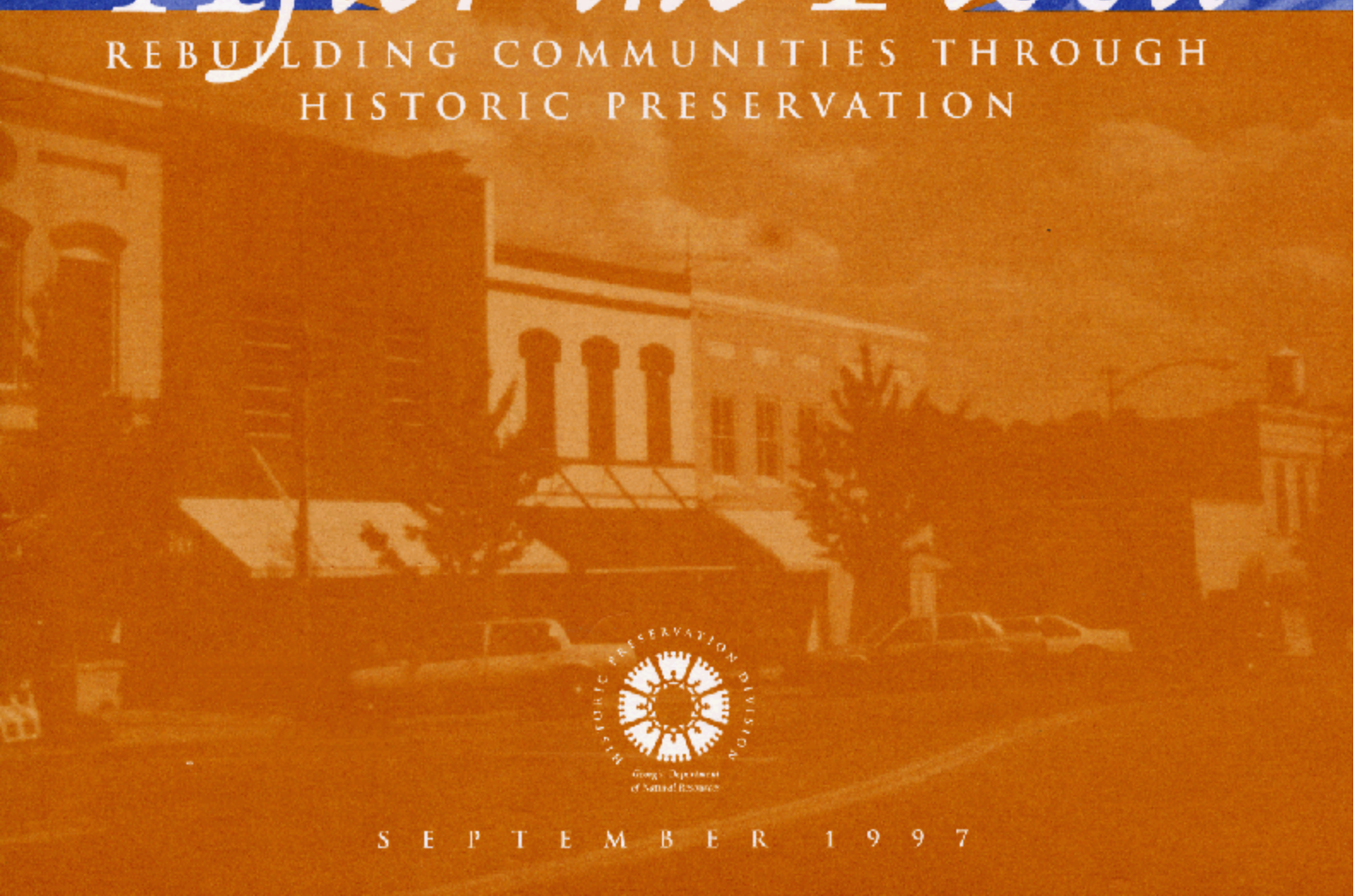


After the Flood

REBUILDING COMMUNITIES THROUGH
HISTORIC PRESERVATION



S E P T E M B E R 1 9 9 7



Georgia Department
of Natural Resources

O u r M i s s i o n

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

O u r V i s i o n

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.

COVER PHOTOGRAPHS:
(top) Montezuma, 1994.

(bottom) Montezuma, 1996.
Daryl Barksdale, Historic
Preservation Division,
photographer.

After the Flood

REBUILDING COMMUNITIES THROUGH
HISTORIC PRESERVATION



S E P T E M B E R 1 9 9 7

CONTENTS

<i>Preface</i>	3
Georgia Counties Declared Disaster Areas	4
1. Introduction	5
The Disaster Begins	5
Historic Property Damage	6
2. Response to Disaster	7
The Crisis Unfolds	7
First Steps	7
Response Teams	7
Coordination and Recovery Planning	8
The Flood Recovery Program	9
Ingredients for Success	9
Information	10
Coordination	10
Funding	10
3. Program Funding	11
Securing the Federal Allocation	11
Eligible Grant Activities	11
4. Case Studies: Flood Recovery Funds at Work	13
Baker County Courthouse, Newton, Baker County	13
Old Webster County Jail, Preston, Webster County	14
Fielder's Grist Mill and Gin, Junction City, Talbot County	14
Ables Residence, Buena Vista, Marion County	15
Radium Springs Casino, Albany, Dougherty County	16
Regional Archeological Surveys and Studies	17
Downtown Courthouse Square, Lumpkin, Stewart County	18
Downtown Commercial District, Plains, Sumter County	19
Downtown Facade and Structural Block Grants, Montezuma, Macon County	20
5. Review of Federal Actions	24
Coordination With Federal Agencies	24
Results of Review	24
6. Some Keys to Success	26
Planning Assistance	26
Architectural Assistance	26
Partnership With the Georgia Trust for Historic Preservation	27
Partnership With the National Trust for Historic Preservation	27
Teamwork Brought Results	28
7. Special Events and Educational Activities	29
Local Celebrations	29
Workshops and Educational Materials	31

AFTER THE FLOOD

<i>8. Putting it All Together: Success of the Program and Lessons Learned</i>	<i>33</i>
Summary	33
Success of the Program	34
Lessons Learned	35
<i>Appendix A: Financial Summary of Georgia's Flood Recovery Program</i>	<i>37</i>
<i>Appendix B: Summary of Flood Recovery Program Grant Projects</i>	<i>38</i>
<i>Appendix C: Additional Funding Sources</i>	<i>40</i>
<i>Appendix D: Program Handouts and Information</i>	<i>41</i>
<i>Appendix E: Acknowledgments</i>	<i>54</i>
<i>Credits</i>	<i>57</i>

PREFACE

What began as a rainy Fourth of July weekend that put the damper on picnics and cancelled fireworks around the state quickly became the real disaster of Tropical Storm Alberto, an unrelenting rain that did not let up for days, and that changed the lives of thousands of people throughout Georgia. The televised images of the resulting flooding cannot truly convey the horror of this natural disaster. The cost to people and place is almost immeasurable. Tropical Storm Alberto was the greatest natural disaster in Georgia's history. Fifty-five counties in Georgia, from Atlanta southward, were declared federal disaster areas by President Clinton by mid-July, 1994. Lives were lost, and billions of dollars of private and public property were destroyed or damaged. Thousands of historic places, buildings, and sites were threatened with destruction.

Even before the rains ended, Georgia citizens and government agencies responded fiercely to this threat. Rapid response saved lives and property, as communities banded together to help one another.

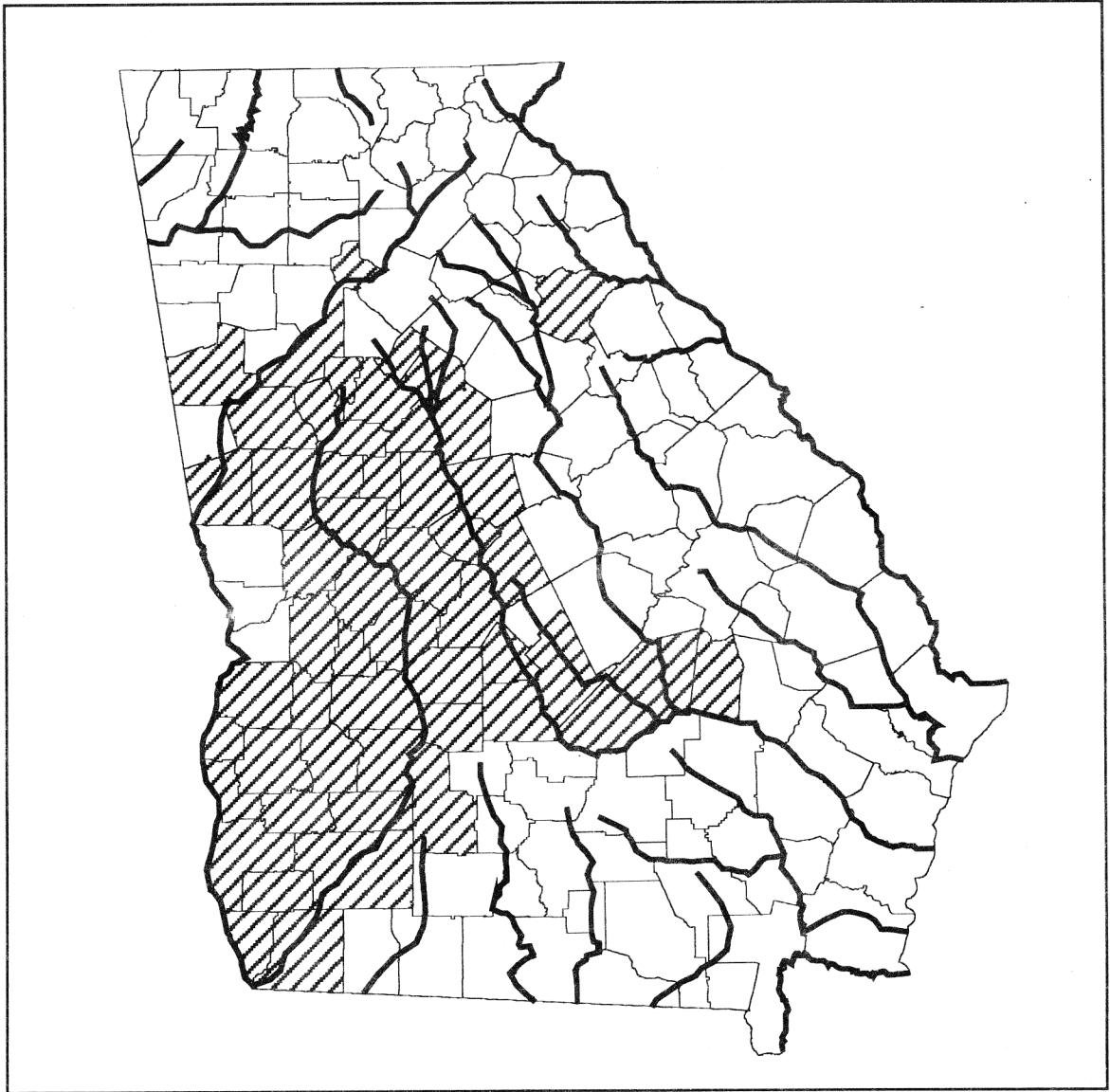
This report highlights one part of the many efforts of individuals and organizations to assist people and communities devastated by natural disaster. The Historic Preservation Division, which serves as the state's official historic preservation agency, worked with many other partners in delivering key technical and financial resources both during and after this critical period. This assistance involved a host of organizations and agencies, members of Georgia's Congressional delegation, federal and state agencies, and countless local heroes who worked to ensure that their historic properties were saved.

In working with many groups throughout the state, this collaborative partnership was able to turn the tragedy of the disaster into a catalyst for positive change. As you read about the results of the Flood Recovery Program, you will get an idea of the scope of our collective efforts, representing the absolute best of government action and private partnership. I am very proud of this effort.

In July of 1994, no one would have imagined that stronger, better communities and community spirit would have arisen from such destruction. This report is a tribute to these communities. I hope that others will be able to use the example of this recovery program, if and when they are faced with the challenge of rebuilding after a natural disaster.

Mark R. Edwards
Director and State Historic
Preservation Officer

Georgia Counties Declared Disaster Areas



Fifty-five counties were declared disaster areas by President Clinton in July 1994 following Tropical Storm Alberto. The map shows the rivers in Georgia and the flooded counties.

1. INTRODUCTION

The Disaster Begins

On the weekend of July 4th, 1994, the southern half of Georgia was hit with record breaking rainfall from Tropical Storm Alberto. The storm moved in from the Gulf of Mexico and stalled over Georgia for more than a week, relentlessly pouring up to 24 inches of rain over half of the state. As a result, the Ocmulgee and Flint Rivers and countless streams and tributaries crested at record breaking levels.

The rain continued nonstop for eleven days. Rivers and creeks, enlarged by runoff, overflowed as they headed southward. The water swallowed bridges, dams, roads and structures in its path. As flooding increased, lives were lost and damage mounted, it became clear that Tropical Storm Alberto had caused the worst natural disaster ever to strike the state of Georgia. After the rain finally ceased and the flood waters crested, it took several days for the water to recede. The Great Flood of 1994 was a 500-year flood, worse than anyone could have imagined.

The effects were devastating. Over 10,000 square miles of land in Georgia were completely submerged. Half a million acres of farmland were underwater, 33 people lost their lives and 60,000 or more were suddenly homeless. Over 150 people in Albany had to be evacuated by boat, and Albany State University was nearly destroyed. More than 150,000 residents of Macon were without water for two weeks. Thousands of homes across south Georgia were destroyed. Losses to businesses were in the millions of dollars. There was rain and wind damage as well as flood damage; dams were breached; roads and bridges collapsed; sinkholes appeared; health hazards mounted; and the livelihoods, possessions, hopes and memories of thousands of Georgians were swept away by the floods.

On July 6, Governor Zell Miller declared a state of emergency. After three days of touring the damage he said, "There's not anything like this in Georgia history. I've read a lot of Georgia history books and taught it in my life, and I don't know of anything that's happened of this magnitude. Places that they never dreamed would be touched are being covered in water."

A few days later, President Clinton declared 55 counties in Georgia, 12 counties in Florida, and 10 in Alabama as National Disaster Areas. It is estimated that Georgia's total financial loss was greater than \$1 billion.

"There's not anything like this in Georgia history. Places that they never dreamed would be touched are being covered in water."

-- Governor Zell Miller



A rescue team searches for stranded victims of Tropical Storm Alberto.

