The mission of Historic Augusta, Inc., is to preserve historically or architecturally significant structures and sites in Augusta & Richmond County, Georgia.
For the ninth year, Historic Augusta is releasing its annual Endangered Properties List. Over the past decade, we have seen buildings that have been listed that were saved, and others that have been lost. (We told you they were endangered!) But the value of the annual list is quite apparent. By bringing attention to some of our most historically and architecturally significant properties, it causes people to notice them and often that results in taking action that leads to their preservation, restoration or rehabilitation.

The 2015 list (like new cars, we release the official list in the fall before the new year) includes six buildings. Three are downtown commercial buildings on Broad, two are historic residential structures on Greene, and one is in Summerville.

The three commercial buildings on Broad Street include the old Kress store, a former bar known as the Bayou, and the modern corner landmark building that long served as Woolworth’s. Each has been long vacant, neglected or damaged by fire and is a blight on the otherwise healthy revitalization of our commercial business district. Yet they all have so much potential if they could only be rehabilitated as businesses or residential units.

The Mary Warren Home for the Aged is located on Central Avenue in Summerville. This once proud facility is vacant, neglected, leaking, and entangled in a foreclosure. Yet it must be saved as a notable structure built in 1915 according to the design of G. Lloyd Preacher, Augusta’s most accomplished architect in that era. It anchors a prominent corner in the southeastern edge of Summerville, an area within that outstanding neighborhood that is more vulnerable to change and inappropriate non-historic encroachment than some other parts of the historic district.

The final two picks this year are historic homes on Greene Street, once one of the grandest residential boulevards in America. These two houses were among the finest in the lot, and could have a great future. The impressive Second Empire style Daniel House is neglected, and deteriorating. The other, the Perkins-Cullum House, is the last remaining historic home on south side of the 500 block of Greene Street, but is vulnerable to the city government’s expansion plans. Historic Augusta has been asking for a Municipal Building Campus master plan since negotiating a better design of the new Internet Technology Building, while saving the former synagogue and courthouse annex, that remain intact behind it.

Please take a closer look at all of the 2015 Endangered Properties, and let us know if you have any questions or comments. Investors are welcome to rescue these, as well as buildings from former lists, and we stand ready to assist and advise. As we do each year in this special edition of Historic Augusta News, we are also providing updates on previous listings. Once a building goes on our list, it remains on the rolling list until it is either saved and rehabbed, or completely lost due to demolition or fire.

We thank the members of Historic Augusta that support our mission to preserve historically and architecturally significant sites and structures in Augusta and Richmond County. We hope this annual Endangered Properties List will serve as a tool to connect great historic buildings with the people who will preserve them for this and future generations.

By Erick Montgomery, Executive Director
The Mary Warren Home, 2109 Central Avenue, served the needs of indigent widows throughout most of the twentieth century.
Owner: Privately Owned

History and Significance:
Believed to have been built circa 1875, this house was occupied in 1880 by Reuben B. Wilson, an Augusta grocer. Zachariah Daniel occupied the home by 1891, and it is generally known as the Daniel House. Daniel was also a successful grocer in Augusta. This is the most outstanding and sophisticated example of the Second Empire style in Augusta. Elements of the Second Empire Style that are notable include the slate mansard roof, a signature element of any Second Empire building, but also the heavy quoins, bracketed eaves, hooded windows, and central tower room. As mentioned in the description of the Perkins-Cullum House, preservation and rehabilitation of this house is important to document and explain the role that Greene Street had as a major residential area within downtown Augusta and was home to some of the city’s most influential and affluent citizens.

Threat: Vacant property, lack of maintenance

Potential Uses: Income producing residential units, student housing, community center, commercial offices

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 Summerville Local 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:**
Established in 1903, the Mary Warren Home was created to care for indigent women and children. As the need for care continued to grow, the organization was moved to 2109 Central Avenue in the Summerville Historic District in 1915. The property was donated by a member of the Board of Directors of the Mary Warren Home and the building was designed by prominent Augusta architect G. Lloyd Preacher, who was also responsible for many private homes and commercial buildings in the region. The location operated as a home for widowed and indigent women until 1994, and served as a personal care home afterwards. As a contributing resource to the Summerville Historic District and being designed by a well known architect in Augusta, the building needs to be put into the hands of a preservation minded owner who will rehab the property and place it back into use. Ownership of the property changed hands at press time, and it is hoped rehabilitation will soon follow.

**Preservation Tools:** (1) A contributing resource in the Summerville 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 Summerville Local Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond

**Owner:** Privately Owned

**Threat:** Deteriorating, foreclosure, vacant, roof is leaking, property not maintained

**Potential Uses:** Income producing residential units, student housing, community center, commercial offices
History and Significance:
S. H. Kress, one of the nation’s most successful five and dime chain stores, was first opened in the 900 block of Broad Street in downtown Augusta in 1898. The current location at 832-838 Broad Street began operating as the Kress Department Store in 1913, and it was closed in 1980. A major fire cause significant damage to the property January 29, 1940 as reported in the Augusta Chronicle. The 1940 Kress Department Store fire was considered the worst fire since the 1929 Rubens Department Store blaze. Purchased by the current owner in 1988, the 40,000 square foot building features a prominent store front within the Central Business District. The large open floor plan of the former department store would allow for rehabilitation into a variety of business opportunities for downtown Augusta.

