle
  - Augusta Coca-Cola Bottling Co
  - Augusta First Bank and Trust
  - Blanchard & Calhoun Real Estate
  - Casella Eye Center
  - CB Architects, PC

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- Julia N. Jackson, Programs and Marketing Director
- Emily Mumford, Administrative Assistant
- Stephanie Herzberg & Keith Watson, Wilson House Tour Guides

**Necrology**
- Mr. Starkey Flythe Jr., September 13, 2013
- Mr. Harold Boardman, Jr., September 27, 2013

**Memorials**
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