AFTER THE FLOOD

Historic Property Damage

The damage to Georgia's historic properties was also devastating. Many of the towns that were submerged under flood waters — towns such as Americus, Lumpkin, Montezuma, and Newton — were comprised entirely of historic properties or were predominantly historic. Archeological sites, common along the banks of rivers and lakes, were left exposed after the water subsided. Roofs of hundreds of historic buildings were damaged by the rain, while the foundations, walls, and interiors were



Hundreds of historic buildings like this residence suffered damage from rain, flood, sinkholes, mud and mildew.

ruined by flooding. The entire historic commercial center of Montezuma stood in water to the rooftops. The historic African American neighborhood of Albany was virtually destroyed. The Auchumpkee Creek Covered Bridge was washed away in the surging waters. In all, as many as 250 historic properties were damaged or destroyed by the Great Flood of 1994.

These historic properties had great cultural and historical significance that could not be recaptured if lost. However, the historic places represented more than history to their communities: they were the homes, the businesses, the churches, the schools, and the centers of government of many Georgians. Rehabilitating historic properties in the aftermath of Tropical Storm Alberto was vital for the restoration of the way of life of these communities.

The response to the disaster by state and federal agencies and by volunteers was swift and impressive. Governor Miller made it clear that there was no higher priority for state agencies and personnel. As is customary following a natural disaster, funds from the Federal Emergency Management Agency (FEMA) were allocated for repair and rehabilitation of public infrastructure, for properties owned by public and non profit agencies, and for emergency shelter and basic home repair. Few of the historic structures in southwest Georgia were covered by flood insurance or FEMA funds. This left the majority of flood-damaged historic properties without financial assistance for recovery. The Historic Preservation Division of the Georgia Department of Natural Resources, with the assistance of the National Trust for Historic Preservation and the Georgia Trust for Historic Preservation, concentrated on providing technical and financial assistance to the hundreds of historic property owners who had nowhere else to turn after the storm.

The use of historic preservation funds and techniques as part of the recovery of South Georgia after Tropical Storm Alberto proved to be a successful strategy for hundreds of property owners and many communities. The homes, businesses and communities that used a preservation approach were not only rebuilt, but they were better than before. By rehabilitating the historic properties that could be salvaged after so much had been swept away, flood victims and communities were able to regain a link with their past and build a better foundation for the future.

2. RESPONSE TO DISASTER

The Crisis Unfolds

As Georgians returned to work from the July 4th weekend, news reports of the devastation in south Georgia made it clear that massive and immediate help would be needed. The Department of Natural Resources (DNR) was one of the first state agencies to respond, sending personnel, boats and other equipment to help with the evacuation and law enforcement. Hundreds of DNR staff would eventually go to south Georgia to provide essential services. They worked to save lives, evacuate neighborhoods, transport food and supplies, maintain security, inspect breached dams, and test water. Many more DNR staff provided support assistance from other locations. Governor Miller issued orders that disaster response and recovery were the highest priority for all State personnel until the disaster ended, and DNR rose to the challenge. It was one of the Department of Natural Resources finest achievements.

First Steps

Although not called on for evacuation and law enforcement duties, the Historic Preservation Division began organizing flood recovery assistance as early as July 7th, establishing contact with preservationists throughout the flood region to assess damage and needs, and assembling data on historic resources in the area. One of the first calls the Division received during that time was an offer of help from the Southern Regional Office of the National Trust for Historic Preservation. The National Trust and State Historic Preservation Offices from the Midwest provided much needed guidance and information based on their previous experiences with natural disasters. Close communication was maintained between Historic Preservation Division staff and regional development centers' preservation planners, local preservation organizations, historical societies, and other preservation project sponsors. Through these local sources, the Division obtained valuable preliminary information on the extent of damage to historic buildings and provided information on the treatment of flooded historic resources.

Response Teams

As the flooding continued, the Historic Preservation Division organized disaster response teams to travel to the flooded areas as soon as it was deemed safe. The disaster response teams were in the field by July 14th. These teams were composed of a Historic Preservation Division preservation architect and an architectural historian, plus field representatives from other government agencies. The National Trust and the Georgia Trust for Historic Preservation both sent architectural specialists to assist with damage estimates. Each team's job was to conduct a basic inventory of historic resources, assess damage, and to make technical assistance readily available. As the response teams traveled across south Georgia, other Historic Preservation Division staff were planning a long-term flood recovery program and preparing a special funding request for federal flood recovery based on the teams' assessments.

One of the first hurdles was the lack of accurate documentation. South Georgia had been less active in historic preservation than other parts of the state. The flood occurred primarily in rural areas where little historic resource survey work had been conducted, few National Register listings existed, and relatively few local preservation organizations were in place. This made organized assessment of the damage difficult. Information provided through the preservation planners, Main Street managers and local government officials was invaluable. Most of the information the Division needed, however, had to be collected in the field after the flood waters receded.

"The National Trust had a growing awareness and sensitivity toward natural disasters and the impact they have on people's lives. We knew from our experience with Hurricane Hugo, Hurricane Andrew and the 1993 Midwestern floods how important it is to be involved and get information out to people immediately. We thought we could perhaps have a calming influence also, to let people know they would make it through this disaster. That seemed the most important thing we could do."

*--John Hildreth,
National Trust for Historic
Preservation*

AFTER THE FLOOD

"The preservation partners worked together to deliver key technical services and financial resources to make the greatest impact during this critical period. It was truly a group effort."

*--Mark R. Edwards,
Historic Preservation
Division*



One of HPD's disaster response teams meets with law enforcement personnel to locate historic properties in the vicinity.

The disaster response teams not only gathered historic resource and damage data, they also distributed information to local governments and provided much-needed preservation assistance to flood victims. Clean-up, demolition and rebuilding began the day the flood ended. The natural instinct of property owners and volunteers was to immediately rip out whatever had been damaged by the water in an effort to return their lives, homes and businesses to "normal" as soon as possible. The disaster response teams had to work quickly to locate historic resources and get information to the property owners about effective clean-up methods before the properties were demolished or gutted.

Press releases were issued to announce the teams' presence in the communities and to provide basic information on caring for water-damaged historic buildings. Information packets on repairing flooded historic buildings and sources of information were sent to regional and local libraries. The teams distributed 1,000 handouts containing initial preservation information and contacts for financial and technical assistance, plus copies of National Trust publications originally prepared for the previous year's Mississippi River floods.

Coordination and Recovery Planning

In the Division's Atlanta office, work was underway to map flooded areas and the historic resources within them; to coordinate with local governments and preservation organizations; to investigate sources of funding for historic preservation disaster response; and to coordinate the Historic Preservation Division's efforts with those of other state and federal agencies. So many agencies were involved in responding to the disaster that flood victims received conflicting information and advice from different agencies. It was essential to find out who was doing what, who had authority over condemnations and demolition, and who had funding and for what purpose. Governor Miller formed an interagency flood recovery team that included staff members from the Georgia Emergency Management Agency (GEMA), FEMA, the Office of Planning and Budget, the Department of Community Affairs, the Department of Human Resources, the Historic Preservation Division and other state agencies. In addition, the Division helped create a preservation support network composed of the Georgia Trust, the National Trust, the Advisory Council on Historic Preservation, the Historic Preservation Division, and the

historic preservation officer of FEMA to provide information and assistance as quickly and accurately as possible.

A member of the Historic Preservation Division staff was assigned to the FEMA office for four months to assist FEMA with its responsibilities to identify, evaluate and assist historic properties involved in the natural disaster. The Historic Preservation Division, FEMA, the Advisory Council and the National Trust quickly created and implemented a programmatic agreement to streamline and clarify environmental review procedures for FEMA's extensive disaster response activity in Georgia. A similar agreement was signed with the Federal Highway Administration and the Georgia Department of Transportation.

The Division also worked with the DNR Parks, Recreation and Historic Sites Division to determine the extent of flood and rain damage to its historic resources, and to offer information and technical assistance on repair of those resources. Seven state parks were flooded. The heaviest damage occurred at High Falls State Park and Georgia Veterans State Park. At High Falls, a 1902 steel truss bridge washed away. Damaged historic resources at Georgia Veterans State Park included the museum and recreational facilities.

The Historic Preservation Division's disaster response efforts were multifaceted. Almost every staff member was involved in some way. A "skeleton" crew was designated to keep the Division's regular operations going as best they could while most of the staff were devoted to flood response. Staff working on flood recovery met weekly -- and sometimes daily -- to share information, plan next steps, anticipate problems and brainstorm solutions. By mid-August, emergency activities were being concluded and attention turned to planning for the long-term recovery of the region. The Division focused on securing funding to provide grants for protection, stabilization, and rehabilitation; working with state and federal agencies to coordinate assistance and preserve historic resources where possible; and helping the hard-hit communities of southwest Georgia to develop strategies for recovery and rebuilding.

The Flood Recovery Program

The long-term program for flood recovery assistance that the Historic Preservation Division developed consisted of four types of activity:

- non-matching grants to property owners for rehabilitation of flood-damaged historic properties
- technical assistance to property owners on effective and appropriate rehabilitation techniques
- planning assistance to property owners, local organizations, local governments, and community leaders to encourage incorporation of historic preservation into recovery plans
- ongoing coordination with state and federal agencies on disaster response and on disaster preparedness planning for the future.

This ambitious program took shape in July and August of 1994 and was completed by the summer of 1997.

Ingredients for Success

As people took stock of their losses and the relief effort moved into high gear, it became evident to Historic Preservation Division staff that three elements were critical to the success of any assistance they could provide after Tropical Storm Alberto: information, coordination, and funding. Work began on all three elements from the first day.



Grant recipient Carranza Morgan of Sumter County in front of his Centennial Farm as flood recovery work gets underway.

Essential ingredients for a successful recovery program for historic resources:

- *Information*
- *Coordination*
- *Funding*

AFTER THE FLOOD

Information

When a natural disaster strikes, there is a need to quickly gather data and distribute information at the same time. In order to respond, the Historic Preservation Division needed a variety of information:

- a reliable inventory of historic and archeological resources in the area
- maps locating the historic/archeological resources in flooded areas
- damage estimates and descriptions of types of damage to historic properties
- information on what was happening to the resources at each phase of recovery and who was responsible for making decisions about them
- names, phone numbers, contact persons, and responsibilities of agencies involved in the disaster response
- sources of funding and assistance for historic properties
- accurate technical information on repairing damaged properties.

Simultaneously, preservationists needed to provide the following information:

- how to care for a flood-damaged historic property
- where the historic properties were in the flooded region
- sources of help and information for historic properties
- proper procedures for handling archeological sites, burials and cemeteries damaged by the flood.

Coordination

The flood recovery program for historic properties could not have succeeded without the close cooperation of many organizations, agencies and individuals. In particular, the Historic Preservation Division, the National Trust for Historic Preservation, and the Georgia Trust for Historic Preservation agreed in the earliest days of the disaster to form a partnership to coordinate flood relief efforts. This partnership produced impressive results, including working together in response teams, providing excellent technical materials and workshops, and “adopting” several flooded communities and assisting with their flood recovery plans. Second, the preservation planners in the Southwest Georgia, Middle Flint, Lower Chattahoochee and Middle Georgia regional development centers worked closely with the Division to identify damaged historic properties, distribute information, assist in grant-writing, identify needs in their regions, and provide on-site assistance to property owners. Their cooperative efforts were invaluable.

Through participation in the interagency flood response task force, the Historic Preservation Division was able to work with other state agencies to streamline procedures, avoid duplication of efforts, fill gaps in relief efforts, coordinate funding schedules and coverage, and iron out differences in policies or regulations. A goal of the Governor’s task force was to eliminate or reduce problems at the agency level instead of causing local governments or individuals to wade through such difficulties. It was important for the Division to be part of this task force; otherwise, historic properties would not have been included in Georgia’s recovery efforts.

Funding

The one element that had to be in place for the rest of the plan to work was grant funding specifically for the rehabilitation of historic properties damaged by Tropical Storm Alberto. As a business owner in one flooded town said, “Almost everybody in town has already got about all the loans they can stand. Loans just won’t help in a lot of cases.” Through the swift actions of the Governor’s office, the Georgia Congressional delegation, the National Park Service, the National Trust, the National Conference of State Historic Preservation Officers, and the Historic Preservation Division, funding was secured.

3. PROGRAM FUNDING

Securing the Federal Allocation

During the month of July, it became clear that the only source of funding for the stabilization and rehabilitation of flooded historic properties would be the President's Discretionary Fund, which had been used to assist similar programs after disasters in California and the Midwest. Before a request for funding could be made, however, the need for the funds had to be documented in terms of both the number and cost of such projects. The Historic Preservation Division gathered this information from the flood recovery teams and from the regional preservation planners in the affected area.

Through the cooperative efforts of Senators Sam Nunn and Paul Coverdell, Congressman Sanford Bishop, Governor Zell Miller, the National Trust, the National Conference of State Historic Preservation Officers and the Historic Preservation Division, an appropriation was secured. The Office of Management and Budget allocated to the National Park Service \$2.945 million for disaster-related historic preservation projects in the three southern states affected by Tropical Storm Alberto. The State of Georgia received the largest sum of \$2.475 million; Alabama received \$250,000; and \$100,000 went to Florida. The National Trust for Historic Preservation received \$120,000. The allocation to Georgia was an unprecedented sum for historic preservation projects related to a natural disaster. The appropriation was based on the documented need and the Historic Preservation Division's detailed plans for how the funds would be used.

Georgia's appropriation was provided through the Historic Preservation Division for projects in the 55 counties declared disaster areas. Eligible activities included rehabilitation of damaged historic properties, planning, technical assistance and information. The National Park Service agreed to waive some of the more stringent guidelines usually associated with federal grants in an effort to rapidly distribute funding to those in need. For example, properties did not have to be listed in the National Register of Historic Places as long as they were eligible. No matching funds were required.

The Historic Preservation Division initiated the new grant program as quickly as possible to help families return to their homes and to return businesses to full operation. Grant applications and information were sent to every mayor and county commissioner in the 55-county area, to statewide and local media, and to other organizations. Two grant workshops were also held in the region to publicize the funding availability and to help interested parties apply.

Eligible Grant Activities

Eligible activities included construction work to stabilize and repair historic properties, technical assistance to local governments and property owners, architectural or engineering plans and specifications, economic feasibility studies, damage assessments, and recordation of flood damaged historic and archeological resources. The inclusion of archeological projects in this program was unique, since other states hit by disasters had funded only repairs to historic buildings.

