

The Georgia Courthouse Manual



Georgia Department of Community Affairs

Association County Commissioners of Georgia

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Foreword

The Georgia Courthouse Manual is a product of a cooperative effort of the Association County Commissioners of Georgia (ACCG), the Georgia Department of Community Affairs (DCA), and the Office of Historic Preservation (OHP) of the Georgia Department of Natural Resources. In recent years, these three organizations have assisted a number of counties with their courthouse rehabilitation projects by providing technical advice on preservation techniques, legal considerations, and funding sources. Realizing that much excellent information had been collected for these projects—information that could be helpful to other counties considering improvements to their own courthouses—the three decided to produce a manual and a series of workshops on the topic of courthouse preservation and rehabilitation.

An informal project advisory group was formed including staff members of the sponsoring agencies as well as the Georgia Trust for Historic Preservation, the state's regional development centers, Commissioner A.C. Daniels of Dooly County, and architectural historian Janice Hardy of Georgia College. Jaeger/Pyburn, Inc., a Gainesville, Georgia, landscape architectural and architectural consulting firm with experience in courthouse preservation, was retained to analyze a number of recent courthouse improvement projects and to write the primary text of the manual.

In the fall of 1991, the consultants examined forty-five historic courthouses and interviewed many county government officials and other individuals involved in courthouse rehabilitation work. The members of the advisory group guided the consultants in their work, shared their extensive knowledge of individual courthouse projects, assisted in a number of research tasks, and organized the workshops. The workshops were held in August 1992, concurrent with the publication of this book.

Our hope is that the following pages will be helpful to those who are entrusted with the stewardship of Georgia's historic courthouses.

Courthouse and Community: Past and Present

A historic county courthouse is more than a building for government functions. Standing with dignity and strength at the center of dozens of Georgia cities, these old structures serve as landmarks in, as symbols of, and as anchors for their communities. Decisions affecting all Georgians have been made in these buildings built for citizens rather than for bureaucrats and for communities rather than for jurisdictions. The courthouses' dignity and distinctive features engender a local pride and affection that modern econobox structures can never match. In those places where old courthouses have been lost to fire or demolition, people remember them with fondness for decades afterwards.

Why Save An Old Courthouse?

In most county seats the courthouse remains a major traditional *landmark*, often the most recognized landmark in the county. Usually standing on the highest point in town, and frequently surrounded by the principal local businesses and institutions, they designate the heart of a community. Yet many are taken for granted because they are so familiar and because they have stood for so long a time. To realize fully their importance as landmarks, it is helpful to imagine them gone. If the Wilcox County Courthouse no longer towered over Abbeville or if the Hancock County Courthouse no longer graced Sparta, it is clear that both communities would be immeasurably poorer. The same can be said for courthouses in Bainbridge, Ellaville, Jeffersonville, Thomaston, Zebulon and many other places. As architects, planners, artists, travel writers, and moviemakers all know—courthouses are extremely important visually in the South's communities.

The courthouse is also a *symbol* of a county. Courthouse towers frequently appear in the logotypes of county governments and county historical societies because they instantly communicate the concept of *county*. Because they have architectural character, they add distinction to the county's image and enhance community pride. The old county courthouse is one building in the community that is not likely to be confused with others.

The courthouse can be an important *anchor* in a downtown business district, generating foot traffic in much the same way as a department store in a retail mall. In the mall, customers typically make several stops at small stores even if

their primary destination is a department store. Similarly, in a downtown, a trip to the courthouse or the post office will likely include stops at downtown stores and service establishments.

When a new courthouse is built outside downtown, the removal of the traditional courthouse activities will likely bring about a significant loss of economic activity in the center of town even if the old building is preserved and reused. Courthouse *functions* create traffic, both directly and indirectly through associated functions such as attorneys' offices. If these functions go elsewhere, it is not likely that the new uses of the old building (such as a community center or museum) will generate similar volumes of traffic. In addition, county governments are often major downtown employers, with county employees helping to support downtown eating places and shops. The experience of many communities indicates that when courthouse functions and county employees move away, downtowns decline.

When a courthouse move is being considered, the benefits of being downtown are seldom analyzed adequately. Stores, restaurants, and other amenities for county employees are within walking distance. It is not necessary to drive to these places as is typical at new courthouses outside downtown. The many decades of public and private capital investment downtown may also be overlooked. The infrastructure—streets, water and sewer lines, storm drainage, power and telephone lines, outdoor lighting, sidewalks, curbs—is already in place. It is not necessary to construct these things (at considerable cost) as will be the case at a new site.

The historic courthouse in its downtown environment also plays a role in travel and tourism—a growing factor in the state's economy, an important part of numerous local economies, and an economic development option with strong potential in many rural communities. Historic sites are among the most preferred travel destinations, especially among the affluent. Historic sites are also particularly conducive to visits by those taking extended weekend or mini-vacations, an increasingly popular form of travel. Where communities have



*Henry County Courthouse,
McDonough, Georgia*



*Morgan County Courthouse,
Madison, Georgia*

preserved a number of interesting old structures and historic districts, tourism can be developed even if the individual buildings are not major draws by themselves. This is because travelers are as interested in the locality as a whole as they are in its individual components. The sum is greater than the parts in this type of tourism, but it is essential to keep the parts intact. The old county courthouse, the centerpiece of the town, a landmark which contributes immensely to the local historical character (especially in the South), must be kept intact and functioning if tourism is to be developed to its optimum level.



*Greene County Courthouse,
Greensboro, Georgia*

Courthouse Curiosities

Brooks County

When the Brooks County courthouse was completed in early 1864, county officials paid for the structure with \$14,985 in Confederate money, a fortunate circumstance for the county because the South's currency was soon to become worthless.

Campbell County

The Old Campbell County Courthouse in Fairburn has outlasted its county by six decades. Erected in 1871, it served until 1932 when the county became bankrupt and merged with Fulton County.

Crawford County

In 1835, Texas' Lone Star Flag was created by Joanna Troutman at a hotel across the street from the courthouse.

Early County

The courthouse grounds feature a Confederate flagpole as well as a monument to the peanut.

Echols County

The boundaries of the courthouse square are also the city limits of Statenville, the county seat. The town itself is unincorporated.

Fayette County

Alongside the entrance walkway is "the world's longest courthouse bench," a 58-foot hand-hewn heart pine beam removed during reconstruction of the courthouse interior in 1965.

Gilmer County

The Gilmer County Courthouse was originally built as a hotel in 1898. It was adapted for its present use in 1934.

Besides providing considerable architectural interest and adding to the general historical ambiance of many communities, Georgia's courthouses have some entertaining stories to tell and some delightful curiosities to show. Often providing more "local color" than any other place in the community, they tell their stories with the authenticity that today's sophisticated tourism market appreciates.

Some counties have been able to sell their courthouses' "local color" to movie producers. Coweta County, for example, charges \$500 per day and requires a \$1 million damage bond when the courthouse is used for movie-making. Pike County's courthouse has appeared in at least two popular movies—so far without charge.