Owner: Privately Owned

Threat: Vacant, property is not weather-tight, moisture will cause additional interior and possible structural damage

Potential Uses: Retail space, commercial office space, restaurant, incoming producing loft style 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 Augusta Downtown Local Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond County Historic Preservation Commission.
Owner: Privately Owned

History and Significance:
Known most recently as the Bayou Bar and Eatery and gutted by fire in 2001, all that remains are the Broad Street and Ellis Street facades in this half of a double facade building. Sanborn Fire Insurance maps indicate the building was constructed in the 1890s and is two stories with an iron storefront. The building is a good example of late 19th century commercial architectural style with an ornate cornice and parapet. The second story window openings have masonry lintels and keystones. Although the property will require significant investment to construct all new framing and roofing, it may still be able to be certified as a historic structure by the National Park Service. Most importantly, Historic Augusta would like to see the Broad Street façade maintained to prevent a gap in the streetscape which will be difficult to replace.

Threat: Property is open to elements, demolition by neglect

Potential Uses: Retail business, restaurant, office space, or income producing residential apartment units

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 Augusta Downtown Local Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond County Historic Preservation Commission
Owner: Privately Owned

History and Significance:
The Woolworth Building located at the corner of Broad and Seventh Streets was built in 1939 and was one of America’s best known retailers. Three storefronts have been combined over time into the one current façade. In 1960, the lunch counter was the site of a Civil Rights era sit-in demonstration by a group of Paine College students. The nearly 46,000 square foot department store closed its doors in 1991 and has sat vacant since then. With a number of other large former retail buildings vacant and in need of rehabilitation up and down Broad Street, the Woolworth Building is unique because of its Art Deco architectural features including the storefront, second story metal windows, and geometric parapet wall. Historic Augusta is hopeful that the current owners will follow through with proposed plans for rehabilitation and place the building back into service. Corner buildings are anchors for the downtown community and there is great potential for the future of the Woolworth Building.

Threat: Vacant, deferred maintenance resulting in roof leaks and other condition issues

Potential Uses: Ideal for retail space, restaurant, or offices. Space could also be developed into loft 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 Augusta Downtown Local Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond County Historic Preservation Commission
Owner: Privately Owned

History and Significance:
This large residential home was built circa 1901 by Henry C. Perkins, who was president of Perkins Manufacturing Company and Augusta Sash and Door. Mr. Perkins was in the lumber business and built this excellent example of a Colonial Revival style house with only the best lumber. After his death the residence became the home of his daughter, Gertrude, and her husband St. Julian Cullum, who was the proprietor of Saxon-Cullum Shoe Company and later of Cullum's Department Store. The home is located near the corner of 5th and Greene Streets and sitting at the stop light you may notice the extensive decorative wood moldings and trim that surround the windows and doors and under the eaves. Although many former homes that once lined Greene Street have been lost, the Perkins-Collum House remains as an impressive reminder of the grandeur of one of the South's most impressive boulevards.

Threat: Development pressure from Municipal Building campus

Potential Uses: Single family residence, income producing residential units, meeting facility, community center, offices

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 Augusta Downtown Local Historic District which means that any alteration to the exterior, including demolition, should be approved by the Augusta Richmond County Historic Preservation Commission
ENDANGERED: 732-738 Broad Street, Former J. C. Penney’s Department Store: No immediate work has begun, but the property owner has been working with the city inspections department through the courts to resolve code issues and further stabilize the property.

ENDANGERED: 937 Ellis Street, Southern Bell Telephone & Telegraph Exchange Building: Prime for rehabilitation, the building remains vacant.

ENDANGERED: 802 Greene Street, Old First Baptist Church: This large Beaux-Art style building remains at risk from further deterioration.

PROGRESS: 472 Broad Street: The building has had a facelift including new paint and replacement window panes installed.

PROGRESS: 525 Telfair Street, Congregation Children of Israel Synagogue: With expansion of the Municipal Building campus, Historic Augusta was concerned about the long term use of the building and the nearby Courthouse Annex which was proposed for demolition with the construction of the new IT center. We are pleased that the city chose to preserve both buildings and we will continue to work with the city to determine new uses for these two important 19th Century buildings.
SAVED: Coleridge, South Augusta, the new owner has begun rehabilitation work to this unique architectural gem off of Windsor Springs Road.

ENDANGERED: 601-603 Broad Street, The Erbelding Building; Little progress has been made to rehabilitate this important corner building.

ENDANGERED: 1102 Phillips Street, Bohler House: Historic Augusta has been in contact with the property owner since the listing and continues to encourage preservation of the property.