The Historic Preservation Division realized it needed someone to design and administer this massive program, to provide the necessary hands-on technical assistance, and to see that the Flood Recovery Program produced long-term and broad benefits to the State of Georgia. Three temporary staff members were added to work exclusively on the Flood Recovery Program. In addition, the Division contracted with two independent architects in the flood area to provide

The \$2.475 million allocation to Georgia was an unprecedented sum for historic preservation projects related to a natural disaster.

AFTER THE FLOOD

Planning Projects funded by the National Trust for Historic Preservation

- *"Your Town After the Flood: Designing Your Recovery" Workshop* \$14,969
- *Preservation Component, Albany Flood Recovery Plan* \$9,958
- *Design for Scattered Site Housing in Albany* \$8,000
- *Landscape & Interpretive Plan for Historic Quadrangle, Albany State University* \$1,793
- *Montezuma Gateway & Corridor Design Plan* \$9,500
- *Montezuma Economic Development & Heritage Tourism Plan* \$5,000
- *Strategic Plan for Montezuma* \$2,500
- *Landscape & Interpretive Plan for Historic Downtown Newton* \$11,813
- *Assessment & Feasibility Study for Historic Commercial Buildings, Newton* \$12,000
- *Printing of Technical Materials for Distribution to Flooded Communities* \$4,000

on-site architectural assistance to Flood Recovery Program grant projects. The Division also contracted with the Georgia Trust for planning and preservation education activities in specific flooded communities and with the Southwest Georgia and Middle Flint regional development centers for assistance to communities and historic property owners.



The Flood Recovery Program made it possible for owners to hire skilled craftspeople to rehabilitate their historic properties.

The National Trust used its appropriation to fund planning, technical assistance and information. The Trust carefully coordinated its efforts with the Historic Preservation Division so that the two organizations' activities would be complementary rather than duplicative.

Grant awards were announced on November 16, 1994. Although this was four months after the disaster had ended, it was one of the earliest disaster relief programs in Georgia to actually distribute funds to communities and begin work. Some other disaster funds did not reach applicants until a year after the flood. David Maschke, an architect from Albany who worked on many of the projects, said, "the Historic Preservation Division moved really rapidly in responding to the flood. As a matter of fact, we first heard from them when the flood was still ongoing. The process that [the Division] set up to obtain grant funds was streamlined in order to try to get the grants awarded quickly and effectively, and get the money out there so that the work could proceed." Stella Gray Bryant, then preservation planner with the Middle Flint Regional Development Center, helped her region to obtain disaster recovery funding not only from the Division but also from every other agency that provided assistance. In comparing the process and the timeliness of these programs, she said, "it was really painless compared to a lot of other programs."

The application packet included a fact sheet, grant schedule and deadlines, selection criteria and detailed instructions for completing the application. The eligibility requirements were clearly stated. Only properties listed or eligible for listing in the National Register of Historic Places were considered for funding. Eligible applicants included individuals, local or state government agencies, and private non-profit organizations. Federal agencies and religious institutions were not eligible. Eligible costs included stabilization, preservation and rehabilitation according to the Secretary of the Interior's Standards for the Treatment of Historic Properties. Predevelopment activities such as historic structure reports, plans and specifications and feasibility studies for specific structures were also acceptable. Immediate stabilization was emphasized. Ineligible expenses included acquisition, reconstruction, routine maintenance, new construction and activities unrelated to the flood.

It became apparent that some potential applicants were not ready or able to apply by the October grant application deadline. Therefore, the application process was divided into two rounds and grants were awarded on November 16, 1994, and February 22, 1995. The number of applications received and the amount of funds requested were testaments to the need for the Flood Recovery Program for historic preservation. Over ninety applications requesting more than \$6.6 million were received in round one. Round two produced nearly sixty applications requesting well over \$2 million. Sixty grants were awarded totaling \$1,977,566 in final expenses, and the work was soon underway.

4. CASE STUDIES: FLOOD RECOVERY FUNDS AT WORK

The Historic Preservation Division's Flood Recovery Program provided sixty grants to over 100 historic resources in 18 cities and 15 counties throughout south and central Georgia. Assistance was provided to a broad array of public and private properties including courthouses, museums, community buildings, theater buildings, farm complexes, commercial buildings, private residences, grist mills, and archeological sites. Each completed project is contributing to the community and the flood recovery effort in Georgia. Some of the notable examples are illustrated here.

Baker County Courthouse, Newton, Baker County



This is how the Baker County Courthouse looked after the flood waters receded.

In the aftermath of Tropical Storm Alberto, the Baker County Courthouse became a symbol of the flood damage that ravaged towns in southwest Georgia. The National Register-listed courthouse is located in the county seat of Newton, whose population is less than 800. The courthouse square in the center of town is located only 1,000 yards from the Flint River.

Newton's downtown was completely submerged as a result of

the swollen waters of the river. Aerial photographs of the area depicted many of the one-story commercial buildings on the square completely submerged and no longer visible under the flood waters. The courthouse, several stories high, rose partially above the flood level, but much of the building was under water. The first floor was inundated, and water and mildew damage affected the upper floors.

When the water receded, it was apparent that the Baker County Courthouse was in real trouble. Newton had experienced economic decline in recent years as a result of a changing economic base and a series of four previous floods over the years. The courthouse square was struggling to survive as a viable downtown. The courthouse had not had regular maintenance and the county needed more room for judicial functions. During the disaster, a headline in the Albany Herald read, "Flood Claims Baker Courthouse," and went on to "pen its obituary... at the age of 88, [with] cause of death, the Flood of '94." Even the Chairman of the County Commission doubted its future.

However, news of the Historic Preservation Division's Flood Recovery Program grants provided new hope for the citizens of Baker County and their courthouse. Because of this program, rehabilitation of the courthouse became viable. In December, 1994, Baker County was awarded \$550,000, the largest flood grant for a single structure. This grant would allow for a complete rehabilitation of the building.

After the flood the Baker County Commission decided to solve the need for more space by moving court and county functions to a large historic school building on higher ground. At the same time, the county continued its commitment to the preservation of its most valuable historic landmark. Plans

"The Baker County Courthouse project involves comprehensive restoration of the structure. The building took on about 16 feet of water from the flood and received extensive damage. Frankly, this structure . . . is probably one of the more severe that we've seen. The fact that the water sat here for ten days really affected the interior materials."

*--David Maschke, AIA
Project Architect*

AFTER THE FLOOD

were made for adaptive reuse of the structure to give it a new life as a multi-purpose building for use by Baker County citizens and community service programs. Several county educational and social programs were in need of space in order to operate. The old courthouse will now house the adult literacy, Neighborhood Service Center, Peach, and Council on Aging programs. A community center for cultural events and meetings also became a reality for the community through this project.

As a result of the Flood Recovery Program grant, the Baker County Courthouse, once thought too damaged to repair, gained a new life that will last well into the future. The courthouse continues to serve the citizens of Baker County while reminding them of their heritage.



The Old Webster County Jail will once again be a community asset.

Old Webster County Jail, Preston, Webster County

The Old Webster County Jail is a rare wooden jail dating to circa 1860. It is constructed of hand-hewn wooden beams, sheathed on the interior with vertical wooden boards. Although the Great Flood of 1994 caused damage to the structure's foundation, it also presented a unique opportunity to repair and reuse this historic structure for community benefit.

In recent years, the jail had been moved to a site fifty yards away from its original location. The county had used the jail as a storage facility for several years, but local interest for adaptive reuse of the structure was growing prior to the flood. With the help of the regional preservation planner, Webster County sought and was awarded a \$7,500 Flood Recovery Program Grant to repair the foundation of the jail. Additionally, the county financed the relocation of the jail back to its original site, so that these two projects could be completed concurrently. Today, the Old Webster County Jail has undergone flood repair and is now located on its original site, adjacent to the 1906 brick jail. The county is working on plans for a new use that will serve the entire community.

"My family has been here since before the Indians left, and so this place is a part of me."

*--Mike Buckner, Owner,
Fielder's Grist Mill and Gin*



Fielder's Grist Mill was damaged by flood waters surging through its foundation and machinery. Now the mill is operating again at full capacity.

Fielder's Grist Mill and Gin, Junction City, Talbot County

Fielder's Grist Mill and Gin is a circa 1930 water-powered mill which grinds corn and wheat into meal, flour and grits for the public and local stores. It is the only grist mill available to area farmers, and one of the few water-powered mills now in operation in the state. Owner Mike Buckner describes his connection to the mill: "My family has been here since before the Indians left, and so this place is a part of me."

It was originally built in 1840, and there was a grist mill, cotton gin, and saw mill here. My great grandfather and grandfather built this building in 1930 [after a fire destroyed the original], and it's been Fielder's Mill since that time." He had operated the mill for 27 years at the time of the flood.

The mill is located at the end of a dirt road in Junction City. During the Flood of 1994, flood waters poured down the road into the mill, through the water wheel gate beneath the structure, to the stream behind the mill. The amount of water pouring through the structure caused extensive damage to the water wheel bearing, as the fast-flowing current caused the wheel to spin continuously until the rain and flooding tapered off. The mill structure also suffered extensive structural damage.

A \$24,000 Flood Recovery Program grant from the Historic Preservation Division allowed Mr. Buckner to repair the structural damage to the foundation of his building, the damage to the water wheel, and other related damage so that the grist mill could be returned to use. Today, the Fielder's Grist Mill continues to serve the community, and school groups often visit to learn about this part of Georgia history.

Mr. Buckner described the impact of the grant. "We'd like to thank everybody concerning this project because there's no way that I could have afforded to have done this. I didn't have any insurance, and it would just have fallen in disrepair to the point I couldn't grind anymore. It just means so much to me and to the community, and I hope to the people of the state of Georgia. We are now grinding almost daily for the public, local stores, and small shipments of meal, flour, and grits all over the country. And hopefully, with all the work that's been done, it will be here for another hundred years."

"There's no way I could have afforded to have done this . . . It just means so much to me and to the community, and I hope to the people of the state of Georgia."

*--Mike Buckner, Owner,
Fielder's Grist Mill and Gin*



Fielder's Grist Mill is a popular destination for school children.

Ables Residence, Buena Vista, Marion County

The Jane and Alfred Ables Residence is an 1892 Folk Victorian style cottage. The Ables were prominent African American citizens in Buena Vista at the time this house was constructed, and their house was an impressive homestead. However, in recent years, the condition of the house had deteriorated.

The condition of the house worsened during the flood. Heavy rain from the flash flooding caused damage to the residence's roof and chimneys and standing

AFTER THE FLOOD

water took weeks to recede, causing foundation damage. A Flood Recovery Program grant of \$8,000 allowed the owner to repair the roof and chimney, providing protection from the elements. Inspired by the grant-assisted work, the owner, Beverly Woods, continued with preservation work on the home, completing foundation and window repairs, interior restoration, and painting. Today, the Ables Residence is once again as impressive as it was in its heyday.



The Ables Residence in Buena Vista was in need of total rehabilitation.



The fully rehabilitated home is now a proud testament to the accomplishments of Alfred and Jane Ables.

Radium Springs Casino, Albany, Dougherty County

The Radium Springs Casino is a complex of buildings built in the 1920s as a resort for southwest Georgia. In recent years, the complex had undergone restoration in order to serve as a meeting and recreational facility. The property



The flood inundated the Radium Springs Casino complex in Albany.

consists of numerous buildings spread over the site, surrounded by striking historic landscape. This site is located in one of the areas most damaged by the Great Flood of 1994. The Radium Springs Casino was submerged by flood waters. The result was damage to all structures within the complex as well as to the landscaping.

The owner, the Radium Springs Preservation Group, was awarded a \$57,000 Flood Recovery Program grant to repair much of the flood damage. Grant funding enabled the repair of historic outbuildings surrounding the main casino building, including several cottages, a gate house and a gazebo. In addition, the unique historic landscaping and a creek dam were restored. Today, the Radium Springs Casino once again serves the community as visitors swim in the springs, use the meeting facilities and dine at the casino.



Radium Springs is once more a popular resort and conference center.

Regional Archeological Surveys and Studies

In addition to the damage which occurred to historic structures, Tropical Storm Alberto had a substantial impact on archeological sites in Georgia. "Most of Georgia's important archeological sites are located along its rivers, and several of the most significant ones are along the Flint. These were damaged by the flood," said Frank Schnell, an archeologist with the Columbus Museum. Archeological resources are often overlooked in disaster recovery programs.

Through its Flood Recovery Program the Historic Preservation Division was able to work with both the Columbus Museum and the Fernbank Museum of Natural History to complete two important studies. The grant recipients surveyed the impact of the July 1994 disaster on archeological sites along the Flint River, where the greatest amount of flooding occurred.

The Columbus Museum used a \$40,000 Flood Recovery Program grant to complete a report entitled, "A Study of the Effects of the Alberto Flood of 1994 upon the Archeological Resources of Georgia." This study evaluated the damage from the flood on archeological properties located within the counties declared federal disaster areas. A comprehensive reconnaissance level survey of significant sites adjacent to the flooded waterways was conducted and a Geographic Information System database was developed, using the field survey information. The results of this project will provide benchmark information on understanding, predicting, and minimizing the harmful effects of future floods on the prehistoric and historic sites in the Flint River basin and in other areas.

The Fernbank Museum of History also received \$10,100 through the Flood Recovery Program to complete a study entitled, "Managing Archeological Resources in Riverine Floodplain Corridors: An Historical Assessment for the Flint River Fall-Line Zone." This study used historical records, including historic maps and aerial photographs, to illustrate historic trends on archeological sites in the Flint River floodplain. The historical records were used to trace the impact of long-term changes in the river channel on those sites and to predict future trends in the river channel and how they will impact the archeological sites.

The information from the Fernbank study, combined with that from the

Most of Georgia's significant archeological sites are along its rivers; they are therefore harmed when flooding occurs. The grant-funded studies will help protect these valuable links to our past from future flood damage.

AFTER THE FLOOD

Columbus Museum study, can be used to develop a long-term preservation plan for the thousands of archeological sites in floodplains throughout Georgia.

Downtown Courthouse Square, Lumpkin, Stewart County

Lumpkin was one of many towns that experienced damage from the tremendous flash flooding of Tropical Storm Alberto. The town square surrounding the Stewart County Courthouse consists of numerous commercial buildings and a historical museum. The storm spared the courthouse, but resulted in damage to the roofs and historic metal awnings of many of the buildings located around the square.