The courthouse often occupies, or stands prominently beside, the principal public open space in town. Whether called the courthouse square or town square, these city blocks are the focal points of dozens of Georgia's communities. Their prominence and central location make them popular sites for festivals, commemorations, and other events—or for just meeting friends. They are likely to be the first site considered for new monuments and memorials (even if already



Monroe County Courthouse, Forsyth, Georgia

cluttered with the same). They are dedicated to public use. Like courthouses, these public spaces are community assets of the first order.

Because courthouses and courthouse squares are focal points of the entire community, they send an unspoken message to visitors: "You are now in the center of our community. What you see is our front yard, our public image. This is how we have chosen to present ourselves." Like the downtown area in which it stands, the courthouse is the face of a community. Whether a treasured landmark or neglected relic, the courthouse makes a statement about community pride—or lack of it.

Most of Georgia's counties have retained their historic courthouses essentially intact. Some have been preserved and maintained over the years in accordance with their original character. Some were altered in the past but have since been carefully restored to their original stateliness. Some sit deteriorating and threatened with demolition or loss by neglect. Most continue to serve their original purposes. A few have new uses as community meeting places and museums. All are valuable to our communities and our state and deserving of preservation for the benefit and enjoyment of generations to come.



Cherokee County Courthouse, Canton, Georgia



Bulloch County Courthouse, Statesboro, Georgia

Greene County

The top floor of the courthouse was built as a Masonic Lodge by arrangement with the county when the courthouse was constructed in 1848-49. The local Freemasons still meet there.

Gwinnett County

On the courthouse grounds are the graves of seven soldiers killed in a battle with Indians in the 1830s.

Jefferson County, Louisville

The 1904 Jefferson County Courthouse stands on the site of the first permanent capitol of Georgia, built in 1795. On the grounds a marker commemorates the burning of the Yazoo Fraud papers "with fire drawn from heaven" on February 15, 1796.

Marion County

Two antebellum courthouses still stand in the county: the Old Courthouse in Tazewell, erected in 1848, and the present courthouse, built in 1850 in Buena Vista.

Pulaski County

Outside the courtroom is a small chapel used for weddings.

Webster County

For a short period during World War II, the belvedere atop the courthouse was used to watch for any enemy aircraft that might be headed towards nearby Fort Benning.



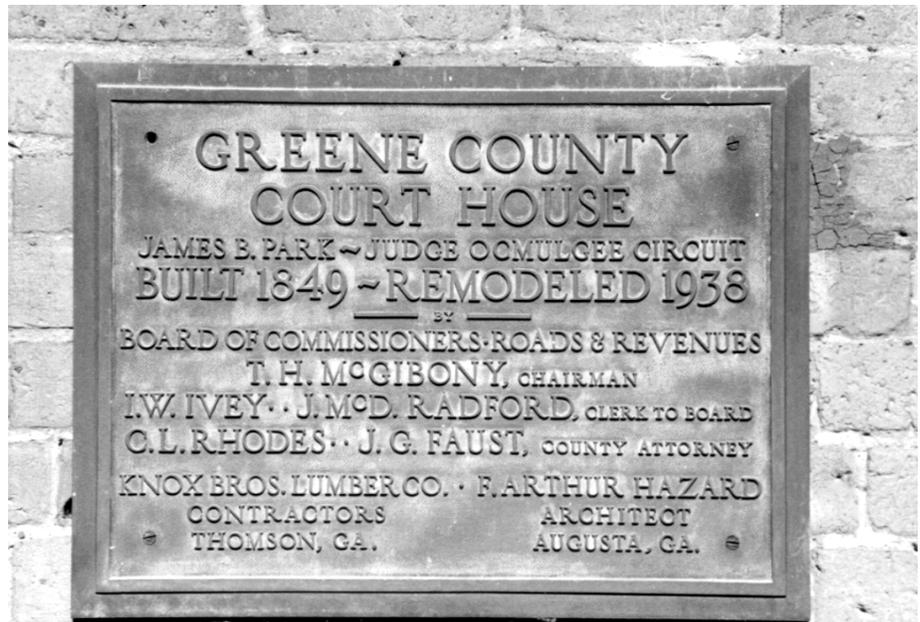
A Brief History of Georgia's Courthouses

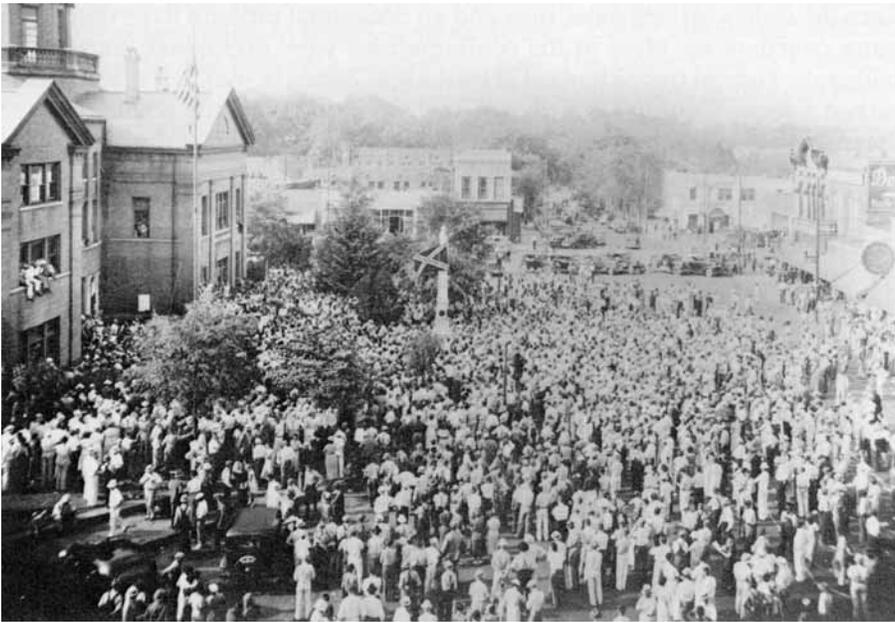
In 1752, after James Oglethorpe and the other trustees gave up control of Georgia, England made it a royal colony. Six years later, the English government declared the Anglican Church the official church of the colony and divided its lands into eight parishes strung along the coast and up the Savannah River. Patterned after English parishes, these early Georgia jurisdictions had certain secular functions, but essentially they served the church. During the Revolutionary War, the state abolished the parish system, replacing it with counties. The first counties were established along the boundary lines of the old parishes.

In the following century and a half, the General Assembly created many more counties, establishing them by legislation that set the boundaries and prescribed how the seat of government would be chosen if this was not already determined. Where existing communities were made the county seat, the courthouse was constructed alongside existing streets and among existing buildings. In many of the new counties, however, the need for a conveniently located county seat was the sole reason for establishing a town. These were laid out in a manner that gave the courthouse a site of prominence.

The power to erect buildings for various government functions was also provided to the county. Usually the first structures were a modest courthouse and a tiny jail, often built of logs or rough-hewn timber and without architectural pretense. Not intended to be other than temporary solutions to the local governmental needs, they were replaced once the county developed its economy sufficiently to erect buildings with permanence and style.