ENDANGERED: 601-603 Broad Street, The Erbelding Building; Little progress has been made to rehabilitate this important corner building.

ENDANGERED: 1102 Phillips Street, Bohler House: Historic Augusta has been in contact with the property owner since the listing and continues to encourage preservation of the property.

STABLE: 2101 Walton Way, 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.

IMMINENTLY THREATENED: 1339 Laney Walker Blvd, Cauley-Wheeler Building, the last remaining building from the Haines Institute is slated for demolition as part of the renovations to Laney High School. Site work and demolition of parts of the campus continues unabated.

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, and architectural work is promised to begin soon.
ENDANGERED: Upper Broad Street Houses (1427, 1429 Broad Street): the former J. B. White’s houses remain dangerously neglected. While outside the Augusta Downtown Historic District, the buildings would be eligible for programs of the National Register of Historic Places if they were to be listed individually or as part of a small historic district.

ENDANGERED: Former Augusta-Richmond County Public Library: 902 Greene Street, property remains vacant, with no rehabilitation work begun. However, the city has identified this building as the future home of its water department.

ENDANGERED: Kahrs Grocery, 401 Greene Street, this prominent corner building, remains vacant with no plan for rehabilitation by the current owners.
IMMINENTLY THREATENED:
C. T. Walker Home, 1011 Laney-Walker Boulevard, residence of Rev.. Charles T. Walker, founder of Tabernacle Baptist Church, the home is rapidly deteriorating and remains unsecured.

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.
**ENDANGERED:**

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

**PROGRESS:** Harrisburg Neighborhood, bounded by Broad Street, Wright Avenue, Walton Way and the Summerville Neighborhood. Turn Back the Block continues to work with existing building stock in the neighborhood to encourage home-ownership and rehabilitate homes in an effort to reverse blight and neglect. An active neighborhood association has been working closely with city agencies and other entities to reverse decades of negative trends.

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

**ENDANGERED:** Greene Street Presbyterian Church, a portion of the administrative building is in use though the main sanctuary space is vacant.
PRESERVATION EASEMENTS DONATED ON TWO HISTORIC PROPERTIES

The best way to ensure the preservation of a historic site in perpetuity is to donate a historic preservation easement to Historic Augusta, or some other qualified organization. A preservation easement is a tool that is used to essentially "donate" the facade, the exterior, or in some instances interior features to an organization that will monitor the condition of the building even after it changes hands over time. Changes to a building with a preservation easement must be approved, including alterations, additions, new construction and demolition of all or part of the protected property. The easement document is recorded, and runs with the land, passing from the donor to all successive owners. The value of the donation is deductible under IRS regulations. Historic Augusta has accepted two easements recently, pictured below.
Lowrey's Wagon Works, 912 Ellis Street, at the southwest corner of James Brown Boulevard (9th Street) and Ellis Street has recently been purchased by Mark Donahue, and is slated for a certified rehabilitation in the coming months. The building was constructed in 1860, but soon after the Civil War began, was converted for use as a shoe factory for the Confederate Army. In June 1865, it was announced that Augusta's black churches would hold the first school for the emancipated slaves there. It soon reverted to the original owner, Jacob Lowrey, who continued his wagon factory for several decades. In more recent decades, it served as a warehouse for J. B. White's, and for McElmurray's Bicycle Shop. Augusta Renaissance Partners purchased the building in 2000, and sold it to Mr. Donahue in May. The three-story masonry structure will be converted into 19 apartments. The Wagon Works was listed on Historic Augusta's 2008 Endangered Properties List.

Weed School at 2403 Mount Auburn Street in the Sand Hills Historic District has been purchased by Lucien Williams, who plans to begin a certified rehabilitation of the historic property sometime in 2015. Replacing an earlier frame structure, Weed School was built in 1936 according to plans drawn by A. Brian Merry, renowned Augusta architect, and built by contractors Sibert and Robison. Funding the Depression era school came from the Federal Emergency Administration of Public Works. The historically African American elementary school served the surrounding neighborhood until it was converted for educating special needs children in 1973. It has been vacant since 2010, and was named to Historic Augusta's 2011 Endangered Properties List.

First Presbyterian Church continues to make a positive difference in the Augusta Downtown Historic District. During the past year, they have completed restoration of their historic steeple. In recent months they have purchased two historic buildings in the vicinity for new uses.

The circa 1870 Alexander House at 603 Telfair Street was acquired by First Presbyterian in May, and will be converted for use in church programming. Once the home of the family of Confederate General Edward Porter Alexander, the hands one brick house sits at the northwest corner of 6th and Telfair Streets.