Local building owners, with guidance from the Lower Chattahoochee Regional Development Center preservation planner, sought grant funding to aid in the repair of the numerous downtown buildings with damaged roofs and awnings. The request included the Bedingfield Inn, a local historical museum which provides heritage education activities and a meeting facility for the community. Commercial buildings needing assistance included the Old Bank Building, Singer Hardware, the Old Health Department, Old Town Square Foods, the Old Funeral Home and the Trotman Store. A total of ten buildings located on the square were awarded grants for repair.

As a result of over \$71,000 in Flood Recovery Program grant funds, Lumpkin was able to repair rain-damaged buildings. However, community benefit went



Empty and flood damaged stores illustrate the difficulties Lumpkin faced in the summer of 1994.

"They did a good job on all the buildings. Some had been in pretty bad shape, but now there are businesses in the buildings and they're doing well. Our tourist trade is up and our local option sales tax revenue has increased, due directly to the historic preservation projects. The program helped Lumpkin."

*--Weyman "Ed" Cannington,
Mayor, Lumpkin*



Today, downtown Lumpkin boasts new businesses, increased tourism and greater revenues in the downtown historic district.

far beyond these repairs. The names of commercial buildings in Lumpkin are reminiscent of their uses during an era when the town square was vibrant and active. In recent years, Lumpkin's downtown area, as in many rural small towns, had suffered economic setbacks. The Flood Recovery Program facilitated a reversal of this trend.

In several instances, grants from the Historic Preservation Division were the catalyst for returning vacant buildings back to use. As building owner Andy Moye of Stewart County Investors stated in a letter to the Division, "After the floods, all four of the buildings we applied for were endangered. None were occupied or even in rentable condition. In one of Georgia's poorest counties, it was simply uneconomical to replace the roofs and repair the interior damage. I suspect that most of the square would have either fallen down or been torn down eventually since so many buildings were in trouble in the middle of others. Today, all four of the buildings we received grants on have been completely renovated and three of the four are now rented."

This grant was an important part of an economic development plan for the commercial district, which is capitalizing on historic preservation and heritage tourism to revitalize downtown Lumpkin.



New roofs compatible with the historic character will protect dozens of historic buildings in Plains for many years.

Downtown Commercial District, Plains, Sumter County

The City of Plains is known throughout the nation for its historic resources, including the Jimmy Carter National Historic Site. During the Great Flood of 1994, historic buildings in Plains suffered damage from the intense flash flooding that was prevalent throughout southwest Georgia. Among the buildings damaged was Plains City Hall, as well as numerous early 1900s privately-owned commercial build-

ings which make up the downtown National Register district. Virtually every commercial building downtown needed assistance for roof repairs; the City Hall required extensive exterior work, including door, window, and trim repairs.

The City of Plains received \$78,725 through a block grant for structural and roof repairs to the numerous commercial buildings that were damaged. A total of thirteen roofing projects were completed to correct the heavy beating from the July 1994 rains. This grant resulted in replacement of the roofs and the protection of the interiors from further water damage.

An individual grant of \$5,000 was also awarded for repair work on Plains City Hall. Today this building continues to be used both as the City Hall and as a community meeting facility.

The citizens of Plains celebrated their recovery with the rest of the flood-impacted communities on April 27, 1995, at a day-long event held in Plains.

AFTER THE FLOOD

Downtown Facade and Structural Block Grants, Montezuma, Macon County

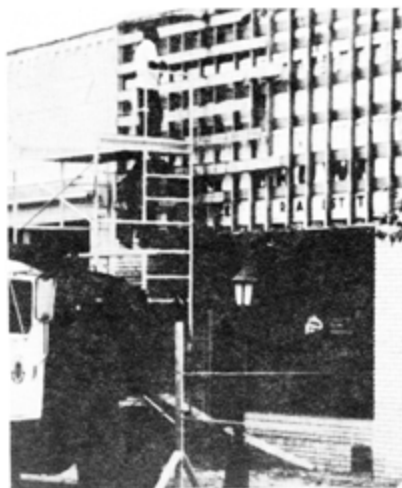


Many people predicted that Montezuma would never recover from the Flood of 1994.

One of the towns most devastated by the flood of 1994 was Montezuma. As rain continued during the first week of July, this community of 4,500 citizens prepared for flooding from the Flint River, which was expected to crest several days later. The town was caught off guard, however, when nearby Beaver Creek, swollen from the flow of local farm ponds and broken dams, suddenly overflowed the town's levee. Flood waters rose in a matter of minutes and the downtown commercial district, made up of approximately 60 buildings, was under as much as fourteen feet of water for five days.

After the waters receded, Montezuma was faced with a monumental task of recovery. Observers said the town was dead. A newspaper described Montezuma as "a drowned town struggling to save its downtown" and said the business district was "literally teetering on extinction." However, the community refused to give up. Montezuma's community spirit and determination, guided by strong local leadership, brought about a successful recovery on both an economic and aesthetic level.

Over forty buildings in Montezuma's business district were rehabilitated using historic preservation funds.



Montezuma's first task after the flood was to clean up the commercial buildings in the downtown area. Local merchants attempted to regain control of their lives and reopen their businesses as quickly as possible. Hundreds of volunteers came from around the state. The Historic Preservation Division provided technical assistance to building owners where possible to help preserve the historic buildings during clean-up. Historic building elements such as wood floors and plaster walls were lost in the first few days, as building owners and volunteers rushed to make repairs, unaware that these elements could be dried out and salvaged over time.

At the same time, Montezuma sought financial aid for recovery. The town's leaders aggressively sought aid from every available source. FEMA funds helped with infrastructure repair. The downtown merchants received interest-free Small Business Administration loans from the Department of Community Affairs for business costs such as inventory replacement. However, they needed assistance for repair of the buildings which housed their businesses or many would not survive. The privately owned commercial buildings were not eligible for most of the disaster aid available. Montezuma's remarkable recovery was made possible through historic preservation assistance from many sources, including the Historic Preservation Division, the National Trust for Historic Preservation, and the Georgia Trust for Historic Preservation. The Flood Recovery Program was designed to help in situations like Montezuma, where significant community resources had "fallen through the cracks" of the disaster relief system.

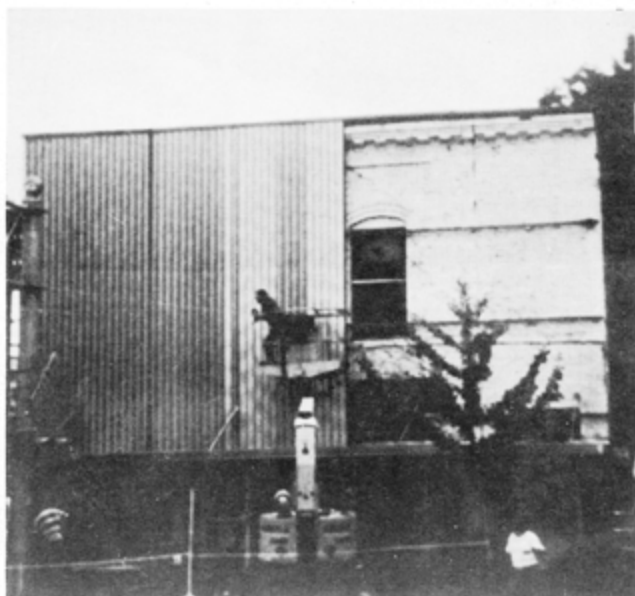
The downtown merchants of Montezuma, led by a newly-formed flood recovery task force, sought grant assistance from the Historic Preservation Division. Task force members were each assigned a group of merchants to assist in completing grant applications. As a result of this community approach, all downtown merchants who had buildings eligible for assistance submitted grant applications.

The Historic Preservation Division awarded the City of Montezuma two block grants which provided comprehensive recovery assistance to the entire downtown commercial district. The city's block grants were an innovative approach proposed by the Historic Preservation Division, since historic preservation grant funds are typically awarded to individual buildings. The Division made the case for the block grants because the entire downtown historic district was submerged during the flood, and over 40 of the 57 buildings in the downtown area were determined eligible for grant assistance.

A \$502,075 facade rehabilitation block grant provided funding to repair and rehabilitate the front and rear exteriors of the downtown buildings. This grant covered the cost of repairs to masonry, windows, awnings, and other items damaged in the flood. In addition, non-historic elements such as aluminum false fronts or "slipcovers" were removed, exposing the original historic facades, and limited restoration of these facades was accomplished. The results

"People said that Montezuma was a drowned town . . . a ghost town, the town that wouldn't come back. About 57 businesses flooded. Most of them had flood water up to their ceilings. The water stayed in the buildings for five days, so it completely ruined the inventory and . . . the interiors of all the businesses downtown. The businesses received interest-free loans to put them back in business [but] there wouldn't have been money available to make [the building] repairs if the Historic Preservation Division hadn't come in with these grants."

*-- Caren Allgood,
former Montezuma Flood
Grant coordinator*

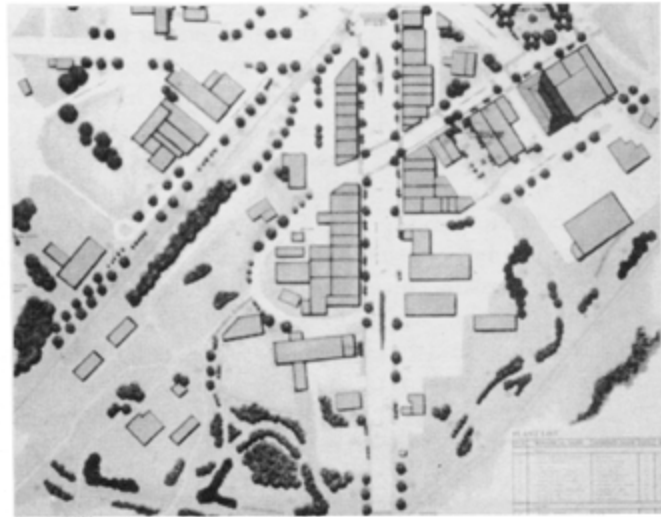


Removing aluminum covers from the historic storefronts of Montezuma brought dramatic results.

AFTER THE FLOOD

"I see this downtown revitalization project as our economic salvation. And I'm putting my money where my mouth is."

*--Tommy McKenzie,
Montezuma business
owner*



An EDA/CDBG grant funded the plans for beautification of entrances and edges of the town.

of this grant work provided a dramatic transformation of downtown Montezuma.

A second block grant of \$96,360 for structural stabilization provided structural repairs beyond the buildings facades. Dozens of roofs, damaged by the intense rains, were repaired. Historic elements of buildings' interiors including wood floors, pressed tin ceilings, and even a historic bank vault, were rehabilitated.

Inspired by the benefits of historic preservation, Montezuma undertook other preservation activities to complement the rehabilitation of the downtown district. Their efforts were assisted by both flood recovery and ongoing preservation programs. Montezuma invited the Historic Preservation Division's Certified Local Government Coordinator to help the city establish a historic preservation commission and become a Certified Local Government. This designation will enable the city to protect the newly improved historic downtown and take advantage of other funding in the future. The city sent

Business is thriving in downtown Montezuma .



local residents and city employees to a "Your Town After the Flood" workshop, sponsored by the National Trust and the University of Georgia School of Environmental Design, to learn about community design that encourages economic development. In addition, a National Register nomination for the downtown commercial district is in progress.

An Economic Development Authority/Community Development Block Grant funded a streetscape improvement plan for Montezuma to complement rehabilitation efforts. The streetscape revitalization work began in 1997. The Georgia Trust provided planning assistance to develop long-range plans for economic development, heritage tourism and downtown revitalization. The Georgia Trust also secured a \$100,000 grant from the Woodruff Foundation to complete the facade rehabilitation project.

The innovative block grants and Woodruff Foundation funds, combined with technical and planning assistance from the Historic Preservation Division, the Georgia Trust and the National Trust, have resulted in full recovery of Montezuma's downtown commercial district. Caren Allgood, Montezuma's Flood Grant Coordinator, summed it up: "It was the spirit of the people and the spirit of volunteerism that spurred people on. And I think the thing that has kept people going as far as hoping to recover economically has been the historic preservation efforts." Montezuma had not previously been substantially involved in historic preservation. As a result of the flood, the city learned that preservation can be the foundation of economic and physical growth.

The Flood Recovery Program brought a new industry -- heritage tourism -- to Montezuma, brought new life to the downtown, and helped bring the citizens of the town together in a common cause. As business owner Tommy McKenzie says, "the flood and the recovery from it are about the only bright spots this town has had. I see this downtown revitalization project as our economic salvation. And I'm putting my money where my mouth is; I'm building three new buildings to take advantage of the recovery." Long after the Flood of 1994 fades from memory, the town of Montezuma will shine as a successful example of historic preservation as an effective tool in disaster recovery.

Historic preservation was the key to Montezuma's transformation.



5. REVIEW OF FEDERAL ACTIONS

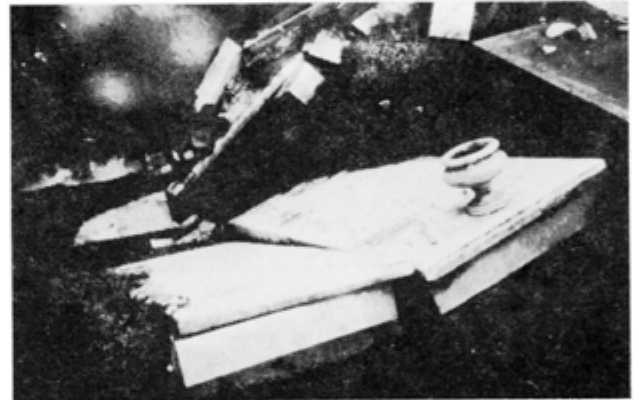
Coordination With Federal Agencies

The grant program to assist individual historic properties was one of the key components of the Flood Recovery Program. The environmental review program was another. The Environmental Review program is required by federal law. It enables the State Historic Preservation Office (the Historic Preservation Division) to provide review and comment on federal actions that could affect historic properties in the state of Georgia.

Beginning the week of the flood, the Historic Preservation Division worked closely with the Federal Emergency Management Agency (FEMA), the Georgia Emergency Management Agency (GEMA), the Georgia Department of Transportation, and the Georgia Department of Community Affairs to identify historic properties that were affected by the disaster, to advise on documentation and treatment options for those properties, and to develop strategies that enabled those agencies to take historic properties into account as they administered their own federally funded disaster assistance programs.