These later courthouses were the pride of the citizenry. Featuring fine detailing, rich materials, and spacious rooms, they called attention to the attainments of the community and evidenced its progressiveness. In particularly prosperous counties, the new edifices were built in the elaborate styles of the late 19th and early 20th centuries—styles used perhaps in a number of buildings in large cities but not seen in many rural communities until construction of the new



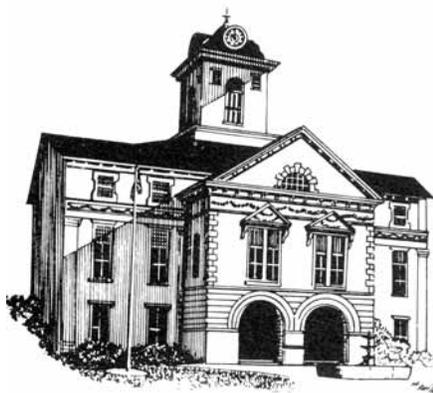


The courthouse and its surrounding square became the focus of many communities. County seat status was an attraction for commercial and residential development. County government was an industry. Courthouse squares became regional centers for agricultural activities as Georgia's farmers brought their produce to market. The squares became community assembly spaces featuring celebrations, commemorations, political rallies, and, in some cases, public hangings. Courthouse grounds were typically adorned with monuments celebrating the community's history and its leaders and memorials to its war veterans. During court week, courthouses and their adjacent squares were exceptionally busy places.

Photo: Troup County Courthouse, LaGrange, Georgia. 1930s scene.

courthouse. In counties where existing courthouses served their purposes reasonably well, the urge to tout local progress was sometimes satisfied by proud new courthouse towers. In Fayette County for example, a tower in the Second Empire fashion was added to the courthouse front in 1888. A similar tower in Washington County was erected in 1899. The Jackson County Courthouse was crowned with a domed clock tower in the Neoclassical Revival style in 1906.

In the 1930s, numerous county courthouses across the nation were built by the Public Works Administration (PWA) and the Works Progress Administration (WPA), two of the New Deal agencies of the Federal Government. Cook, Hall, Mitchell, Peach, Rockdale, and Troup were among the Georgia counties acquiring new courthouses by this means.



Courthouses Destroyed or Severely Damaged by Fire

Baldwin County: 1861
Bartow County: 1864
Bulloch County: 1864
Burke County: 1825, 1856
Calhoun County: 1888, 1920
Carroll County: 1927
Charlton County: 1877, 1928
Cherokee County: 1865, 1928
Clayton County: 1864
Clinch County: 1856, 1867
Cobb County: 1864
Coffee County: 1898, 1938
Colquitt County: 1881
Crawford County: 1829
Dade County: 1865, 1895
DeKalb County: 1842, 1898
Dooly County: 1847
Douglas County: 1896, 1957
Early County: 1896
Echols County: 1897
Emanuel County: 1841, 1855, 1857, 1919, 1938
Fayette County: 1985
Forsyth County: 1973
Greene County: 1787
Gwinnett County: 1871
*Habersham County: 1856, 1898**
Hall County: 1851, 1882
Harris County: 1865
Hart County: 1900, 1967
Heard County: 1893
Henry County: 1824
Jenkins County: 1910, 1919
Lee County: 1856, 1872
Lowndes County: 1858, 1869
Macon County: 1857
Marion County: 1845
McIntosh County: 1864, 1872, 1931, 1986
Meriwether County: 1976
Miller County: 1873, 1974
Mitchell County: 1869

* *Explosion*

Since the state's earliest days, fires and an occasional tornado have destroyed many courthouses. Most of the conflagrations were accidental; some were deliberate. Federal troops burned at least a half-dozen in the Civil War. Indians burned Greene County's courthouse in 1787, along with the whole town of Greensboro. In attempts to destroy evidence or otherwise thwart justice, arsonists set fire to courthouses in Fayette, Forsyth, McIntosh, and Worth counties. Forsyth County's courthouse was ruined beyond repair. Severe damage was caused to the other three.

Many historic courthouses were renovated in the 1950s, 1960s, and 1970s. Alterations often consisted of adding dropped ceilings, covering plaster walls with paneling, and carpeting the wood floors. Fortunately, most of this remodeling involved no more than the placement of modern materials over the historic features, leaving most of the latter intact underneath. Sometimes, however, more drastic changes were made. Courtrooms were divided into smaller spaces, balconies (originally built to separate black spectators from white) were removed or enclosed, wooden window frames were replaced with aluminum, unpainted exteriors were painted, and brick walls were sandblasted. A few counties also removed clock towers.



During these decades, several counties abandoned or demolished their old courthouses and constructed modern replacements. Generally these newer buildings lack the architectural distinction of their predecessors. They were constructed in an era in which functionality and efficiency in public buildings were valued much more highly than tradition and dignity. Their concessions to the idea that a courthouse should be an expression of community pride seldom went beyond a flagpole at the entrance and some marble in the lobby.

Eventually the value of the old buildings came to be recognized. In 1973, for example, the Texas legislature passed a law which declared that "No county may demolish, sell, lease, or damage the historical or architectural integrity of any courthouse of the county, past or present, without first giving six months notice to the Texas Historical Commission." The National Trust for Historic Preservation found enough people interested in courthouse conservation to hold a conference and to publish a handbook on the subject in 1976.

The celebration of America's Bicentennial brought a renewed interest in history to the average citizen. This was felt in Georgia as long dormant historical

organizations were revived and new community groups feverishly planned local 200th celebrations. In some Georgia counties, “doing something” with the historic courthouse became a community goal. The Union County Historical Society, for example, “adopted” the vacant courthouse there in 1976 and began a long effort to rehabilitate it for community use. Today the work is nearly completed with only the former courtroom remaining unfinished.

1976 was also an important year of courthouse-related activity at the state level. The Judicial Council of Georgia published a five-volume judicial facilities survey which provided detailed information on each county’s existing courthouse—including room dimensions and floorplans. Architectural historian Janice Hardy received a grant from the National Endowment for the Arts to study the architecture of Georgia’s courthouses. This began the process that eventually led to a voluminous “thematic” nomination of 93 of the state’s courthouses to the National Register of Historic Places. Funded through a Historic Preservation Fund Survey and Planning Grant, the nomination resulted in the listing of nearly all of these courthouses on the Register in 1980. In many counties, the courthouse was the first site to be listed on the National Register. This status reminded residents that their courthouse was an important community landmark worthy of preservation.

Since the thematic nomination was completed in 1980, more courthouses have attained the necessary age of 50 years to be considered for National Register listing. A few of these have been listed in recent years—such as the Mitchell County Courthouse which is listed as part of the Camilla Commercial Historic District—but several remain un-nominated. (*See Appendix D.*)

Fifty of Georgia’s historic courthouses received a certain amount of legal protection in 1990 through an Act of the General Assembly sponsored by Representative Kenneth Birdsong of Wilkinson County.* This law states that any county courthouse built prior to January 1, 1905 and listed on the National Register of Historic Places cannot be demolished by county officials without the approval of local citizens in a referendum. Primarily designed to promote the preservation of the Twiggs County Courthouse in Jeffersonville, the Act is limited in its power to protect a structure. It does not guarantee that a courthouse will be preserved intact or that its historic character will be unaltered; it only places a limitation on demolition by the county.