The small building located at 407 Seventh Street, next door to Historic Augusta's headquarters, was also purchased by First Presbyterian in May. It has been converted into a counseling center and other offices. The art deco style facade and tile roof dates to 1930 when Dr. A. J. Kilpatrick converted the former stables into his medical offices after his adjacent home was moved to Comfort Road.
The Henry Kennedy Building at 1022 Broad Street is undergoing a certified rehabilitation by Ben Harrison and his mother, Ellen Harrison. Constructed by Mr. Kennedy in about 1905, the two-story brick building will continue to accommodate two commercial spaces on the first floor, and four apartments above. The second floor has essentially been vacant and unrestored for decades. It was partially rehabbed in the 1990s when it was among several buildings included in the original Artists Row.

The loss in January of the 1896 Brislan Building at the southeast corner of Broad and 12th Streets has resulted in its demolition, which was approved by the Augusta Historic Preservation Commission. The owners and his architects and structural engineers determined that it was not financially feasible to restore the shell that remained, although Historic Augusta worked closely with Michael Osbon, the owner, to determine how historic preservation tax credits might positively impact the project. A new building has been approved by the HPC, and construction is likely to start soon.

2749 Hillcrest Avenue, at the corner of Belmont Avenue, has undergone a certified rehabilitation by Robertson Restoration. The 1917 house, designed by Augusta architect Geoffrey Lloyd Preacher for Dr. Asbury Hull had been vacant and neglected for years. It was purchased for rehab at auction last year by Heard Robertson, Tennent Houston and the late Michael Hagler. Although the house is not within the boundaries of an existing National Register Historic District, it has been nominated individually to the National Register in order to qualify for preservation tax incentives. Rehab was completed in October, and the house is now for sale.

Historic Augusta has worked over the past several months as a team member under Cranston Engineering to develop a plan for a heritage trail in the Laney-Walker and Bethlehem historic districts. 288 historic sites were identified in the study, and the most noteworthy were included along several routes that are proposed for the comprehensive plan, which includes walking, biking and driving opportunities that impart historical information when implemented by the city. Other team members included Roger Davis, landscape architect, and Dr. Bobby Donaldson, historian. Dr. Lee Ann Caldwell of Georgia Regents University provided the city with a historical context essay that was also used in developing the trail.

The Rotary Club of Augusta celebrated the 100th Anniversary of its founding on September 23, 2014 by dedicating a new historical marker on the 700 block of Broad Street in front of the Richmond Summit Hotel. It was on that site in the previous building, the Albion Hotel, where the club held its first meetings. Rotary is considered Augusta’s oldest service club, and is made up of business leaders in the CSRA.


**DEMOLITION ONGOING!**

**DOWNTOWN CHURCH TOUR**
Fourteen historic churches in the Augusta Downtown Historic District opened their doors to visitors on Sunday afternoon, October 26 to showcase their inspiring architecture, and their fascinating histories. Organized by Jackie Andrews at Saint James United Methodist Church, the tour also featured the Catholic Church of the Most Holy Trinity, the Evangelical Lutheran Church of the Resurrection, First Christian Church, First Presbyterian Church, Holy Trinity Greek Orthodox Church, the Metropolitan Community Church of Our Redeemer, Old First Baptist Church, Sacred Heart Cultural Center, Saint John United Methodist Church, Saint Paul's Church, Springfield Baptist Church, Thankful Baptist Church and Union Baptist Church.
Recently several items have been donated to the Boyhood Home of President Woodrow Wilson that enrich its collection of period furnishings appropriate to the 1860s era when the family was in residence there.

Louise Keith Claussen donated a quadri-part porcelain serving dish, made circa 1851-1869 by the Berlin porcelain factory of Frederich Adolph Schumann. This dish may have been owned by Ann Galphin McKinne Winter (1826-1912), who married George Washington Winter in 1845, and was a friend of Mrs. Wilson. She also donated a circular covered basket which descended to her from her grandmother Louise Keith Rowland Bryans (1892-1984), and which probably dates to the Wilson House era.

Mary Byrd donated an early 19th Century blue and white coverlet made by her ancestor Mrs. Richard Richards of Orange County, Virginia and a book The Cooper Vignettes from Drawings by F.O.C. Darley, published by James G. Gregory in New York in 1862. The Wilsons were known to enjoy the writings of James Fenimore Cooper, a popular American novelist of the 19th Century whose books were illustrated by Darley. The Richards Family came to Augusta during the Civil War and established a fashionable dry goods shop called The Fredericksburg Store in 1867, a place on Broad Street that was patronized, no doubt, by the Wilson Family. Mary Byrd also donated kitchen items, including J.W. Nash & Co. Scales, an Edgefield-type earthenware jug, a creamware pudding mold, and a large basket.

We are pleased to announce that the website for the Boyhood Home of President Woodrow Wilson has been updated by Creative Flow Marketing.