Results of Review

Hundreds of historic properties were identified, protected, funded or rehabilitated as a result of the Historic Preservation Division's consultation with these state and federal agencies. For example, FEMA funded the reconstruction of the Auchumpkee Creek Covered Bridge, which broke into



The damage to Oakview and Riverside Cemetery was overwhelming.

pieces and washed downstream during the flood. In Albany, FEMA funds were used to restore the historic Oakview/Riverside Cemetery, including repair and cleaning of grave markers, restoration of historic landscape features, and repair of cemetery fencing. FEMA also funded the rehabilitation of the historic Tift Warehouse at the Thronateeska Heritage Center in Albany.

The Department of Community Affairs funded the rehabilitation of some historic homes in Albany, using federal Community Development Block Grant funds. The Department of Transportation was able to repair several historic bridges which were damaged by the flood waters. FEMA and GEMA worked with the City of Macon and the Historic Preservation Division to identify options for the historic Macon Water Works after a new water plant is built with FEMA funds.

The Macon Water Works is a good example of the results of environmental review efforts after the flood. The facility was heavily damaged by the raging flood waters. Estimates of the cost of repair showed that new construction would be the best option. The City and FEMA planned to demolish the buildings and redevelop the site. However, the 1897 Water Works still had value to the community. As FEMA and the Historic Preservation Division

worked together to assess its historic significance, it became apparent that the Macon Water Works is a nationally significant historic property.

The parklike facility along the banks of the Ocmulgee River could become a beautiful recreational amenity for the City of Macon. This type of reuse would be especially appropriate because the Water Works was originally designed to serve that purpose as well as to provide water for the city, and was used for picnics and other outings for decades after it opened. After exploring all the options, meeting with interested citizens and organizations, and enlisting the support of local non-profit organizations, FEMA and the City of Macon agreed to prepare archival quality documentation of the Macon Water Works and to investigate options for reuse of the original property as a community park while developing plans for construction of a new water facility nearby.

Another important outcome of environmental review consultations with federal and state agencies was the survey and protection of hundreds of important archeological resources and Native American burials that were damaged or uncovered by the Great Flood of 1994. As lake and river levels rose and fell, many sites were damaged. The threat of looters was always present. The Division's archeologists responded quickly to calls when such sites were discovered, and provided guidance on the appropriate actions to take. Without the Historic Preservation Division's environmental review involvement in the disaster response, countless historic properties would now be gone forever.

Hundreds of historic properties were identified, protected, funded or rehabilitated as a result of the Historic Preservation Division's consultation with state and federal agencies.



The historic Macon Water Works could be redeveloped as a community park.

6. SOME KEYS TO SUCCESS

Planning Assistance

One key to the success of this fast-paced and ambitious grant program was having regional preservation planners in the two regions hardest hit by Tropical Storm Alberto. The Middle Flint Regional Development Center (RDC), headquartered in Americus, already employed a preservation planner who spent 40% of her time on historic preservation. The Historic Preservation Division was able to provide Flood Recovery Program funds to the RDC to increase the time she was able to spend on flood-related preservation assistance. The Southwest Georgia RDC had not had a preservation planner on staff since the early 1980s. The Division provided Flood Recovery Program funds to allow the RDC to hire a preservation planner to work full-time on flood-related preservation activities for the two most intensive years of recovery.

The preservation planners were critical to the success of both the individual projects and the overall Flood Recovery Program. They identified potential projects and helped owners apply for grant funds; they spread word of the availability of funds; they worked closely with property owners, architects, and contractors to insure high quality preservation work; and they hosted workshops on preservation in their regions to further extend the benefits of the program. Perhaps their most valuable contribution was to work closely with local officials and community leaders in many towns and counties to establish plans for long-term preservation activities that will bring economic, tourism, and community development benefits long after flood recovery is complete.

Architectural Assistance

One of the most difficult aspects of the recovery of south Georgia was the lack of contractors, architects and building suppliers to keep up with the demand for repair and reconstruction assistance. It was even harder to find architects and contractors experienced in historic preservation work. Therefore, the Historic Preservation Division used Flood Recovery Program funds to contract with two architects, David Maschke of Albany and David Richardson of Macon, who lived and practiced in the region and who were experienced in preservation.

The architects' involvement in the program was invaluable. They helped put together bid documents, helped owners select contractors, and oversaw the work on most of the projects. One grant recipient, describing the architect's role, said, "he has been very helpful and his knowledge and expertise that [he] so generously shared with [us] during this entire project is greatly appreciated."

The architects worked closely with the Historic Preservation Division to verify that standards were met and grant requirements were fulfilled. The Division's office is several hours away from the region in which the grant projects were located; therefore, staff architects could not provide the level of oversight and assistance that these projects needed. The project architects were easily accessible to the local project managers. They worked closely with the property owners and project sponsors to help them stay within budget and on time, and ensure quality workmanship on their buildings. They also provided much-needed encouragement during the long process of recovery. David Maschke, project architect from Albany, observed, "following any natural disaster there are all sorts of needs that people put primary emphasis on... in most of the smaller communities throughout the flooded area, the older structures are really the source of community pride and identification. Being able to respond to get the necessary repairs made to historic structures helped the community recover, both in terms of physical [and] psychological recovery."

"The architect has been very helpful and [the] knowledge and expertise that he so generously shared with [us] during this entire project is greatly appreciated."

*--Mrs. Ronald T. Williams,
The Federated Garden
Clubs of Macon*

Partnership With the Georgia Trust for Historic Preservation

The Georgia Trust for Historic Preservation played a vital role throughout the Flood Recovery Program. Georgia Trust staff participated in the disaster response teams to assess damage and provide the first wave of technical assistance to property owners. The Trust was also instrumental in the establishment of the Flood Task Force of preservation organizations. In addition, the Georgia Trust designated a staff member to work two days per week on flood recovery assistance. This position was funded by Flood Recovery Program funds from the Historic Preservation Division. The Preservation Associate identified particular needs for assistance to the cities of Montezuma, Newton and Albany and worked with these cities on recovery projects for a full year.

In Montezuma, the Georgia Trust brought in Ben Boozer, a downtown development specialist from South Carolina, to consult with city leaders, business people and others to develop a strategic planning agenda for Montezuma. With this agenda in hand, the Georgia Trust asked the National Trust for Historic Preservation to fund a community strategic plan. The Preservation Associate worked with the city to publicize the public meetings for the plan and to begin implementation of it. The Georgia Trust's key role in seeking private funding to complement the public flood recovery funds resulted in a \$100,000 grant from the Woodruff Foundation to Montezuma for completion of the downtown facade rehabilitation project.

The Georgia Trust concentrated its efforts in Albany on assistance to local non-profit organizations. Their work strengthened local preservation organizations and assisted with the development of a preservation plan for Albany which was funded by the National Trust. The Georgia Trust assisted with a similar plan for downtown Newton and advocated the reuse of a historic school building as a county judicial and administrative facility.

One of the many lasting contributions of the Georgia Trust to the flood recovery effort was its development of a "community visioning" process through which citizens and community leaders can create a shared vision for a community's future and identify assets upon which they can build that future. This process proved successful during the recovery from Tropical Storm Alberto, but it will also be a useful technique for many other communities that wish to incorporate historic resources in their plans for the future.

Partnership With the National Trust for Historic Preservation

The Southern Regional Office of the National Trust for Historic Preservation was involved in Georgia's flood recovery effort from the first days of the disaster. During the emergency period, the National Trust sent an architect to participate in the Historic Preservation Division's disaster response teams and provided technical handouts on treatment of a flooded historic building. A staff person was later hired to work part-time on flood recovery in Georgia, Alabama, and Florida. The National Trust staff came to Georgia and met often with the Historic Preservation Division and the Georgia Trust to develop plans for the Flood Recovery Program.

The National Trust was instrumental in securing the federal allocation for historic preservation flood recovery in Georgia, Alabama and Florida. It also co-sponsored with the University of Georgia a "Your Town After the Flood" workshop in Americus. Finally, using its portion of the federal allocation, the National Trust provided grants for preservation planning projects in Montezuma, Newton and Albany.

"After the flood waters had receded, the preservation partners went into the field with two goals: first, to help the impacted communities understand and choose from the various forms of assistance available, and second, to envision the future direction of their community and formulate the key strategies to achieve this vision."

*--Greg Paxton,
Georgia Trust for Historic
Preservation*

AFTER THE FLOOD

Teamwork Brought Results

One of the most important keys to success of the Flood Recovery Program for historic properties was the cooperative spirit of all of the preservation organizations. This teamwork enabled preservationists to respond to the emergency quickly and effectively, and allowed each organization to focus on what it could best do to support south Georgia's communities during this unprecedented disaster.

For example, according to federal law an option available to homeowners in the floodway was to use FEMA funds to move their homes to new locations and rehabilitate them, rather than have FEMA buy and demolish them as part of the Hazard Mitigation Program. FEMA staff in Georgia agreed to allow homeowners to take advantage of the salvage option, but left it up to preservationists to let property owners know that this option existed. The National Trust for Historic Preservation sent information showing that, in other states, FEMA had allowed historic buildings to be moved rather than demolished; the Historic Preservation Division negotiated the agreement with FEMA; the Georgia Trust and regional preservation planners advertised the moving option throughout the region; and the Preservation Associate of the Georgia Trust worked with a Newton property owner to have a historic house moved out of the floodplain so that it could be rehabilitated. This is now one of the few historic homes remaining in Newton after the flood.

Each of the preservation partners played a crucial role in the Flood Recovery Program. Cooperation and teamwork were the underlying foundations of the entire Flood Recovery Program.

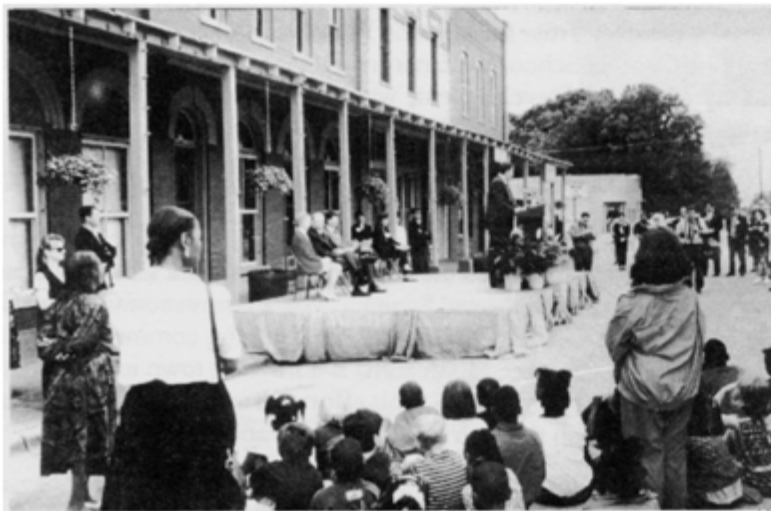
7. SPECIAL EVENTS AND EDUCATIONAL ACTIVITIES

Local Celebrations

Several communities held special events to celebrate their continuing recovery from the Great Flood of 1994, and to thank the preservation organizations that had contributed to their recovery. These events gave the flood victims a chance to recognize their own accomplishments and to celebrate their triumph over adversity.

Plains

The first celebration was held in downtown Plains, on April 27, 1995. Called "Alberto Recovery Day," the event highlighted the contributions historic preservation is making to the region's economic and physical redevelopment. Over 200 people from southwest Georgia attended the event. The day-long celebration featured a ceremony to honor the recipients of the Historic Preservation Division's Flood Recovery Program grants, a barbecue picnic, a workshop on the grant process and how to care for historic properties after the flood, and tours of Plains and the Jimmy Carter National Historic Site.



Hundreds of people from the region came to Plains to celebrate Alberto Recovery Day.

Former President and Plains resident Jimmy Carter was the keynote speaker. President Carter commented on the cooperation between citizens and government after the devastation of the flood. He said, "These grants are a vivid demonstration that we're part of our government. It's a shared responsibility with what government can do combined with the self-reliance and pride of private citizens...This special emphasis this morning is on preserving the heritage of our neighborhoods...all the way across the region, not just in Plains. A catastrophe has a way of bringing people together and uniting them in a common effort."

Historic Preservation Division Director and State Historic Preservation Officer Mark Edwards presented an oversized check for \$140,500 to the City of Plains, representing the State's investment in the town's future through rehabilitation of

AFTER THE FLOOD



President and Mrs. Carter and Mayor Godwin received a check on behalf of Plains from Mark Edwards and Daryl Barksdale of the Historic Preservation Division.

its flood-damaged historic buildings. The celebration demonstrated historic preservation's ability to bring people together, to build pride in a community, to link past and future, and to increase economic development.

Montezuma

The next local celebration occurred in Montezuma in December of 1995. The Macon County Historical Society, the Flint River Community Hospital, and the City of Montezuma hosted a reception to honor the Historic Preservation Division, the Georgia Trust for Historic Preservation, the National Trust, the University of Georgia School of Environmental Design, and the Institute of Community and Area Development, who had all worked together to help Montezuma recover from Tropical Storm Alberto. The reception also celebrated historic preservation as the unifying element of Montezuma's new plans for economic development and downtown revitalization.

Leaders of Montezuma, grateful for the renewed vitality of the city after many had predicted its death, presented the key to the city to Mark Edwards, Historic Preservation Division Director and State Historic Preservation Officer. Caren Allgood, then Flood Grants Coordinator for the city, commented, "despite media reports to the contrary, Montezuma is a thriving town in the midst of a tremendous economic revitalization. This effort was initiated by an examination of the City's past growth through historic preservation."

Montezuma again celebrated when the facade rehabilitation project began. A ribbon cutting ceremony was held on August 7, 1996, when the first aluminum covering was removed from a historic storefront in downtown Montezuma. Local leaders, business owners, state officials, the project architect and contractor, the Georgia Trust for Historic Preservation, and the Historic Preservation Division were on hand to witness the beginning of the transformation of the commercial district.

Division Director Mark Edwards noted that the Flood Recovery Program block grants to Montezuma were the largest financial commitment from the Historic Preservation Division to any community recovering from the flood. Mayor Preston Williams wrote to thank the Division for this assistance, saying, "the Historic Preservation Division has been totally dedicated in assisting our rural community to reach our goal: to recover and be better than before the flood of '94... [Division staff] provided us an optimistic outlook when 'doom and gloom' prevailed during our early recovery stage. [They] set the standard for others to emulate and earned total respect. We look forward to our continuing close relationship as we implement and manage recovery projects and programs."

"The Historic Preservation Division has been totally dedicated in assisting our rural community reach our goal; to recover and be better than before the flood of '94... [They] provided us an optimistic outlook when 'doom and gloom' prevailed."