Fortunately, few county officers are planning to tear down historic courthouses. The most significant threats are poorly designed, inappropriate alterations and insufficient maintenance. Demolition by neglect may be the future for some of the old buildings; disfigurement may be the future for others. The prospects for the majority, however, are promising because so many people have grown so fond of these marvelous structures.

-
- Muscogee County: 1838*
 - Newton County: 1883*
 - Pickens County: 1947*
 - Pierce County: 1875*
 - Quitman County: 1920*
 - Screven County: 1860s, 1896*
 - Spalding: 1981*
 - Stewart County: 1922*
 - Talbot County: 1890*
 - Telfair County: 1930s*
 - Toombs County: 1919*
 - Troup County: 1936*
 - Twiggs County: 1901*
 - Union County: 1859*
 - Walker County: 1883*
 - Ware County: 1854*
 - Warren County: 1909*
 - Washington County: 1855, 1864*
 - Webster County: 1914*
 - Wheeler County: 1916*
 - Whitfield County: 1864*
 - Wilkes County: 1958*
 - Wilkinson County: 1829, 1854, 1864, 1924*
 - Worth County: 1879, 1893, 1982*

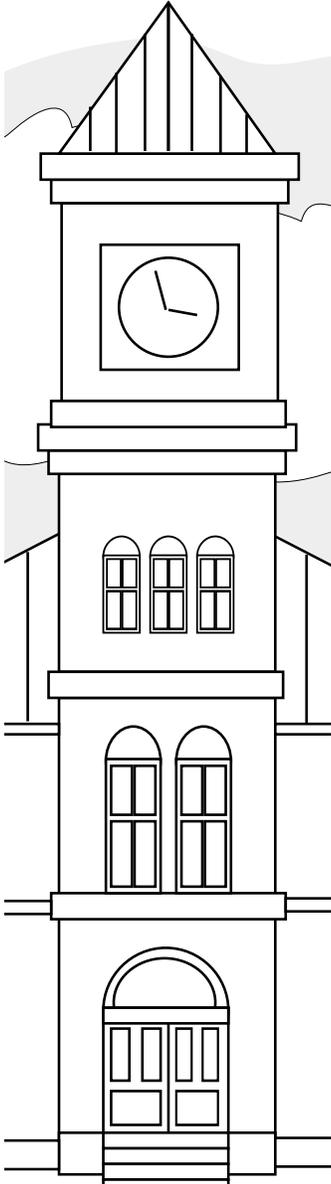


Courthouses Destroyed or Severely Damaged by Storms and Floods:

- Baker County: Flood – 1925, 1929*
 - Glynn County: Storm – 1896*
 - Gordon County: Storm – 1888*
 - Hall County: Tornado – 1936*
 - Meriwether County: Tornado – 1893*
 - Thomas County: Storm – 1849*
-

* See O.C.G.A. 36-9-2.1; Ga. Laws 1990, p. 133.

Towers and Domes



In the middle decades of the 20th century, most architects considered clock towers on public buildings to be outmoded. Seeking to build with greater simplicity and minimize the use of ornament, they eliminated it from their designs. If their clients believed that a courthouse should have an exterior clock, it could always be mounted prominently above the building's entrance. The courthouses in Bryan, Carroll, Emanuel, and Mitchell counties, for example, have such clocks. Lamar County once had one mounted within the pediment of its courthouse's entrance portico, but it has been removed.

During this period, towers were removed from several old structures, generally after fires or after deferred maintenance had made them hazardous (or perceived to be hazardous). The tower of Union County's courthouse was taken down in the mid-1950s. Wilkes County lost its tower after a 1958 fire. Ben Hill County's domed clock tower was removed in 1952 to stop a leak.

The clock tower, however, had its advocates even in the years when most architects shunned it. On Hall County's classically modern courthouse, built in 1937, a small but proud Art Deco tower with hexagonal clockfaces stands prominently at the very peak of the roof. The Forsyth County Courthouse, constructed in 1977 in a contemporary version of the Georgian style, sports a similarly sized "clock cupola" on top. In the early 1980s, Spalding County built its five-story Georgian-styled courthouse featuring a massive corner clock tower rising above the main entrance.

Spalding's tower may have been made a focal point, but it does not reveal a devotion like that found among the citizens of Wilkes County. Their old courthouse, built in 1904, lost its marvelous clock tower, along with the ornate gable ends, dormers, and turrets of the roof, as a result of a 1958 fire. For three decades a flat roof covered the building. Now, thanks to citizen support, a recent reconstruction and expansion project has brought the tower and roof back to an approximation of their original form.

On the front of Habersham County's 1965 courthouse is what may be the ultimate tribute to the clock tower. The building itself is a large, boxy, and almost windowless structure of yellow brick. Appended to it is a thin square tower with a traditionally styled clock on top. Both the clock and the tower are sheathed entirely in a gold-colored metal.



Top left: The distinctive clock tower atop the Baldwin County Courthouse in downtown Milledgeville. Bottom left: The Morgan County Courthouse in Madison is dominated by a huge and almost square dome. Below: The roof and tower of the Wilkes County Courthouse are recent replacements. The original roof and tower were lost in a 1958 fire. Bottom: Although the Emanuel County Courthouse lacks a clock tower, it does have the traditional exterior clock.



Architectural Styles

As a group, Georgia's courthouses display a wide variety of architectural styles and influences. In addition, individual courthouses frequently combine two or more styles, either because additions were built in a newer style or because a blend of styles was chosen from the beginning.*

Vernacular

Georgia's early courthouses were often designed by carpenter-builders rather than architects. Relying on architectural pattern books as well as their own observations of similar buildings in other places, they built simple, sturdy structures of heart pine and handmade brick with little or no stylistic influence. Porches and stairways in such buildings were usually modest in size and utilitarian in design. Clock towers and domes were absent; these were features that would not become popular until the Victorian era.