The web address remains www.wilsonboyhoodhome.org and the look is quite similar, but the new platform will allow staff to make updates and changes to the site. Funding for this project was provided by a Tourism Marketing grant, administered by the Augusta Convention and Visitors Bureau. JJ
Recent observations of the Goodale House indicate that deterioration of the structure has continued unabated in past months. The entire western façade and two chimneys have collapsed and extensive roof damage has occurred. It also appears that much of the interior trim materials may have been removed from the property. It is our fear that the building may well have passed the point of no return. A thorough inspection would be required to determine if it remains salvageable. (Historic Augusta does not have permission to enter the property and our observations have been made from the public right of way where quite a bit of the interior is visible because so much of the wall is missing.)

It is very unfortunate that this historic plantation house, built in 1799 and listed in the National Register of Historic Places, has been allowed to deteriorate to this extent. It is one of the very oldest structures in the Augusta area and was once the seat of an extensive plantation owned by Charleston attorney and planter, Christopher Fitzsimmons.

Historic Augusta began monitoring the status of the house long before the present owner acquired it through an online auction for approximately $15,250 in December 2009. We have repeatedly offered help and advice to the present owner. Through a $5,000 intervention grant provided by the National Trust for Historic Preservation in June 2012 we engaged a structural engineer to determine if the house was salvageable, and how stabilization might be accomplished. This was done with the consent of the owner, and the results of the study were provided to him. Subsequently, we obtained two independent estimates for implementing the plan, which placed structural stabilization at approximately $165,000. The cost of full rehabilitation of the building would add hundreds of thousands dollars more to the project in addition to the acquisition costs.

After the lapse of 19 months with little being done to stabilize the house, and little response from the owner to our numerous attempts...
to contact him to offer assistance, in March 2013 Historic Augusta submitted a contract to the present owner offering to purchase the house in the amount of $20,000, hoping to save the property and market it to a preservation-minded buyer who might complete the renovation. It was our intention to use a $75,000 grant to our revolving fund* from the 1772 Foundation along with other amounts in the revolving fund to stabilize the building. The grant, which is made available only to nonprofit 501 c 3 entities such as Historic Augusta, and not to individuals, was made to Historic Augusta’s revolving fund for general purposes and not specifically for Goodale. We expected that we would recover little of these amounts from any prospective buyer, but were willing to expend the limited capital in our revolving fund in this manner because of the great importance to Augusta of the Goodale House.

No response was received regarding this offer. In the meantime, the city inspections department cited the owner for many code violations, and has required a stabilization plan from a licensed structural engineer, which has not been provided, even though Historic Augusta has fully shared the results of its earlier study. In addition, the owner has been summoned to Augusta’s Civil and Magistrate Court to answer the complaints of the inspections department. Hearings in February, April and July, 2014 all resulted in giving the present owner additional time to comply with providing a plan to correct code violations for which he has been cited.

Before the court hearing in July, the owner offered to sell the property to Historic Augusta for the sum of $107,000. The current assessed value of the property is $13,000. While such an asking price, when added to substantial stabilization and rehab costs required, would render any plans to save the building infeasible financially, we have remained eager to work with the owner and the city to save Goodale, if that is possible at this late date.

The last hearing in the Civil and Magistrate Court held in September resulted in referring the case to State Court because of the owner’s request for a jury trial. In the mean time little has been done to stabilize the house, and it remains largely open to the elements.

The concept of a revolving fund is that cash used to secure a historic property will be returned to the fund when the property is sold to a new owner who agrees to rehabilitate the building. Thus, in theory, the cash saves endangered properties, and revolves back into the fund so that other historic properties can be saved. In practice, however, there is often no profit and the parent organization must replenish the fund with other sources when available. The 1772 Foundation has been a generous donor to Historic Augusta’s Revolving Fund, and others around the country.

Historic Augusta’s Revolving Fund began in 1968, three years after the organization was founded. Among the buildings that have been saved through the fund since then are the Old Government House (432 Telfair Street), The Soul Bar (684 Broad Street), the Henry-Cohen House (920 Greene Street), The Amanda Dickson House (448 Telfair Street), The Widows Home (now Christ Community Health Care, 124 Greene Street), and Houghton School (now Heritage Academy, 333 Greene Street), a Victorian era townhouse at 309 James Brown Boulevard, among others.

* The purpose of Historic Augusta’s Revolving Fund is to use various means of securing and transferring ownership of endangered historic properties from an owner who is unable to preserve a historic building to one who can do so. One method is to work through an option on the property, allowing Historic Augusta exclusive rights to purchase the property during a specified period of time. If a buyer is found, simultaneous closings are held, transferring the property from the original owner to Historic Augusta, and then to the new owner. Another method is to buy the property outright, marketing it to potential sympathetic buyers. When Historic Augusta transfers ownership to the new owner, an historic preservation easement is retained and a rehabilitation plan is agreed upon that is legally binding. Preservation easements are held in perpetuity.