*-- Preston Williams,
Mayor, Montezuma*

Georgia Municipal Association

In June of 1995, the Georgia Municipal Association honored the Historic Preservation Division during the GMA Annual Convention for its outstanding efforts to assist the towns and cities of south Georgia as they recovered from the Great Flood of 1994. After Governor Miller and Mark Edwards presented an oversized check to the cities of Georgia and recapped the Historic Preservation Division's planning, technical and financial assistance to GMA member communities, the President of GMA commented on the importance of historic preservation to the economic well-being of Georgia's towns and cities.



Governor Miller and Division Director Mark Edwards present a check to the mayors whose towns received Flood Recovery Program grant funds.

Workshops and Educational Materials

"Wind and Water"

One of the goals the Historic Preservation Division set for its Flood Recovery Program was to provide assistance that would reach beyond the disaster itself, through both funding and technical assistance. The Historic Preservation Division included activities that would help people and organizations beyond the disaster area and that would continue to reap benefits long after this disaster was over. One such activity was the Wind and Water Workshop held in September 1995, in Decatur. The day-long workshop was co-sponsored by the Historic Preservation Division, the National Park Service, the Georgia Department of Community Affairs, and the Georgia Department of Industry, Trade and Tourism. The "Wind and Water Workshop" provided technical information on avoiding and treating damage to historic properties caused by wind and water from hurricanes, tornadoes and floods. The keynote speaker was John Leeke, a preservation consultant and contractor from Maine. Technical handouts giving specific guidance and contacts for further information were provided to each participant. Architects, historic property owners, preservationists, emergency management personnel, building inspectors, and building trade personnel attended from Georgia and surrounding states.

The Flood Recovery Program included activities that will help people and organizations beyond the disaster area and that will continue to reap benefits long after this disaster has ended.

AFTER THE FLOOD

In addition to the workshop, the Historic Preservation Division developed a "Wind and Water" presentation kit which can be used by any interested organization for local workshops on disaster preparedness for historic resources. The self-contained workshop kit includes a presentation guide, samples of building materials, Preservation Briefs, a video and other publications. The kit is available from the Historic Preservation Division.

"Your Town After the Flood"

The next workshop, entitled "Your Town After the Flood," was held in Americus on July 14-15, 1995. The workshop was sponsored by the University of Georgia School of Environmental Design and by the National Trust for Historic Preservation. Thirty-three people from ten southwest Georgia communities attended. This creative workshop enabled participants to see the flood as a turning point in their town's history and an opportunity to begin planning for a better future for their town. The "Your Town" process helps local leaders develop skills in improving community appearance as a complement to economic development activities. "Your Town" seminars are held annually around the southeast; this one was specifically directed toward flood recovery.

"Economic Benefits of Historic Preservation"

In Albany, the Middle Flint and Southwest Georgia Regional Development Centers hosted an "Economic Benefits Through Historic Preservation" workshop in May 1996, to introduce the benefits of preservation -- such as rehabilitation tax credits, grants, and economic development -- to the region. The primary focus of the workshop was the rehabilitation of historic properties for low-income housing. Speakers included representatives from the Georgia Housing and Finance Authority, the Internal Revenue Service, low-income housing development specialists, and a preservation architect. Rehabilitation projects using tax credits and National Register nominations for significant historic properties have already resulted from this workshop.

"After the Flood: Rehabilitating Historic Resources"

As a result of the "Wind and Water" workshop, the Historic Preservation Division prepared a publication designed for the property owner, titled, "After the Flood: Rehabilitating Historic Resources." This manual is a compendium of practical tips, including preparing a building for impending flooding, safety guidelines, re-entry after flooding, drying and cleaning the building, and planning for rehabilitation. It includes information from the Red Cross, FEMA, and preservation organizations. "After the Flood: Rehabilitating Historic Resources" was well-received by building professionals, preservationists, and property owners in Georgia. It has been requested by many other states. Copies are available from the Historic Preservation Division.

"After the Flood: Rebuilding Communities Through Historic Preservation"

Finally, the Division worked with the film crew of the Georgia Department of Natural Resources to produce a 20-minute video on the Great Flood of 1994 and the results of recovery through historic preservation. Containing footage of the disaster as it happened and of the progress and results of the Flood Recovery Program grant projects, the video focuses on the ways in which people were affected by the flood and by the recovery through historic preservation. This video is available to community leaders, preservationists, organizations, educational groups and other states through the DNR Film and Video Catalog.

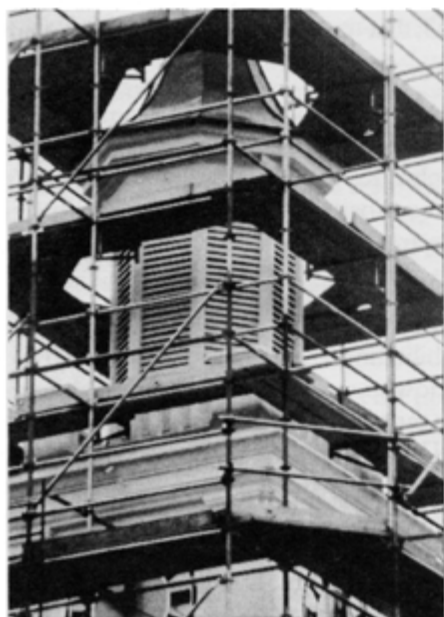
8. PUTTING IT ALL TOGETHER: SUCCESS OF THE PROGRAM AND LESSONS LEARNED

Summary

The flood of July, 1994 and the events that followed it affected the lives of thousands of Georgians and reshaped some communities forever. Disasters such as Tropical Storm Alberto cause untold misery and cost millions of dollars, but they also bring out the best in people and point out previously unrecognized opportunities. One such opportunity that many communities seized was the potential for economic and physical development that historic preservation offers.

Some towns had long understood these benefits and had used historic preservation as a development tool for many years. They were poised to make the most of the new financial and technical assistance offered by the Historic Preservation Division through the Flood Recovery Program. Matthew Moye of Lumpkin says, "as soon as I heard about the [Flood Recovery Program] and began to conceive of all that HPD was offering, I told other people in the community about it. This project has been a launching pad for Lumpkin, which is a very poor town and I think that it's very important. We very much appreciate it." Flood Recovery Program grants and assistance helped these communities to repair what was damaged and continue moving toward a future that builds on the best of the past.

Other places had not had much experience with historic preservation, yet they contained many historic properties in their downtowns and their neighborhoods, and were therefore able to take advantage of the Flood Recovery Program. This program provided an opportunity for the Historic Preservation Division and partner organizations to show communities the value of historic preservation. The communities that participated have emerged better than they were before, energized by new possibilities for their future and new partners in those efforts.



Taylor County Courthouse cupola under construction.

The rebuilding process after the flood will continue for years to come. In many places throughout southwest Georgia, historic preservation will be one of the foundations of that rebuilding effort because historic preservation makes sense for the future. As so many treasured possessions and memories were washed away by the flood, historic preservation helped reconnect Georgia people with their past and pride in their communities. As the hard work of repairing and rebuilding began, people discovered new possibilities for their old buildings and downtowns; possibilities like heritage tourism, downtown revitalization, tax credits for rehabilitation, adaptive reuse, and community celebrations of local heritage.

"We at Radium Springs appreciate so very much the encouragement, support, and cooperation offered by all of you. Needless to say, the DNR Historic Preservation Division Flood Recovery Grant was a life saver for the financial assistance given. Thanks again for your most professional and generous support."

*—G.N. Manley,
Radium Springs
Preservation Group*

"This project has been a launching pad for Lumpkin . . . We very much appreciate it."

—Matthew Moye, Lumpkin

AFTER THE FLOOD

"The [Flood Recovery] Program has been instrumental and has provided considerable support to them in keeping their community alive, because it could have very easily died after the flood."

*--David Richardson, AIA
Project Architect*

"Historic preservation and tourism is going to save us, in the long run. It's going to create a showplace and people are going to come down to see it."

*--Tommy McKenzie,
Montezuma
business owner*

Success of the Program

Some of the measures of success for the Historic Preservation Division's Flood Recovery Program include the quickness and efficiency with which funds were made available for projects so that work could begin. The grant program was in place and projects were underway within only a few months after the flood waters receded. Paul Forgey of the Southwest Georgia Regional Development Center commented, "the Historic Preservation Division has been one of the best and fastest acting [flood] relief agencies. It really needs to be seen as a relief agency because... it's funding the basic needs of the people."

Another measure of success was the difference historic preservation made in the fate and future of several communities. Some of the most hard-hit towns were dismissed by many as too far gone to recover. Through the combined determination of local people and the historic preservation programs and funds now in place, these communities have replaced dim prospects for the future with enthusiastic pride in their accomplishments, a healthier economy, and plans for even greater success.

An additional successful outcome of the Flood Recovery Program is the new level of support for historic preservation that has grown from preservation education efforts. Areas where there had been little preservation activity now boast new or revitalized local preservation organizations. The Historic Preservation Division is receiving requests for assistance on all preservation programs, including National Register nominations, Centennial Farm designations and tax credit projects, as a result of the greater awareness of preservation in southwest Georgia. This awareness and sensitivity to preservation will provide long-term benefits to the region, as preservation activities and successes continue to build on one another.

A related outcome of the program is the assistance the Historic Preservation Division has been able to give to many other states as they deal with disasters of their own. The Division fields requests from colleagues across the nation and now provides information, based on Georgia's experience, via the World Wide Web, conferences, written materials, its video, and telephone consultations. Georgia benefitted tremendously from the ready assistance from Midwestern states that were hit by the flood of 1993; that tradition of helping others in times of disaster continues.

Perhaps the greatest success of historic preservation efforts that came out of the 1994 disaster is the clear evidence that historic preservation is a cost-effective investment. Eminent economist John Kenneth Galbraith has said, "the preservation movement has one great curiosity. There is never retrospective controversy or regret. Preservationists are the only people in the world who are invariably confirmed in their wisdom after the fact."

There may have been doubts during the flood about the wisdom of reclaiming the Baker County Courthouse, rehabilitating empty stores on the square in Lumpkin, investing in the future of downtown Montezuma, or rehabilitating any number of other historic buildings throughout the devastated region. Now, however, there is no more doubt. The fully rented stores in Lumpkin, the growing heritage tourism market in Plains, the increased business at the Radium Springs Casino, the growth in business for the Fielder's Grist Mill, the expanded space for government functions and premier space for community events in Baker County, and the bright future of downtown Montezuma are proof that historic preservation is a wise investment.

Montezuma took advantage of the benefits of preservation more than any other community after the flood. Its people, therefore, are best qualified to determine if historic preservation made a difference in the economy and the community.

Says David Peaster, City Manager, "one word to describe our recovery and the role of historic preservation would be 'remarkable!' Another would be 'unity;' historic preservation has brought our town together. It shocked us back into reality of the past of this town. Most of us had forgotten what we had, and some never knew. Now folks love to tell everybody they're from Montezuma. Through preservation and the Historic Preservation Division grant funds, we've also set a long-term goal of economic development. Our plan is to turn around the economy. Tourism is going to be a big part of that, and of course, the downtown business district is critical. Without historic preservation, the county would never have made it." Tommy McKenzie, a Montezuma business owner, agrees. "Historic preservation and tourism are going to save us, in the long run. It's going to create a showplace and people are going to come down to see it."



Downtown Montezuma in 1997.

"One word to describe our recovery and the role of historic preservation would be 'remarkable!' Another would be 'unity;' historic preservation has brought our town together."

*--David Peaster,
Montezuma City Manager*

Although historic preservation activity focuses on buildings and properties, its basic purpose is to help people. Emma Jackson, recipient of a Flood Recovery Program grant to rehabilitate her home, is an example. "This home has been in my family for almost 100 years. My relatives still continue to live all around this original home site. I love this home and appreciate the Historic Preservation Division deeming it worthy of preservation. Thanks to your organization and your help, I now have a safe, sound, and preserved structure I can continue to make my current home and pass on to future generations."

Lessons Learned

One of the lessons preservationists learned when the flood began was how critical it is to have a complete and up-to-date inventory of historic resources of the state, especially in a geographic or mapped format. Lack of this basic information slowed the Historic Preservation Division's response to the crisis and made it difficult to know if all eligible property owners had been notified of available assistance. As a result of the flood, the Division has increased its efforts to survey areas where data is lacking and to enter the data into a Geographic Information System. Historic resource information will then be more readily available to the Division and to other agencies if natural disasters strike in the future. The Division will continue to pursue avenues for funding such vital work.

Another important lesson was the need for ongoing communication between the Historic Preservation Division and emergency response agencies. GEMA and the Historic Preservation Division had never had occasion to work together before Tropical Storm Alberto. The two state agencies learned much from each other during this disaster, and found many common goals. As a result of the 1994 flood, the Historic Preservation Division is now working with GEMA, the Georgia Trust for Historic Preservation, and regional development centers to develop a statewide disaster preparedness plan that will include the identification and protection of historic properties in future disaster response strategies.

AFTER THE FLOOD

Lessons learned from the Flood of 1994:

- *When a natural disaster strikes, it is critical to have a complete and up-to-date inventory of historic resources for the state, especially in a computerized information system mapped format.*
- *There is a need for ongoing communication between the Historic Preservation Division and emergency response agencies.*
- *Historic preservation is always a cooperative effort. The Flood Recovery Program would not have been successful without the efforts and unique contributions of all of the preservation partners.*
- *Historic preservation was an integral component of the disaster recovery effort in Georgia.*
- *Although historic preservation focuses on buildings and properties, its purpose is to help people.*

Finally, an important lesson from the flood was the reinforcement of what preservationists already knew: historic preservation is always a cooperative effort. Successful preservation requires the commitment and determination of local people, the ready support of regional and state agencies and organizations, funding from local, state and national sources, and the ability of all involved to search for creative approaches to age-old problems. Historic preservation partners worked tirelessly to develop and provide an effective Flood Recovery Program for historic properties in Georgia. These efforts would not have been successful, however, without the cooperative efforts of many people and organizations, particularly the local people and property owners who did the hard work of rebuilding.

Historic preservation has been an integral component of the disaster recovery effort in Georgia. The Historic Preservation Division continues to incorporate the many lessons learned from the Great Flood of 1994 into its ongoing programs and planning efforts, so that historic preservation activities in every Georgia community will reach their full potential in making Georgia a better place tomorrow than it is today, providing quality communities in which to live, work and play.



Historic preservation has created new partnerships and new possibilities for communities in south Georgia.