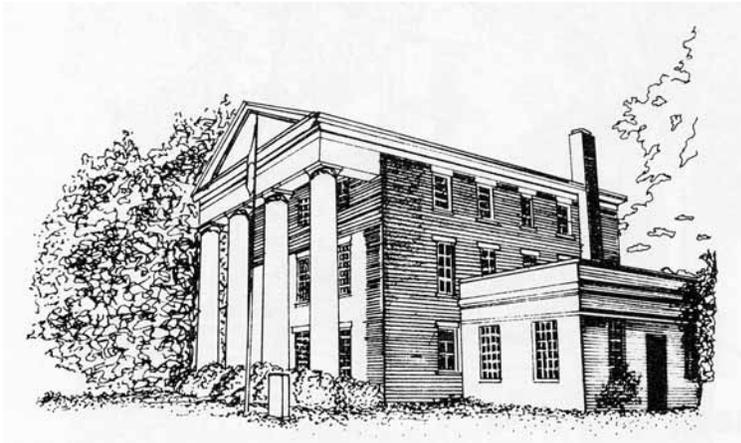
A few have survived, including two that were constructed entirely of wood—the old Marion County Courthouse (pictured) in Tazewell, now unused, and Chattahoochee County's old Courthouse, which was moved from Cusseta to the museum village of Westville in 1975. In the mountain counties of Dawson and White are two brick courthouses built before the Civil War that have been converted to museum/community centers. In Burke, Fayette, and Jackson counties, vernacular structures can be found as the oldest parts of courthouses which were enlarged in later years. The 1825 courthouse in Fayetteville, designed by a carpenter-builder named Finley G. Stewart, acquired its large clock tower in 1888. Clock towers were added to the Burke County Courthouse in 1900 and to the Jackson County Courthouse in 1906.



* Most of the information in this section was derived from the Thematic Nomination of Georgia Courthouses to the National Register of Historic Places, prepared in 1980 by Janice Hardy and Anne Harman.

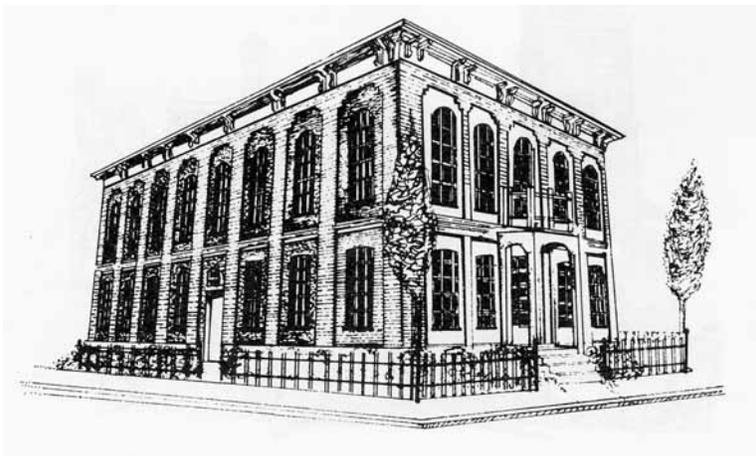
Greek Revival

Based on the architectural form and detailing of ancient Greek temples, this style typically features impressive white-columned porticoes, low-pitched roofs, and heavy proportions. Usually constructed of brick, most Greek Revival courthouses are rectangular in plan with the long axis parallel to the sides and the gable end of the roof extended to form a pedimented entrance portico. The Greene County Courthouse in Greensboro (pictured) is probably Georgia's best-known example. Featuring four huge columns which dominate the front of the building, the courthouse stands as majestically as an Athenian temple. The former Banks County Courthouse in Homer is a more modest, but no less appealing, example.



Italianate

Roughly contemporary with the Greek Revival was the Italianate style. It is often readily recognizable by its use of wide eaves with prominent carved brackets, often in pairs. Roofs are generally of slight pitch, usually hipped but sometimes gabled. Windows are tall and thin and may be rectangular, round-arched or segmentally arched. Projecting window hoods are often used. Most were built of red brick. Among existing examples are the former courthouses of Bartow (pictured), Clayton, and Spalding counties.



Architectural Styles By County

(Construction dates in parentheses)

Vernacular

Old Chattahoochee, Westville (1854)
Old Dawson (1858)
Old Marion, Tazewell (1848)
Old White (1859-60)

Vernacular (Early Classical Revival Influence)

Old Lumpkin (1835)

Vernacular (Greek Revival Influence)

Clay (1871-73)
Crawford (1831-32)

Vernacular (Greek Revival and Italianate Influences)

Old Campbell, Fairburn (1871)
Columbia (1856)

Greek Revival

Old Banks (1860-63)
Greene (1848-49)

Italianate

Old Bartow (1869)

Second Empire

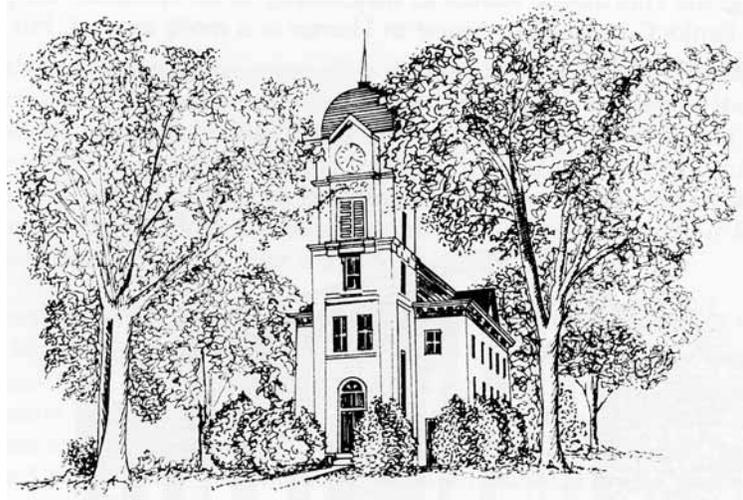
Hancock (1881-83)
Newton (1884)
Walton (1883-84)

Romanesque Revival

Baker (1900)
Old Chatham (1889)
Old Clayton (1898)
Dooly (1890-92)
Elbert (1893)
Old Floyd (1892)
Henry (1897)
Jones (1906)
Macon (1894)
Madison (1901)
Oglethorpe (1887)
Schley (1899)
Twiggs (1902-03)

Second Empire

An elaborate mansard roof is the signature characteristic of Second Empire buildings. Dormers, chimneys, clock towers, and distinctively shaped roof structures over pavilions are common. Brick, stone, and wood were the most frequently used materials. Floor plans usually formed a "T". The courthouses of Hancock, Newton, and Walton counties are examples. In addition, the clock towers of the courthouses in Fayette (pictured), Gwinnett, and Washington counties display Second Empire designs.



Romanesque Revival

Constructed of red brick with stone trim and foundations, Romanesque Revival courthouses generally have numerous round-arched windows, round-arched entrances and clock towers with pyramidal roofs. Towers may be on a corner but are more often centrally placed over the main entrance. In some cases, each side of the courthouse has an entrance with no one being a "main" entrance. Windows are often grouped in twos or threes. Among the courthouses of this style in Georgia are those in Dooly (pictured), Floyd, Henry, Jones, Schley, and Wayne counties.



High Victorian Eclectic

An elaborate style, combining various architectural elements and materials in then-new, and often eccentric, ways, the High Victorian Eclectic produced courthouses that mixed Romanesque arches and towers with Palladian windows, Dutch stepped gables, and onion-domed turrets. Built in the late 19th and early 20th centuries, they were commonly constructed of brick, stone, wood, terra cotta, pressed metal, and cast iron. These buildings feature cross plans as well as asymmetrical interior arrangements. Steeply pitched roofs are common. Windows might be square, rectangular, or segmentally arched. The Monroe County Courthouse in Forsyth (below) is an example.



