The mission of Historic Augusta, Inc., is to preserve historically or architecturally significant structures and sites in Augusta & Richmond County, Georgia.
The 2020 Endangered Properties List is the fourteenth since Historic Augusta began identifying threatened historic resources through this annual announcement and special edition newsletter. The targeted outreach to the Central Savannah River Area featuring a message of advocacy, assistance, and education, and preservation solutions has resulted in 19 saved properties including Coleridge/Windsor Manor in South Augusta, The Zacharias Daniel House at 448 Greene Street, and the Court of Ordinary and former Congregation Children of Israel Synagogue at 527 Telfair Street, future home of the Augusta Jewish Museum.

Staff continues to monitor many properties that have experienced no change since their listing to the Endangered Properties List. Ongoing reinvestment, redevelopment, and arrival of the cyber security industry and associated personnel has resulted in renewed interest in some of the larger downtown buildings. Recently placed on the market, the J. C. Penny Store, 732 Broad Street, is a former listing that is prime for redevelopment.

The challenges associated with historic resources that are abandoned, neglected with unsympathetic or unresponsive owners, or that are caught in the crosshairs of the cyber boom are ones that the staff and Preservation Committee at Historic Augusta is targeting. Our response can include on-the-ground reconnaissance to hopefully intervene and work towards building a positive relationship with the owner, neighborhood association, and other stakeholders associated with a particular property. Unfortunately, a few properties on our list such as the Bayou Building, the J. B. White Houses on Upper Broad Street, the former Crescent Mill were all catastrophically impact by fire, which can make successful preservation efforts difficult. In the last 18 months 611 Telfair Street, St. Mary’s rectory at 208 Fourth Street, and Pullman Hall at 1420 Monte Sano Avenue have all been impacted by the unpredictability of fire. Fire is one of the greatest threats facing historic properties and having a quick, thorough evaluation of the salvageability of the structure, reaching out to Historic Augusta for assistance, and having a post-fire plan are essential to move forward in a timely manner in order to save and rehabilitate irreplaceable historic resources.

The 2020 Endangered Properties List will pose some new challenges for Historic Augusta and the property owners but we strive to fulfill our organizational mission to preserve historically or architecturally significant sites and structures in Augusta and Richmond County through partnerships made using preservation tools such as this Endangered Properties List. RA
THE THREAT
This house, located on the historically African American stretch of Gwinnett Street, now Laney-Walker Boulevard, has suffered years of neglect. Its unique American Foursquare façade with a full-height portico shows signs of deterioration yet retains relatively high integrity. If further ignored, conditions will worsen and lower the overall integrity of the structure.

SOME HISTORY
The structure at 1243 Laney-Walker Blvd was constructed on what was once called Gwinnett Street. Built as a dwelling circa 1916, the "Old Folks Home" was the first residency of Ms. Mary J. Williams. For decades the property was occupied by families, eventually being the home of John Strother, a local businessman, in 1970. By 1977, the City Directory listed 1243 Gwinnett as being the John Strother Old Folks Home, operating through 1994. The central dormer is indicative of the American Foursquare style popular in the early 20th century and early 20th century American Foursquare style popular in the early 20th century and early 20th century. The running brick bond is the least complex bond and is commonly used in lower to moderate-income homes.

POSSIBLE FUTURE USES
Vacant, deferred maintenance, roof has partially collapsed, remaining structural integrity unknown.

SOME HISTORY
The Cumming Grove Baptist Church congregation has been worshipping and serving the African American community for 172 years. The church was established for African Americans in Summerville prior to the Civil War, and located on land donated by the Cumming Family. Despite dozens of address changes, the church has remained on the same lot for over 100 years. Cumming Grove first appeared as a one story wooden structure with the same footprint as seen today. Presently there appears to be a stucco façade over brick covering the 1920 Sanborn Map as a one story wooden structure with the same footprint.

THE THREAT
Financial strain on the congregation for building maintenance; development pressures from adjacent property owners.

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POSSIBLE FUTURE USES
As a contributing structure in the Augusta Downtown Historic District, certified rehabilitation tax credits at the state and federal levels could be applied for in addition to the property tax abatement program. Potential uses may include retail, or support space for nearby schools and churches. It could also be leased to a private entity for offices or other needs.

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PROPERTY
Cumming Grove Baptist Church
2289 Gardner Street
Sand Hills Historic District
OWNER
Privately Owned

PROPERTY
Former Fire Station at Dyess Park
902 James Brown Boulevard
Laney-Walker Historic District
OWNER
Augusta-Richmond County

PROPERTY
Former Fire Station at Dyess Park
902 James Brown Boulevard
Laney-Walker Historic District
OWNER
Augusta-Richmond County

PROPERTY
840 Reynolds Street
Augusta Downtown Historic District
OWNER
Privately Owned

THE THREAT
Demolition has been discussed by City Commission. There is a need for an updated community center in Dyess Park.