For more information, contact:
Erick Montgomery, Executive Director
Historic Augusta, Inc.
P. O. Box 37 • Augusta, GA 30903
706-724-0436 / Erick@historicaugusta.org
Historic Augusta is grateful for invaluable assistance provided this summer by intern Meredith Stanley. Meredith is a second year Archaeology and American Studies major at the University of Virginia and is the daughter of Debbie and Stan Stanley of Evans, Georgia. She conducted research for Walk with the Spirits and used PastPerfect, a museum-accessioning software, to transfer the collections records of the Wilson House to an on-line format. Though most of her summer was spent as a volunteer, a generous grant from The National Society of The Colonial Dames of America in the State of Georgia Grants Committee and Augusta Town Committee allowed for her to be paid a modest stipend for her work with the museum’s collections records. JJ

ANNUAL WOODROW WILSON LECTURE HELD NOVEMBER 7, 2014

Historic Augusta’s annual Dr. Edward J. Cashin Memorial Woodrow Wilson Lecture was held at the Augusta Museum of History, 560 Reynolds Street, on Friday, November 7, 2014 at 6:30 pm. “Through the Heart of Dixie,” was presented by Dr. Anne Sarah Rubin, associate professor of history and director of the Center for Digital History and Education at the University of Maryland, Baltimore.


Participating organizations included the Augusta Canal National Heritage Area, the Augusta Civil War Roundtable, the Augusta Museum of History, the Augusta-Richmond County Historical Society, the Center for the Study of Georgia History at Georgia Regents University, Historic Augusta, Inc., the Lucy Craft Laney Museum of Black History, and the Morris Museum of Art. The symposium was made possible in part by funding from the Center for the Study of Georgia History at Georgia Regents University, the Porter Fleming Foundation, and the Trustees of the Academy of Richmond County. Additional support was provided by the Georgia Humanities Council and the National Endowment for the Humanities, through appropriations from the Georgia General Assembly. JJ

PRESIDENTIAL SITES CONFERENCE

Historic Augusta Executive Director Erick Montgomery, accompanied by his wife, Laurie, attended the quadrennial Presidential Sites Conference on June 2-4 at the Clinton Presidential Library in Little Rock, Arkansas. The conference began in 1994 in Washington, D.C., and has been held every four years since in Atlanta, Austin, Hyde Park, and Charlottesville. Besides engaging discussions and educational sessions, one of the highlights was a dinner featuring President Bill Clinton as keynote speaker. The conference is organized by the American Association for State and Local History's Presidential Sites Committee and representatives of Presidential Libraries around the country, which are jointly operated by the National Park Service and the National Archives. EM
Historic Augusta wishes to gratefully acknowledge recent grants received from the following: the Knox Foundation, for operational support and for Wilson and Lamar House restoration and repairs; The National Society of The Colonial Dames of America in the State of Georgia, State Grants Committee and Augusta Town Committee, for the purchase of PastPerfect museum accessioning software and an intern stipend; and the Georgia Humanities Council, for “Leonidas Polk: Confederate Fighting Bishop” special program, which was held on October 10, 2014. JJ

Available in the gift shop of the Boyhood Home of President Woodrow Wilson are several books that should be on your reading list, or would make good gifts for friends and family members.

**Wilson**, by A. Scott Berg, $22.00; a full length biography of the President by a Pulitzer Prize Winning author, published in 2013.

**Is Living Well Still the Best Revenge?** by Bowdre Phinizy Mays, Jr., $27.00; an engaging survey of Augusta history through the eyes of one who observed it first hand.

**Thomas Woodrow Wilson: Family Ties and Southern Perspectives**, by Erick D. Montgomery, $14.95; a in-depth biography of the President’s early life in Augusta and the American South during the Civil War and Reconstruction.

**Legendary Locals**, by Don Rhodes, $21.99; a survey of famous people who have lived in or were associated with Augusta.

Check out other tempting books, prints and merchandise on our website at [www.wilsonboyhoodhome.org](http://www.wilsonboyhoodhome.org). Select "Shop.”

### Recent Grants

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Perfectly Aged: Historic Augusta’s Benefit Auction took place on Thursday, September 18, 2014 at Saint Paul’s River Room. The organization is so very grateful to the hundreds of patrons that supported the event by sponsoring, donating, volunteering, attending, and bidding. Historic Augusta could not continue doing the good work it is tasked to do without such generous benefactors year after year. JJ

Perfectly Aged: Historic Augusta’s Benefit Auction
RAISED MUCH-NEEDED FUNDS SEPTEMBER 18, 2014

Benefit Auction Committee

ANTIOQUES
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Historic Augusta News

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The home and gardens of Karon and Don Williamson provided a stunning backdrop to this year’s Cotton Ball, which was held on May 22. Heartfelt thanks go to the Williamsons as gracious hosts, to co-chairs Ashley Hock Smith and Bennett Bowers, to David Garret and staff at Outback Steakhouse for providing the dinner, to Enrique Romero of Brown Bag Café for providing the dessert, to Greg Boulus and staff at Charleston Street Fine Flowers and Events for providing fresh floral arrangements, to Susan and Fred Thielke for providing the mint juleps, to Christie and Glen Owen for donating a fabulous raffle prize, to Ranco Tent Rentals for working with us on all of the rentals, to Joe Willis and his team for bartending services, to Dixie Riverside for providing set-ups for the bars, to AB Beverage for donating beer, to Whatley Bush and his crew from Summit Green Solutions who provide set-up and clean-up services, and to The Unmentionables for entertaining us. Without the financial support of our sponsors and efforts of all of our committee members and volunteers, this event would not have been possible. To everyone who assisted or attended, we are truly thankful. JJ