APPENDIX A: FINANCIAL SUMMARY OF GEORGIA'S FLOOD RECOVERY PROGRAM

President's Discretionary Fund, administered by the Historic Preservation Division

September 1994 - September 1997

Program Coordination, Administration & Technical Assistance	\$253,956
Flood Recovery Program Staff	
Information and Education Projects and Activities	
Program Operating Costs	
Professional Consultant Services	\$243,478
Architectural Services and Project Review	
Planning Assistance and National Register Evaluations	
RDC Preservation Planning Assistance	
Subgrants for Rehabilitation, Stabilization and Archeology	\$1,977,566
Total Expenditures	\$2,475,000

Subgrant Projects At A Glance

Total Number of Subgrant Applications:	148
Number of Counties Served:	15
Number of Municipalities Served:	18
Total Number of Applications Funded:	60
Total Amount Requested:	\$9,258,531
Total Amount Granted	\$1,977,566
Types of Projects Funded:	
Commercial Projects:	19
Private Residences:	26
Public Buildings:	8
Non-Profit Facilities:	5
Archeology Projects	2

APPENDIX B: SUMMARY OF FLOOD RECOVERY PROGRAM GRANT PROJECTS

<u>Project and Grant Recipient</u>	<u>Grant Amount</u>
Baker County	
Baker County Courthouse, Newton; Baker Co. Board of Commissioners	\$550,000
Miller-Mathis House, Newton; Sam Mathis	25,000
Alsobrook Residence, Newton; James and Eloise Alsobrook	7,000
Williams Residence, Newton; Jesse Williams	10,000
Bibb County	
Headquarters Building, Macon; Federated Garden Clubs of Macon	\$ 34,000
Round Building, (Smith Art Hall), Macon; City of Macon	50,000
Ribeiro Residence, Macon; Norman Ribeiro	3,800
Clay County	
Ivy Manor, Bluffton; Daniel and Ann Staib	\$ 10,000
Decatur County	
Battle House, Bainbridge; Jennifer Pittman	\$ 4,500
Dougherty County	
Daisy Brown Hall, Albany; Albany State College	\$ 7,286
Orene Hall, Albany; Albany State College	12,714
Alford Residence, Albany; Barbara Whitaker	18,000
Jane Miller Residence, Albany; Jane Miller	25,261
Radium Springs Casino, Albany; Radium Springs Preservation Group	57,000
North Washington Street Commercial Buildings, Albany; Libby Pridgeon	16,476
Macon County	
Downtown Commercial District, Facade Grant, Montezuma; City of Montezuma (\$100,000 also provided by the Woodruff Foundation)	\$502,075
Downtown Commercial District, Structural Grant, Montezuma, City of Montezuma	96,360
Emma Jackson Residence, Montezuma; Emma Jackson	12,500
Carrie Clayton Residence, Montezuma; Mary Smith	10,000
Hill's Weekend Store, Montezuma; Nancy Hill	9,000
Cherry Street Office Buildings, Montezuma; James Brown	6,500
Marilyn's Salon of Beauty, Montezuma; Marilyn Davis	4,500
Citizen's National Bank Building, Montezuma; Liggin & Winkler	1,000
Marion County	
Ables Residence, Buena Vista; Beverly Woods	\$ 8,000
Randolph County	
Gunn Hall, Cuthbert; Barbara Finch	\$ 12,000
Hood House, Cuthbert; Tina Recore	5,000
Muse-Gamble House, Cuthbert; Wilbur T. Gamble III	8,183

Stewart County	
Bedingsfield Inn, Lumpkin; Stewart County Historical Society	\$ 16,070
Butts Residence, Lumpkin; Randall Butts	5,000
Slave House, Moye Plantation, Lumpkin; Sue Moye	7,260
Old Bank Building, Lumpkin; Ed House	3,500
Old Funeral Home, Lumpkin; Stewart County Investors	10,000
Old Health Department, Lumpkin; Stewart County Investors	5,000
Old Town Square Foods, Lumpkin; Stewart County Investors	5,000
PJ's Restaurant, Lumpkin; Sue Harrison	4,500
Trotman Store, Lumpkin; Stewart County Investors	10,000
Singer Hardware Building, Lumpkin; Sam Singer, Jr.	2,000
Roger's Barber Shop Building, Lumpkin; Ann Singer	3,000
Sumter County	
Carranza Morgan Farm, Smithville; Carranza Morgan	\$ 4,469
City Hall, Plains; City of Plains	5,000
Dale Gay Residence, Plains; Dale Gay	10,810
Dismuke-Minyard Wilson Store, Americus; Karl Wilson	3,203
Dodson Residence, Plains; Ann Dodson	9,670
Downtown Commercial District, Plains; City of Plains	78,725
Forsyth Bar and Grill, Americus; Charles Sykes	3,700
Gaston Plantation, Americus vicinity; Jim Gaston	4,478
Guerry-Mitchell House, Americus; Pamela Stapleton	26,000
Rylander Theatre, Americus; City of Americus	28,000
Whatley Residence, Plains; Alberta and James Whatley	3,726
Wiley Residence, Plains; James Wiley	10,000
Williams Residence, Plains; G.F. Williams	4,000
Williams Residence, Americus; Juliane Williams	25,200
Windsor Hotel, Americus; Windsor Hotel	32,000
Talbot County	
Fielder's Grist Mill and Gin, Junction City; Mike Buckner	\$ 24,000
Straus-Levert Hall, Talbotton; Historic Talbotton Foundation	7,000
Taylor County	
Taylor County Courthouse, Butler; Taylor Co. Board of Commissioners	\$ 33,500
Terrell County	
Pickett House (Grey Gables), Dawson; Alonzo Lewis	\$ 20,000
Toombs County	
Club House, Lyons; Lyons Women's Club	\$ 9,000
Webster County	
Old Webster County Jail, Preston; Webster Co. Board of Commissioners	\$ 7,500
Regional Archeological Surveys and Studies	
"A Study of the Effects of the Alberto Flood of 1994 upon the Archeological Resources of Georgia," Columbus Museum	\$ 40,000
" Managing Archeological Resources in Riverine Floodplain Corridors: An Historical Assessment for the Flint River Fall-Line Zone, " Fernbank Museum of Natural History	10,100
Total	\$1,977,566

APPENDIX C: ADDITIONAL FUNDING SOURCES

Woodruff Foundation

Montezuma Facade Rehabilitation Project	\$100,000
---	-----------

National Trust for Historic Preservation

Planning projects	79,533
-------------------	--------

Printing of technical materials	4,000
---------------------------------	-------

Georgia Department of Industry, Trade & Tourism

"Wind and Water" Workshop	1,500
---------------------------	-------

Georgia Department of Community Affairs

"Wind and Water" Workshop	1,000
---------------------------	-------

APPENDIX D: PROGRAM HANDOUTS AND INFORMATION

Press Release: Technical Assistance Available

Flood Damage Assessment Form for Historic Buildings

Initial Contact Questions to Assess Damage to Historic Buildings

Information Used for Basis of Request for Federal Funding for Historic Preservation Recovery Program

Flier Announcing Possible Flood Recovery Funds for Historic Properties

Handout on Assistance Available for Damaged Historic Properties

Announcement of Flood Recovery Program Grants

Grant Selection Criteria

Press Release: Wind and Water Workshop

Georgia Department of Natural Resources

Historic Preservation Division

Joe D. Tanner, Commissioner

Elizabeth A. Lyon, Director and State Historic Preservation Officer
205 Butler Street, S.E., Suite 1462, Atlanta, Georgia 30334
Telephone (404) 656-2840

**FOR MORE INFORMATION CONTACT:
Carole Moore, 404-656-2840
Historic Preservation Division**

**FOR IMMEDIATE RELEASE
July 12, 1994**

The Historic Preservation Division of the Georgia Department of Natural Resources is offering technical assistance to property owners of flood-damaged historic properties in the middle and southwestern areas of the state affected by the recent flooding. The Historic Preservation Division will provide advice on appropriate treatments for buildings and sites 50 years old or older that have sustained damage from the floods, as well as offer incentive programs for rehabilitation of these properties. Division staff are currently compiling information on which communities and areas have suffered damage to historic properties and will be making site visits to these areas throughout the next few weeks. More information on the technical assistance and rehabilitation programs offered by the Historic Preservation Division is provided on the attached sheet. For more information about how your community can take advantage of this assistance, contact the Historic Preservation Division at 404-656-2840.

**FLOOD DAMAGE ASSESSMENT FORM FOR HISTORIC BUILDINGS
HISTORIC PRESERVATION DIVISION**

BUILDING NAME: _____
BUILDING ADDRESS: _____
CITY, COUNTY, STATE: _____
PROPERTY OWNER: _____
ADDRESS: _____
TELEPHONE: _____
CONSTRUCTION DATE: _____
USE OF BUILDING: _____
N.R. LISTED: _____ **N.R. ELIGIBLE:** _____

BUILDING DESCRIPTION

NUMBER OF STORIES: _____
BASEMENT: _____
ROOF: _____
OTHER: _____

BUILDING MATERIALS

FOUNDATION: _____
EXTERIOR WALLS: _____
ROOF: _____
INTERIOR WALLS: _____
FLOORS: _____
OTHER: _____

DESCRIPTION OF DAMAGE & RECOMMENDATIONS
FOUNDATIONS & BASEMENT:

EXTERIOR WALLS & WINDOWS:

FIRST FLOOR STRUCTURE:

FIRST FLOOR FLOORING:

INTERIOR WALL FINISHES:

ELECTRICAL/MECHANICAL SYSTEMS:

BUILDING SITE:

OVERALL ASSESSMENT:

ESTIMATED COST OF REPAIR:

OTHER COMMENTS:

ASSESSMENT TEAM:

DATE:

INITIAL CONTACT QUESTIONS TO ASSESS DAMAGE TO HISTORIC RESOURCES

1. Were historic buildings flooded?
What is the extent of the damage?
 2. Is the downtown area flooded?
What is the extent of the damage?
 3. Are any historic neighborhoods or downtowns affected?
What is the extent of the damage?
 4. Are any archaeological sites or historic cemeteries affected?
What is the extent of the damage?
 5. Have any landmark buildings suffered any damage? Ask about courthouses, mills, bridges, national register listings.
What is the extent of the damage?
- In asking the above questions try to pinpoint if the damage is to the first floor, second floor, completely destroyed, off the foundation, or damp?
7. What is the status of the flood? Is it rising, receding, stagnant, etc.? If rising, when do you expect it to peak?
 8. Who are some other local contacts or property owners we should contact to get a better idea of the situation?
 9. Who should our office contact to let them know we want to come, survey the damage, and provide advice and technical assistance?
 10. When would be the earliest we could come to assess the damage?
 11. What is the status of communication ability, i.e. telephones, fax machines, mail, and/or electricity?
 12. Would a summary of what our office can provide in the way of technical assistance and advice be helpful?

Georgia Department of Natural Resources

Joe D. Tanner, Commissioner

Historic Preservation Division

Elizabeth A. Lyon, Director and State Historic Preservation Office
205 Butler Street, S.E., Suite 1462, Atlanta, Georgia 30334
Telephone (404) 656-2846

PRESERVATION ASSISTANCE NEEDED FOR FLOOD-DAMAGED HISTORIC BUILDINGS IN SOUTHWEST GEORGIA NOT COVERED BY DIRECT FEDERAL OR STATE ASSISTANCE OR INSURANCE

Juliette

Moderate water damage to floors, lower interior and exterior walls, and foundations of approximately 10 historic wooden downtown buildings in the town made famous by the movie "Fried Green Tomatoes."

Estimated preservation assistance need: \$100,000

Montezuma

Extensive water and mud damage to virtually the entire historic central business district. Approximately three dozen historic buildings, which were being considered for the National Register of Historic Places, suffered severe damage to brick foundations and walls, interior walls, and floors. Water damage is compounded by septic complications arising from the flooding of the local sewerage system.

Estimated preservation assistance need: \$750,000

Albany

The South Albany area including a historic African-American neighborhood was severely flooded; flood waters in several blocks reached the roofs of historic houses. More than 100 historic houses may have been extensively damaged. As the water subsides, sinkholes are appearing, causing further damage to historic houses and yards in the neighborhood. Some of this area is in the 100-year floodplain and will likely not be restored; approximately half the houses may be outside the floodplain and may be restorable.

Estimated preservation assistance need: \$500,000

City cemeteries adjacent to the Flint River suffered extensive damage to graves, gravestones, and landscape features including fences, trees and shrubbery, and streets. FEMA funds will cover some repair costs; however, extensive restoration work to monuments and landscape features is also needed but not covered under FEMA.

Estimated preservation assistance need: \$100,000

Approximately half a dozen historic commercial buildings including the recently rehabilitated St. Nicholas Hotel (listed in the National Register) in the "Sandy Bottom" commercial district between the railroad depot and downtown Albany suffered moderate water damage to foundations and the lower portions of ground floors.

Estimated preservation assistance need: \$140,000

A half-dozen historic buildings at Albany State College adjacent to the Flint River suffered extreme water and mud damage. Water damage is compounded by septic complications arising from the flooding of the local sewerage system. As the water subsides, there is increasing concern that sinkholes may appear. Insurance will cover most of the estimated \$400,000 restoration costs; FEMA funds will cover some infrastructure repairs and landscaping. However, there is a need for specialized historic preservation technical assistance in the restoration of these historic landmark buildings.

Estimated preservation assistance need: \$50,000

The Thronateeska Heritage Foundation property, consisting of two historic railroad depots, a historic Railway Express Agency building, and several auxiliary structures suffered water in basements and water damage to brick foundations and wooden platforms. Approximately \$100,000 in estimated damages apparently will be covered by FEMA.

The Radium Springs property, a historic landscaped resort south of Albany along the Flint River, suffered approximately \$50,000 water damage to the reconstructed casino building and additional damage to the landscaped grounds around the springs and pools. The property is privately insured.

Newton

A block of historic one-story commercial buildings adjacent to the courthouse square was literally submerged under flood waters. Approximately two dozen historic residences in town were flooded to various degrees.

Estimated preservation assistance need: \$750,000

The Baker County courthouse, listed in the National Register of Historic Places, suffered extensive water damage to the basement and first floor. In addition, some county records located on these two levels of the courthouse apparently have been damaged. Estimated repair costs of approximately \$200,000 may be covered by FEMA or the courthouse may be abandoned and the county government relocated to a new FEMA-funded structure.

Upson County

The Auchumpkee Creek Covered Bridge collapsed and fell into the flood waters. Estimated restoration costs of \$395,000 apparently will be covered by FEMA.