Old Union (1899)
Wilkes (1904)

High Victorian Eclectic

Monroe 1896)
Taliaferro (1902)
Terrell (1892)
Washington (1869, 1899)

Queen Anne

Old Haralson (1891-92)
Paulding (1892)
Randolph (1886)
Talbot (1892)

Beaux Arts Classicism

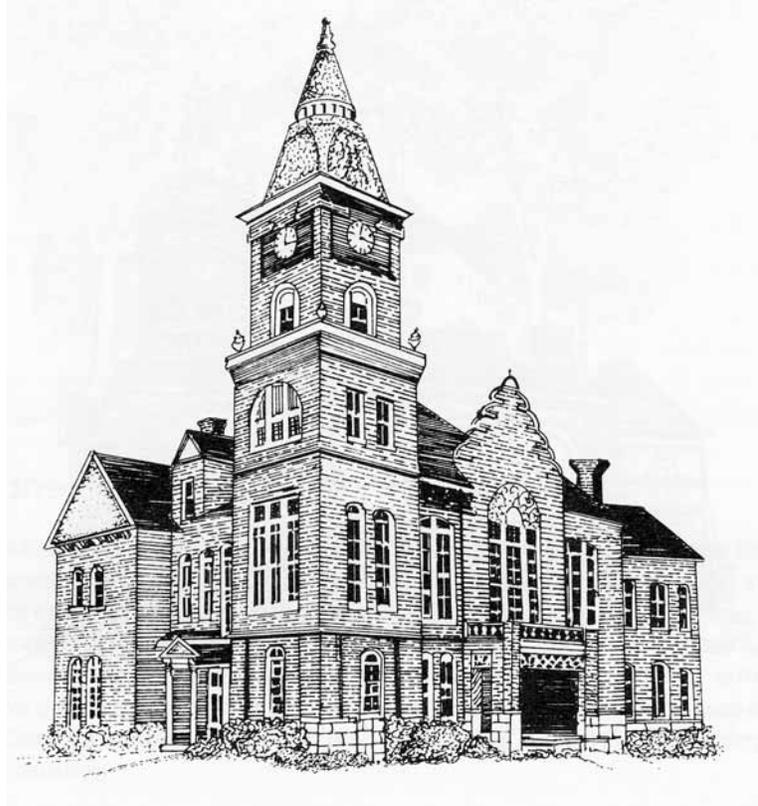
Fulton (1914)
Seminole (1922)
Tift (1912)
Walker (1917-18)

Neoclassical Revival

Appling (1907-08)
Atkinson (1920)
Bacon (1919)
Baldwin (1887, 1937)
Barrow (1920)
Bartow (1902)
Ben Hill (1909)
Bibb (1924)
Bleckley (1914)
Bryan (1938)
Candler (1921)
Charlton (1928)
Chattooga (1909)
Colquitt (1902)
Coweta (1904)
Decatur (1902)
Old DeKalb (1916)
Dodge (1908)
Early (1904-05)
Effingham (1908)
Evans (1923)
Fannin (1937)
Franklin (1906)
Gilmer (1898)
Old Glynn (1907)
Harris (1908)
Irwin (1910)
Jasper (1907)
Jeff Davis (1906-07)
Jefferson (1904)
Jenkins (1910) (cont.)

Queen Anne

Usually dating from the last two decades of the 19th century, Queen Anne courthouses are among the most fanciful in design. Featuring asymmetrical plans, deep porches, capped or domed corner towers, and elaborate gables, this style used a variety of materials—wood, stone, terra cotta panels, and multicolored brick. The Randolph County Courthouse in Cuthbert (pictured) is an example.



Lamar (1931)
Lee (1917-18)
Liberty (1926)
Lincoln (1915)
Long (1926)
Lowndes (1904-05)
Meriwether (1903)
Montgomery (1907)
Morgan (1905)
Murray (1917)
Pierce (1902)
Pulaski (1874, 1910)
Putnam (1906)
Stephens (1907-08)
Stewart (1896, 1923)
Taylor (1935)
Treutlen 1920
Turner (1907)
Upton (1908)
Warren (1909-10)
Webster (1915)
Wheeler (1917)
Wilcox (1903)
Worth (1905)

Italian Renaissance Revival

Carroll (1928)
Clarke (1913)

Colonial Revival

Brantley (1930)
Calhoun (1935)
Catoosa (1939)
Peach (1936)
Rockdale (1939)
Telfair (1934)
Wilkinson (1924)

Art Deco

Mitchell (1937)

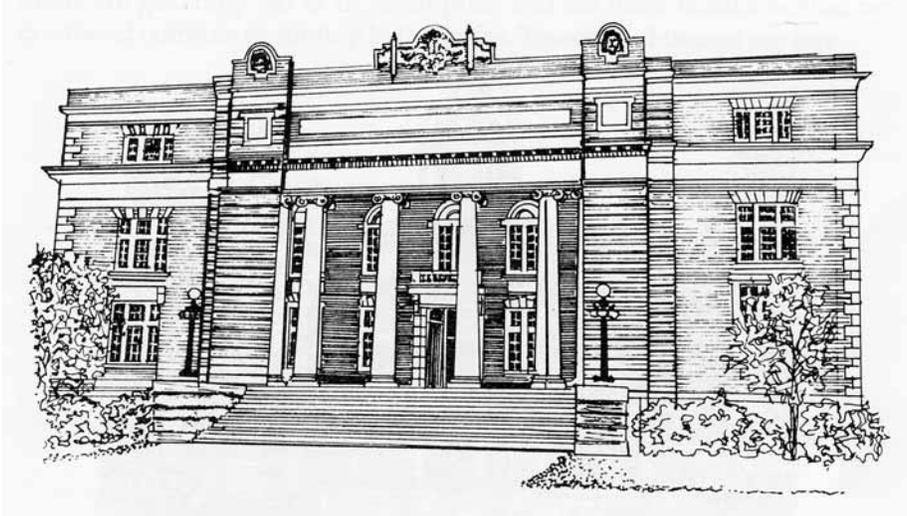
Stripped Classical

Coffee (1940)
Cook (1939)
Emanuel (1940)
Hall (1937)
Houston (1948)
Oconee (1939)
Pickens (1949)
Polk (1951)
Quitman (1939)
Troup (1939)

For others see pages 69–74.

Beaux Arts Classicism

This classical style is characterized by symmetrical plans and facades with grandly scaled entrance porticoes supported by colossal columns, often arranged in pairs. Classically inspired decorative elements such as urns, medallions, and statuary were common. Brick, stone, and concrete were the materials typically used. This style influenced many of the public buildings of American cities in the late 19th and early 20th centuries. Among Beaux Arts courthouses in Georgia are those in Tift (pictured) and Walker counties.