SOME HISTORY
Former Engine Company #2 was constructed circa 1890 and a photograph was included in the history of the Augusta Fire Department which is in the Special Collections at Augusta University. The historic photograph shows that the current building retains many of the original character defining features and architectural details. This building is an excellent surviving example of late nineteenth century fire stations built in the Romanesque Revival style.

POSSIBLE FUTURE USES
With a historically sensitive rehabilitation, the building can play a pivotal role for the Laney-Walker North Neighborhood and the residents who use Dyess Park for a neighborhood gathering place. The building could be included in any proposed heritage trails that would be found in the neighborhood. The building could also be rented and income can offset the financial strain to maintain the building. It could also be leased to a private entity for offices or other needs.

SOME HISTORY
This house, located on the historically African American stretch of Gwinnett Street, now Laney-Walker Boulevard, has suffered years of neglect. Its unique American Foursquare façade with a full-height portico shows signs of deterioration yet retains relatively high integrity. If further ignored, conditions will worsen and lower the overall integrity of the structure.

THE THREAT
This eclectic, vernacular church building has simple stylistic elements. As seen today. Presently there appears to be a stucco façade over brick covering the structure while the use of voussoirs and keystones incorporate classical elements.

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POSSIBLE FUTURE USES
As a contributing structure in the Augusta Downtown Historic District, certified rehabilitation tax credits at the state and federal levels could be applied for in addition to the property tax abatement program. Included in the Augusta-Downtown Local Historic District, all proposed exterior alterations, additions, or demolition must be reviewed by the Historic Preservation Commission to protect the property’s character and integrity.
ANNUAL PROPERTY UPDATES FOR 2019

LOST
PONTIAC MASTERS AUTO SERVICE BUILDING
1027 TELFAIR STREET | LISTED 2010
Completed in 1950, the Pontiac Masters Auto Service Building was an excellent example of mid-century automobile dealership architecture. The prominent showroom with the large plate glass windows was demolished several years ago, leaving the cinder block and brick service center standing at the corner of 11th and Telfair Streets. Over the summer, the remaining structure was demolished and the parcel cleared.

IMMINENTLY THREATENED
LAMAR ELEMENTARY SCHOOL
970 BAKER STREET | LISTED 2013
Plans for the construction of a new football stadium for the Academy of Richmond County threaten the demolition of Lamar Elementary School. Recently designated a contributing structure in the Woodlawn National Register Historic District, the proposed demolition will negatively impact the architectural development of the historic district. Potentially eligible for certified rehabilitation tax credits, the existing school could play a pivotal role in either residential living units or for additional educational and professional facility. Historic Augusta and the ARC Alumni will continue to reach out to the Board of Education to the preservation of this historic resource while meeting their campus improvement goals.

PROGRESS
C. T. WALKER HOUSE
1011 LANEY-WALKER BOULEVARD | LISTED 2009
If you have driven down Laney-Walker Boulevard lately, you will see that work is progressing at the Rev. C. T. Walker House. Historic Augusta continues to move forward with the exterior rehabilitation of this significant historic resource. We have engaged Capitalise LLC to complete all exterior repairs including shoring up of the foundation, repair and replacement of the wooden siding, and securing the window sashes and openings. We have also formally engaged local real estate agent Geneice McCoy of Real McCoy Brokerage Company in an effort to find the right preservation minded buyer to ensure its long-term preservation.

KAHR’S GROCERY
401 GREENE STREET | LISTED 2011
Purchased by a preservation minded buyer in February of 2019, Kahrs Grocery is prominently located at the corner of 4th and Greene Streets. Kahrs Grocery survived the Great Augusta Fire of 1916, making it an excellent example of mid-19th century architecture in the Pinched Gut Historic District. The certified rehabilitation will result in income producing apartments.

FRIDAY & SATURDAY
DECEMBER 6-7
Celebrate the holiday season with a guided tour of the Boyhood Home of President Woodrow Wilson, as it is decked with fresh evergreens and festive decorations. Candlelight tours will be held on Friday, December 6 and Saturday, December 7, from 5-7 p.m. For ticket information and tour times, please call the Historic Augusta office at 706-724-0436 or check the website at www.historicaugusta.org.

MERRIMENT AT THE MANSE
A CHRISTMAS TEA
Bring your mother, daughter, sister, or friend to a special afternoon tea on Saturday, December 7 at 4 p.m. and 5 p.m. at the Lamar House, 415 7th Street, to celebrate the holiday season. Aside from the seasonal teas and savory snacks, guests will have the opportunity to get a professional photo taken and enjoy a candlelight tour of the Boyhood Home of President Woodrow Wilson. All ladies over the age of four are invited. Ticket includes admission to the tea and admission to the candlelight tour. Limited seats available. Please call 706-724-0436 for more information or to reserve your seats.