SAVE THE DATE FOR THE COTTON BALL – MAY 14, 2015!
The 50th anniversary of the founding of Historic Augusta, Inc. will take place in 2015. Among several planned observations and celebrations throughout the anniversary year, the Cotton Ball will held at 1300 Buena Vista Road, originally the home of two of the organization’s founders, the late Frenchie and Bill Bush. The home is now the residence of their son George Bush and his wife Nicci. Please mark your calendars for this very special Cotton Ball, which will be held on Thursday, May 14, 2015 from 6:30-9:30 pm. Outback Steakhouse will provide a delicious meal in this beautiful and historic setting, and of course there will be a cash bar and mint juleps! Admission to the Cotton Ball is by current, new or renewing membership in Historic Augusta, Inc. To inquire about sponsorships for this event, to check on the status of your membership, or to join, please call Historic Augusta at 706-724-0436. JJ
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AB Beverage, Dixie Riverside, Portable Services, Inc., Reed Ice, Inc., Transportation
The 2014 Downtown Loft Tour featured residences and businesses in thirteen different historic buildings in the Augusta Downtown Historic District on Friday evening, May 2 and on Saturday, May 3, 2014. This annual event gives people a chance to see beyond building facades and to get a glimpse of what it is like to live and work in downtown. Thank you to Ben Casella for chairing the event again this year, to the committee and sponsors, to all of those who allowed access to their properties and homes, to Weir/Stewart for donating graphic design services, to Brown Bag Augusta and Nacho Mamas for donating refreshments, and to all of the volunteers, especially the Junior League of Augusta and the Miller Theater Marketing Committee. JJ

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Dr. Paulette Harris, Cree-Walker Professor in the College of Education at Georgia Regents University and founder/director of the GRU Literacy Center, spoke on the topic of President Woodrow Wilson and Dyslexia at the Lamar House on September 30, 2014. Dr. Harris is shown here with Wilson House docents Connie Dyson, left, and Stephanie Herzberg, right.

Pulitzer Prize-winning author A. Scott Berg signed copies of his book *Wilson*, a biography of President Woodrow Wilson, in the president’s boyhood home on September 8, 2014. He is shown here, seated, with Dr. Lee Ann Caldwell and Erick Montgomery. Prior to signing books he gave an excellent talk about the book and the inspiration behind it. Some signed paperback copies of the book are still available at the Wilson House gift shop for $22.00.

“Leonidas Polk: Confederate Fighting Bishop” program held at Saint Paul’s Church on October 10, 2014

Historic Augusta hosted a program on October 10, 2014 to commemorate the 150th anniversary of the funeral and burial of The Right Reverend Leonidas Polk D.D. at Saint Paul’s Church in Augusta, Georgia. Polk was the missionary bishop of the Southwest, first Bishop of Louisiana, and Lieutenant General in the Army of the Confederate States. He fell at Pine Mountain, Georgia on June 14, 1864. His body was brought to Augusta, Georgia where it was interred in Saint Paul’s cemetery on June 29, 1864.

Many thanks to our speakers Dr. Glenn Robins, professor of history at Georgia Southwestern State University in Americus, and The Reverend George D. Muir, Rector of Saint Paul’s Church. Thank you also to the Episcopal Church Women of Saint Paul’s who hosted a lovely reception after the lectures.

This program would not have been possible without the financial support of the Georgia Humanities Council, which funds so many great projects across our state. Support for this program was provided by the Georgia Humanities Council and the National Endowment for the Humanities, through appropriations from the Georgia General Assembly.
Historic Augusta and the Lucy Craft Laney Museum of Black History teamed up once again to present a two-day discussion and tour of one of Augusta's traditionally African-American neighborhoods. The aim of the program is to increase awareness of various preservation issues within these communities and to consider solutions. Turpin Hill Neighborhood was the focus of this year's event. Zena Howard, an architect with Perkins + Will in North Carolina, presented a keynote talk on Friday evening, June 20, 2014 at Williams Memorial CME Church. On Saturday, participants congregated at Shiloh Comprehensive Community Center before starting off on a ramble of neighborhood historic sites, including Beulah Grove Baptist Church. One of the highlights of the day was when Ruth Crawford invited ramblers into her home and graced us with her humbling stories of service to her community. Following the ramble, a group of current and former neighborhood residents shared history and stories during and panel discussion. The event concluded with a luncheon at Shiloh. Thank you to Christine Miller-Betts for chairing the event and to all of the participants and attendees who added to its success. Thank you also to Jeanne Cyriaque, who represented the Georgia African American Historic Preservation Network and the Historic Preservation Division of the Georgia Department of Natural Resources. JJ