Neoclassical Revival

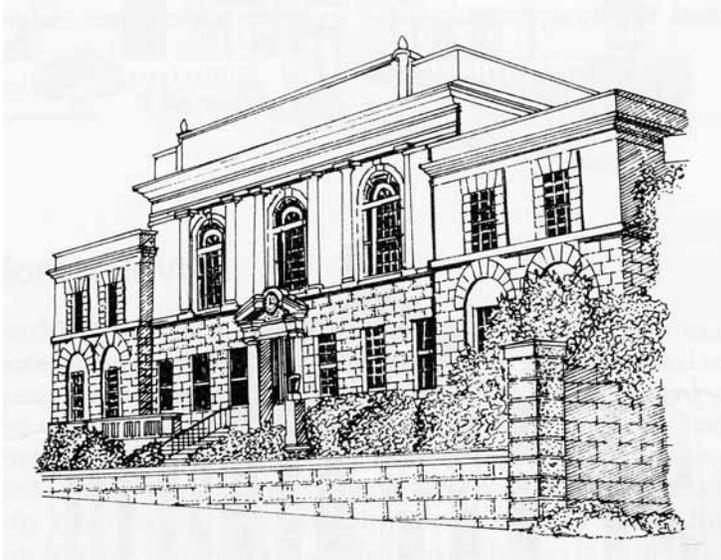
Most Georgia courthouses built between 1900 and 1930 were Neoclassical Revival in style. These stately structures typically featured prominent domed clock towers and two-story pedimented porticos supported by classical columns. Corinthian and Ionic columns, rather than the simpler Doric, were preferred. End pavilions, fan-lighted doorways, pilasters, quoins of stone or brick, roofline balustrades, and ornate cornices may also be found, along with various other elements of classical architecture. Windows may be round-arched or rectangular. The Coweta County Courthouse in Newnan (pictured), the Upson County Courthouse in Thomaston, and the Lincoln County Courthouse in Lincolnton are fine examples.



Italian Renaissance Revival

Classical ornament, symmetrical compositions, a formal arrangement of parts, and a studied effect of elegance mark the Italian Renaissance Revival style. Inspired by 15th century Italian palaces, the style employs a variety of window and wall treatments in dignified arrangements. Windows often vary in size, shape, and ornament from floor to floor. Wall surfaces also may change between lower and upper stories; a common arrangement is to have rusticated walls on the ground floor and smooth-surfaced walls on higher levels. Divisions between floors are often emphasized by prominent stringcourses. Round arches (sometimes flanked by columns or pilasters) are frequently employed in windows and entrances. A common device of architects working in the style was to use boldly scaled arches centered above the entrance. The Carroll County Courthouse in Carrollton (pictured) provides a good example.

Roofs are generally flat or of slight pitch and are often hidden behind richly decorated cornices or rooftop balustrades. Towers and domes are rare.



Stripped Classical

The 1920s and 1930s were years of radical change in architecture. New nontraditional styles such as Art Deco, Streamline Moderne, and the International Style rapidly gained favor, especially for commercial and industrial buildings. For public buildings, however, tradition remained an important factor.

Courthouse architects of this period combined elements of the new and the traditional styles in ways that maintained the dignity of the classical while incorporating the sleek, modern look of the Machine Age. Often this was accomplished by incorporating low-relief, “stripped” representations of classical columns and entablatures into the facade of an otherwise plain building. Such stripped classical forms can be seen in the two-story, fluted pilasters of the Cook County Courthouse in Adel and the column-like piers flanking the recessed entrance of the Emanuel County Courthouse in Swainsboro. The courthouses in Hall (pictured) and Oconee counties also show this approach.

Exterior walls may be faced with brick or stone or some combination of the two. Windows are rectangular with metal sashes or casements. Roofs are flat or low-pitched. Highly stylized low-relief sculpture is sometimes featured.



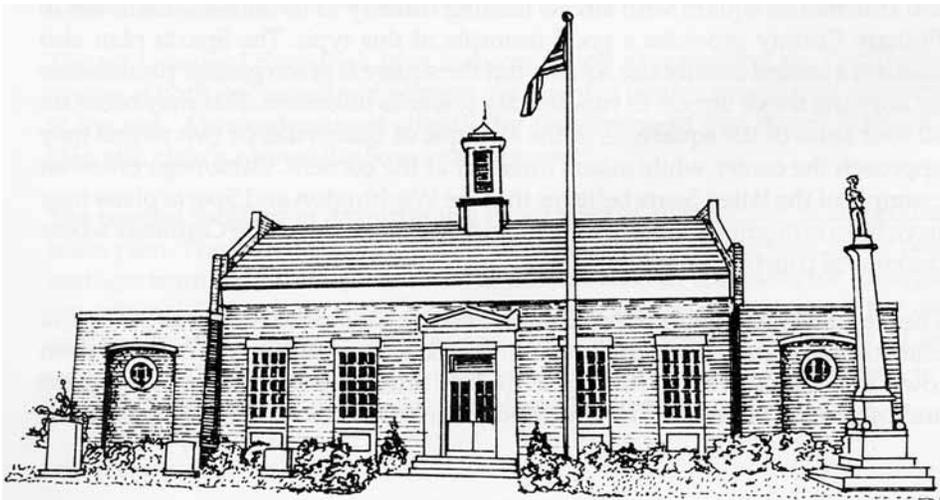
Art Deco

Art Deco buildings are usually blocky and angular in form with abstract or geometrical ornament at entrances, on window spandrels, or on cornices. Low-relief, highly stylized sculpture may be placed on otherwise smooth building surfaces. Setbacks and flat roofs are other typical features. The Mitchell County Courthouse in Camilla is Georgia's finest example of Art Deco courthouse design.



Colonial Revival

Colonial Revival courthouses are based on the Georgian architecture of early America. They are built of brick and characterized by symmetrical arrangements of square or rectangular small-paned windows. Windows are often round-arched with fanlights and keystones. Corner quoins are common. Entrances are emphasized with ornate door frames, arched windows, or pediments. Hipped roofs and cupolas are common. Most were built in the 1930s. The Peach County Courthouse, completed in December 1936 by the Public Works Administration, is an example, as are the courthouses of Catoosa and Rockdale counties. The Rockdale County Courthouse is pictured here.



INTERIORS

Many courthouses were designed with floor plans in the form of a cross—an arrangement that had early economic as well as functional benefits. By having entrance doors on each of the building's four sides, access from all around the surrounding square was encouraged, thus stimulating commercial development on every side while favoring no one side. In some places, citizens walking across the town square found it convenient to pass through the courthouse. In Webster County, for example, one can easily visualize the courthouse doors left wide open on all sides to allow ready access. (The interior offices here were protected from this open door policy by screen doors, a feature not found on any other existing courthouse in Georgia.)

The first floor usually housed the county's administrative offices. People came here for matters concerning taxes, records, roads, voter registration, and so on. The clerk of court, probate judge, and other

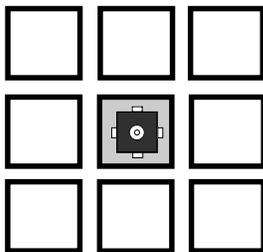
judicial officers were likely to be here. Offices were typically finished with wood floors, plaster walls and ceilings, and a fireplace.