Technical Assistance to Owners of Flood-Damaged Historic Properties

To provide adequate technical assistance to owners of flood-damaged historic properties: two historic preservation architects, for a one-year period, to be stationed in the field (possibly in Regional Development Centers); one historic preservation structural engineer (on partial retainer); one grants administrator for a one-year period; and the preparation, publication, and distribution of technical assistance information.

Estimated preservation assistance need: \$205,000

SUMMARY OF ESTIMATED PRESERVATION ASSISTANCE NEED FOR FLOOD-RELATED DAMAGE TO HISTORIC BUILDINGS IN SOUTHWEST GEORGIA

Juliette	\$100,000
Montezuma	\$750,000
Albany	\$790,000
Newton	\$750,000
Technical Assistance	\$205,000
TOTAL ESTIMATED PRESERVATION ASSISTANCE NEED	\$2,595,000

Prepared by:

Richard Cloues, Deputy State Historic Preservation Officer
July 26, 1994

FLOOD RECOVERY FUNDS POSSIBLE FOR HISTORIC PROPERTIES

There is a strong possibility that federal funds will be made available to the Historic Preservation Division of the Georgia Department of Natural Resources, for repairs to flood-damaged historic properties. To be eligible, the property must be listed in the National Register of Historic Places, or be eligible for listing in the National Register. We will not know for a few weeks if the funds will definitely be made available, but urge all interested owners of historic property in the Georgia counties declared disaster areas to contact the Historic Preservation Division if you want to receive a grant application, should the appropriation be made. Funds would be available on or after October 1, 1994.

To indicate your interest in a Flood Recovery Grant, fill out the information below and return it to:

Flood Recovery Grants
Historic Preservation Division
Department of Natural Resources
205 Butler Street, Suite 1462
Atlanta, GA 30334

YES, I WANT TO KNOW ABOUT ANY FLOOD RECOVERY GRANT FUNDS THAT BECOME AVAILABLE FOR HISTORIC PROPERTIES!

NAME: _____

ADDRESS: _____

_____ **PHONE:** _____

HISTORIC PROPERTY NEEDING ASSISTANCE: _____

FLOOD ASSISTANCE AVAILABLE TO OWNERS OF DAMAGED HISTORIC BUILDINGS

TECHNICAL ASSISTANCE

- Type of program:** Assistance in the form of site visits, advice, and technical information for repairing damaged buildings.
- Eligible properties:** Residential, commercial, institutional, and industrial buildings, and archaeological sites; generally, buildings should be at least 50 years old; advice based on The Secretary of the Interior's *Standards for Rehabilitation*.
- For more information:** Contact Richard Laub, Michael Miller, Beth Gibson, or Angie Edwards, Historic Preservation Division, Georgia Department of Natural Resources: (404) 656-2840.

STATE TAX INCENTIVES

- Type of program:** Eight year property tax assessment freeze for historic properties that have undergone substantial rehabilitation.
- Eligible properties:** Both residential and commercial, either listed or eligible for listing in the Georgia Register or the National Register of Historic Places; buildings must be rehabilitated according to DNR's *Standards for Rehabilitation*.
- For more information:** Contact Joan Cole, Historic Preservation Division, Georgia Department of Natural Resources: (404) 656-2840.

FEDERAL TAX INCENTIVES

- Type of program:** Rehabilitation investment tax credits for substantial rehabilitation of both historic (20% tax credit) and non-historic properties built before 1936 (10% tax credit).
- Eligible properties:** Income-producing; historic buildings must be listed in the National Register and be rehabilitated according to The Secretary of the Interior's *Standards for Rehabilitation*; non-historic buildings cannot be listed in the National Register and must meet a wall retention requirement.
- For more information:** Contact Joan Cole, Historic Preservation Division, Georgia Department of Natural Resources: (404) 656-2840.

FEDERAL EMERGENCY MANAGEMENT AGENCY

Type of program: Grants, loans, and other types of financial assistance upon completion of a request for federal disaster relief.

Eligible properties: Both privately and publicly owned buildings as well as properties owned by non-profits; disaster recovery projects involving historic properties would be reviewed under Section 106 of the National Historic Preservation Act by the Historic Preservation Division to determine what effect they would have to these properties.

For more information: Contact Lester Smith (public buildings/financial aid), FEMA: (404) 763-7785; Melvin Schneider (private buildings/financial aid), FEMA: (404) 7630-7645; and Jeff Durbin (Section 106), Historic Preservation Division, Georgia Department of Natural Resources: (404) 656-2840.

FOR LONG-RANGE REHABILITATION, state funds are available through the Georgia Historic Preservation Division's "Georgia Heritage 2000 Grants" and the Historic Preservation Fund; contact Cynthia Byrd: (404) 656-2840. Long-range planning funds are available through the Southern Office of the National Trust for Historic Preservation; ask for information on the Preservation Services Fund: 456 King Street, Charleston, SC 29403; (803) 722-8552.

INFORMATION BOOKLET, Contact the Georgia Trust for Historic Preservation at (404) 881-9980 to receive a free copy of the Information Booklet entitled, "Treatment of Flood-Damaged Older and Historic Buildings"; it contains information on foundation problems, masonry deterioration, wood rot, interior finish damage (flooring, woodwork, wall paper), and exterior paint problems.

Prepared by: Historic Preservation Division, Georgia Department of Natural Resources, 205 Butler St., Suite 1462, Atlanta, GA 30334 Telephone: (404) 656-2840 FAX: (404) 651-5871.
(Date: 7/12/94)

September 26, 1994

FLOOD GRANT FUNDS AVAILABLE FOR HISTORIC PROPERTIES

To all **GEORGIA FLOOD VICTIMS:**

The Georgia Historic Preservation Division of the Department of Natural Resources has been awarded a federal grant to assist the owners of historic structures with repairs to their flood-damaged properties. To be eligible for assistance, a property must be either listed on the National Register of Historic Places, **OR** be eligible for listing on the National Register. The funds are available for any historic properties in the 53 Georgia counties declared disaster areas during the July floods. The grant funds will pay for damage that is not covered by private insurance or other government funds. Grant applications will be available on October 3. Funds will be made available as quickly as possible.

If you are interested in receiving a **grant application**, please fill out the form below and return it to:

Flood Recovery Grants
Historic Preservation Division
Department of Natural Resources
205 Butler Street, Suite 1462
Atlanta, Georgia 30334

PLEASE SEND ME A FLOOD RECOVER GRANT APPLICATION FOR MY HISTORIC PROPERTY:

NAME: _____

ADDRESS: _____

PHONE: _____

HISTORIC PROPERTY NEEDING ASSISTANCE _____

If you have previously mailed us a flood flyer, a grant application will automatically be mailed to you.

**HISTORIC PRESERVATION DIVISION
SELECTION CRITERIA FOR GRANTS**

REQUIREMENTS:

- * Listed on National Register of Historic Places or eligible for listing (either individually or as a district)
- * Location within any of the 55 disaster area counties
- * Activities/costs must be related to the July 1994 floods
- * Project conforms to Secretary of the Interior's Standards for Rehabilitation

OTHER CRITERIA FOR CONSIDERATION:

- * EXTENT OF FLOOD DAMAGE (Prioritized below):
 - Damage requiring emergency stabilization/protection from further deterioration
 - Critical structural damage
 - Moderate structural damage
 - Damage to historic materials and finishes
 - Damage to mechanical systems
 - Other damage
- * DEMONSTRATED FINANCIAL NEED FOR THE FUNDING:
 - Do applicants have other funding sources for the work such as FEMA funds or private insurance funds?
- * PROJECT ADDRESSES THREAT OF LOSS OR DAMAGE TO THE RESOURCE
 - Is the future of the structure or resource threatened without these funds?
- * ABILITY OF APPLICANT TO COMPLETE PROJECT
- * CLEAR PROJECT GOALS AND REALISTIC BUDGET
- * PROJECT THAT CAN BE COMPLETED BY SEPTEMBER 30, 1995
- * PROJECT ACHIEVES SIGNIFICANT PRESERVATION OBJECTIVE

Georgia Department of Natural Resources

Lorice C. Barrett, Commissioner

Historic Preservation Division

Mark R. Edwards, Division Director and State Historic Preservation Officer
500 The Healey Building, 57 Forsyth Street, N. W., Atlanta, Georgia 30303
Telephone (404) 656-2840 Fax (404) 651-8739

FOR MORE INFORMATION CONTACT:

Carole Moore, 404-656-2840
Historic Preservation Division

FOR IMMEDIATE RELEASE

September 15, 1995

Wind and Water Workshop to Be Held in Decatur

"Wind and Water," a workshop focusing on ways to care for flood- and storm-damaged historic buildings, will be offered in downtown Decatur at the Holiday Inn Conference Center on September 26 from 9 a.m.-4 p.m. The workshop, sponsored by the Historic Preservation Division of the Georgia Department of Natural Resources, the National Park Service, the Georgia Department of Community Affairs, and the Georgia Department of Industry, Trade and Tourism, will include a series of preservation experts as speakers, a panel discussion, and participant work groups who will share experiences and expertise related to disaster response and protection of historic buildings. "This workshop is one of the ways in which HPD is continuing to provide technical services to the owners of historic properties damaged by Tropical Storm Alberto and to help people prepare for future disasters," says Mark Edwards, State Historic Preservation Officer and Director of the Historic Preservation Division.

Preservation Consultant John Leeke will be the featured speaker at the workshop. Other speakers will include Daryl Barksdale, HPD flood grant coordinator; David Richardson, AIA, Richardson & Associates; and David Maschke, AIA, David Maschke & Associates. Persons working with historic buildings such as architects, preservation specialists, planners, building inspectors, museum house directors, emergency management personnel, leaders in preservation organizations, and historical societies; those involved in the building trades; and owners of historic homes and commercial buildings may be interested in attending the workshop.

For more information on "Wind and Water" or to register, call Kathryn Coggeshall at HPD at 404/651-8739.

APPENDIX E: ACKNOWLEDGMENTS

The Historic Preservation Division would like to thank all who were partners in the Flood Recovery Program effort. We have tried to acknowledge here all the people and organizations who took part in the program and who provided assistance to communities in south Georgia. They are listed according to their position or involvement during the time of the flood and recovery. Any omissions are unintentional.

Historic Preservation Division

Flood Recovery Program Staff:

Daryl Barksdale, Kathryn Coggeshall, Madelyn Foard

Disaster Response Teams:

Joan Cole, Debbie Curtis, Jeff Durbin, Angie Edwards, Beth Gibson, Richard Laub, Michael Miller, Lisa Raflo, Greg Schneider, Leslie Sharp

Appropriations:

Richard Cloues, Karen Easter

Architectural Review and Assistance:

Mary Ann Eaddy, Beth Gibson, Michael Miller

National Register Review and Assistance:

Richard Cloues, Lisa Raflo, Greg Schneider, Leslie Sharp, Ken Thomas

Environmental Review and Liaison with Federal & State Agencies:

David Bennett, Richard Cloues, Jeff Durbin, Karen Easter, Richard Laub, Larry Leake, John Morgan, Richard Warner

Survey and GIS Assistance:

Kenneth Gibbs, Ronnie Rogers

Public Awareness and Information:

Karen Luehrs, Carole Moore

Photographic Services:

Jim Lockhart

Administrative Support:

Cynthia Byrd, Sandra Garrett, Tameka Pugh, Vivian Pugh

Flood Recovery Program Development and Management:

Richard Cloues, Mary Ann Eaddy, Karen Easter, Mark Edwards, Carole Griffith

Other Division Programs:

Cynthia Byrd, Angie Edwards, Marty Goldsmith, Conrad Rosser, Tracey Rutherford

Division Director and State Historic Preservation Officer:

Mark Edwards

Consultants

David Maschke, AIA, Albany

David Richardson, AIA, Macon

John Leeke, Maine

Macon Heritage Foundation, Macon

Regional Development Centers

Stella Gray Bryant, Preservation Planner, Middle Flint RDC

Paul Forgey, Preservation Planner, Southwest Georgia RDC

Chrissy Marlowe and Brandon Brazil, Preservation Planners, Lower Chattahoochee RDC

Robin Nail, Preservation Planner, Heart of Georgia Altamaha RDC

Adriane Wood, Preservation Planner, Middle Georgia RDC

National Trust for Historic Preservation

Charles John, AIA, Midwest Office

Susan Kidd, Executive Director, Southern Office

John Hildreth, Associate Director, Southern Office

Susan Wall, Flood Coordinator, Southern Office

Georgia Trust for Historic Preservation

Greg Paxton, President and CEO

Bill Parrish, Vice President and COO

Tommy Jones, Restoration Director

Greta Terrell, Preservation Associate

Michael Wyatt, Main Street Design Specialist

Department of Natural Resources

Jim Couch and Becky Marshall, Film and Video Unit

University of Georgia, School of Environmental Design

Pratt Cassity, Director, Office of Preservation Services

Lisa Vogel, Grants Coordinator

CREDITS

Writing and Editing

Karen Easter and Daryl Barksdale

Layout and Design

Karen Luehrs

Map, page 4

Ronnie Rogers

Photograph, page 15

Mike Buckner

Top Photograph, cover

Caren Allgood

Photograph page 24

Jeffrey Durbin

All Other Photographs

Jim Lockhart

Cover Design

Mike Nelson

Times 3

The preparation and printing of this document were funded in part by a grant from the Department of the Interior, National Park Service, under the provisions of the NATIONAL HISTORIC PRESERVATION ACT OF 1966, as amended. However, the contents do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names, commercial products or consultants constitute an endorsement or recommendation by these agencies.

This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the CIVIL RIGHTS ACT OF 1964, the AGE DISCRIMINATION ACT OF 1975, and Section 504 of the REHABILITATION ACT OF 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender or disability in its federally assisted programs.

If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information, please write to:

OFFICE FOR EQUAL OPPORTUNITY
2840 C STREET, ROOM 1324
U.S. DEPARTMENT OF THE INTERIOR
WASHINGTON, D.C. 20240

As an agency of the Georgia Department of Natural Resources, the Historic Preservation Division pledges to foster the letter and spirit of the law for achieving equal opportunity in Georgia. If you need this publication in an alternate format, please contact the Historic Preservation Division at (404) 656-2840.



500 THE HEALEY BUILDING
57 FORSYTH STREET NW
ATLANTA GEORGIA 30303
(404) 656.2840

www.dnr.state.ga.us/dnr/histpres

BULK RATE
U.S. POSTAGE
PAID
ATLANTA GA
PERMIT NO. 1427