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**Panelists**

JoAnn Cook
Dr. Joseph Floyd
Kevin Howard
Mrs. R.F. Jenkins

*Ruth Crawford (in front), Christine Miller-Betts, a resident from the neighborhood, Mrs. R.F Jenkins, JoAnn Cook, Elizabeth Jones, Kevin Howard, Joyce Law, Dr. Joseph Floyd, Jeanne Cyriaque*
Saint Paul’s Churchyard was the site of this year’s Walk with the Spirits cemetery tour, held on October 11 and 12, 2014. Previous events had been held at Summerville Cemetery and at Magnolia Cemetery, but Saint Paul’s was chosen this year because 2014 coincided with the 150th anniversary of the funeral and burial of one of the cemetery’s most distinguished “residents,” The Right Reverend Leonidas Polk. Eleven volunteers portrayed various notables from Augusta’s past and many other volunteers assisted with the tours in other ways. This tour would not be possible without the countless hours they devoted to writing their clever scripts and to rehearsing and for that we are eternally grateful. Historic Augusta is also especially grateful to Danny Craig for chairing this year’s tour, to Reverend George Muir and the staff at Saint Paul’s Church for allowing access to the cemetery and church buildings, to Maureen Floyd and her family and staff for catering the lovely “Sip” with the Spirits sponsor and cast party on Sunday evening, to our intern Meredith Stanley for devoting her summer to researching the spirits, to all of the sponsors who provided financial support, to Kruhu for donating graphic design services, to Caren Bricker at Vintage Ooollee for working with us on costuming, and to Joe Willis for bartending services. JJ

Walk with the Spirits Cast

Christy Beckham (Margaret Condon Phinizy)  The Reverend George Muir (The Right Reverend Leonidas Polk)  Reverend George Robertson (The Reverend Washington McKnight)

Greg Capers (Robert Forsyth)  Titus Nichols (Abel Wright)  Chris Rucker (Joseph Ashton)

Kaden Jacobs (William Longstreet)  Cobbs Nixon (The Reverend Edward Eugene Ford)  Ann Beth Strelec (Emily Thomas Tubman)

James Mason (Col. Ambrose Gordon)  Reverend George Robertson (The Reverend Washington McKnight)

Volunteers

Nick Blume, Randy Frails, Mariah Gardner, Karen Gordon, Emily Mumford, Margaret Scott Penix, Louise Phinizy, Michael Richardson, Jean-Marie Smith, Jason Thornton

“Sip” with the Spirits Hosts

Erick Montgomery, Robyn Anderson, Stephanie Herzberg, Julia Jackson, Laurie Montgomery, Melissa Stevens
The following list consists of personal members who have paid dues, new or renewed during the above dates. 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.

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In 1986 the visionary leadership of Historic Augusta, Inc. established a small endowment that, it was hoped, would eventually grow to supplement annual operating support of the organization. Incorporated independently from the parent organization, the “Historic Augusta, Inc. Endowment Trust” has a separate Board of Trustees which meets at least once each year to review investments.

For the past few years, trust funds have been invested with the Community Foundation of the Central Savannah River Area. In 2013 under the leadership of chairman William J. Badger, the endowment board adopted new bylaws, set up a new rotation of Trustees, began meeting more regularly, and adopted a policy whereby an annual distribution of funds have been awarded to Historic Augusta.

Currently serving on the endowment board are Bennett P. R. Bowers, chairman, William F. Badger, Shell Knox Berry, Clayton P. Boardman III, Jay Forrester and Samuel E. Tyson, Jr. Serving ex-officio is the current President of Historic Augusta, Inc., Becky H. Smith, and assisting the board is Historic Augusta Executive Director, Erick Montgomery.

Contributions can be made directly to the fund by designating checks written to “Historic Augusta, Inc. Endowment Trust,” and mailing to Historic Augusta, Inc., P. O. Box 37, Augusta, Georgia 30903; or directly to the Community Foundation of the CSRA, P. O. Box 31358, Augusta, Georgia 30903. EM
Historic Augusta News is published quarterly by Historic Augusta, Inc., PO Box 37, Augusta, Georgia 30903-0037. Offices are located at 415 Seventh Street. For more information concerning Historic Augusta, the Boyhood Homes of President Woodrow Wilson and Supreme Court Justice Joseph R. Lamar, or historic preservation activities in Augusta-Richmond County, call Historic Augusta, Inc. Phone: 706-724-0436 Fax: 706-724-3083 Wilson House: 706-722-9828

Contributing Writers:
Erick Montgomery
Robyn Anderson
Julia Jackson
Melissa Stevens

Designed by:
Kruhu

Front Cover: The Daniel House at 448 Greene Street is one of Historic Augusta’s 2015 Endangered Properties. It is a text-book example of the Second Empire style for residential architecture in America.