The courtroom, usually upstairs, was the courthouse's key room. Most were expansive with tall windows and high ceilings. Among the largest is Carroll County's courtroom which encompasses 3720 square feet with a 25-foot high ceiling. The courtroom in Hancock County, completed 45 years earlier, is a similarly capacious chamber lit by rows of immense arched windows along both the front and rear walls. (See photo on page 27). Elaborate moldings and ornate pressed metal ceilings were common. A remarkable example of this urge to enliven ceilings is the multicolored encaustic metal ceiling of Monroe County's courtroom in Forsyth.

Spectator seating sometimes consisted of wooden pews. At the Bacon County Courthouse in Alma, relatively

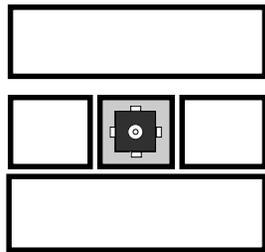
Town Planning in the County Seat

Washington Type



In her book, *The First One Hundred Years of Town Planning in Georgia*, Joan Niles Sears examines the street plans of Georgia county seats established after the Revolution and finds them falling into four types. She gives these the names Washington, Sparta, Augusta, and Savannah—after the towns where each type first appeared.

The Washington plan, used initially in the Wilkes County seat, features a central courthouse square with streets leading directly to its corners. Eatonton in Putnam County provides a good example of this type. The Sparta plan also features a central courthouse square, but the square is given greater prominence by aligning major streets to run directly towards its center. This may occur on all four sides of the square, as in the example of Blairsville, or two streets may approach the center while others intersect at the corners. Dahlonega offers an example of the latter. Sears believes that the Washington and Sparta plans may have been brought to Georgia by settlers from Virginia and the Carolinas where the central courthouse square is common.



Augusta Type

The Augusta plan places the courthouse beside a major street. As in the Sparta plan, the street pattern around the courthouse square will vary somewhat from town to town with some having secondary streets on the sides of the square and others having none. The courthouse site may occupy all or only part of a

more comfortable theater-type seats of wood are found. Ornate carved wood railings and gates often separated spectator seats from the litigation area. Similar railings set off balconies.

In most courtrooms, the judge's "bench" resembled a stage, with the judge's desk elevated above the courtroom behind a space for the clerk. The courthouse in Macon County still features its elaborate judge's bench. Constructed of wood with fine detailing, it is set out from the rear wall, providing the judge a space for donning his robe. Hooks on the back of the bench hold robes and hats in a convenient spot. The judge's bench in Chattooga County is simpler but no less impressive due to its placement in front of a large arched stained glass window portraying Georgia's state seal. In several other counties, such uniquely designed judicial benches can be found.

While years of piecemeal alterations have destroyed much of the original interior character of Georgia's courthouses, much remains. Recognizing the value of these spaces, county officials have begun to uncover and restore interior architectural features. Finding that courthouses can be equipped with modern conveniences without eliminating the old components of the building, they have initiated the rehabilitation of a number of fine old structures in recent years and are planning the return to elegance of many others.

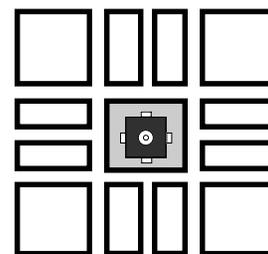
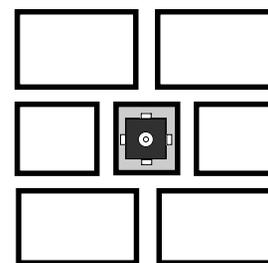
block. The common feature among these variants is the placement of the courthouse on an existing thoroughfare.

In the Augusta type, the courthouse square is not likely to be as prominent as in the other plans. This is primarily because the courthouse was added to an existing town, one that had its streets in place. The town of Fitzgerald provides an example. Laid out in 1895, it did not become a county seat until Ben Hill County was established in 1906.

The seldom-used Savannah plan features streets approaching the courthouse square at both its centers and corners. As many as twelve streets may converge at the site. Although altered slightly by the closing of one street, Marietta's plan still clearly shows the Savannah approach.

The present location of a courthouse is not always an indicator of an original town plan. The courthouse may have been relocated at some time in the past, perhaps from a central square to an adjacent block. In Jefferson, for example, the original Jackson County Courthouse stood on the south side of the city square. By 1817 a new courthouse had been constructed in the center of the square. In 1878 this building was disassembled and its bricks were reused in a third courthouse (still in service) two blocks north of the square.

Sparta Type



Savannah Type

This Old Courthouse: Rehabilitating It Right

Can an aging courthouse accommodate modern functions while retaining its historic character and atmosphere? While rehabilitation of an old building can be more complex than the design of a new building, the architectural and historic qualities preserved for the enjoyment of current and future generations more than outweigh the extra effort.

Identify What Is Important about Your Courthouse

To make the most of a historic courthouse and protect it as a historic asset, it is important to know what makes it special. This includes:

- identifying the significant historic events which took place in the courthouse or on its grounds. Perhaps a momentous or unusual event took place there, or a traditional event has been held there for a remarkable period of time;
- understanding the architectural qualities, the style of the building, its distinctive stylistic features, and the changes made by additions and alterations over the years;
- identifying the important landscape features that provide the setting for the structure such as mature trees and plantings, historic walls and fences, monuments and memorials; and
- identifying the relationship of the courthouse to the town over time, its importance as a feature of the downtown, and its value as a traditional community landmark.

In many cases it is possible to find historic photographs that provide clues as to changes made to the courthouse and the grounds and when they were made. Such photographs can be extremely helpful in identifying early features. They can also provide guidance in determining an appropriate preservation plan.

It can be helpful to involve someone from outside the community (or at least someone who does not work in the building on a daily basis) to help identify



significant courthouse features. Too often, when one is familiar with a building, a feature or event which is locally viewed as ordinary can actually have broad appeal or significant value.

This information is essential to making wise decisions about the courthouse's future. It is the absolute first step in a first-rate improvement program. You cannot expect to protect what is not known and appreciated.*

Architects and Other Professional Assistance

Under state law, major courthouse improvements require approval by the fire marshal and often by local building inspectors. Consequently, it will be necessary to use licensed architects and engineers in most cases.

The key to a successful project, however, is not just meeting minimum requirements but rather hiring architects and other design professionals with expertise in restoration and rehabilitation. Experienced preservation architects save time, effort, and expense because they know how to avoid common pitfalls that occur in most rehabilitation projects. They can also analyze and resolve many uncommon problems by drawing on a knowledge of early building techniques. Finally, a trained eye will recognize the importance of building features that might appear inconsequential to the designers of contemporary structures. Unfortunately, many wonderful old buildings in Georgia have been mutilated by well-meaning but unprepared architects and contractors unaware of the details of historic architecture and the preservation methods and alternatives now available.

If a structural engineer or a landscape architect or other specialist is needed in a project, the preservation architect will be able to find one with experience in dealing with historic sites. Because the goal is to optimize the use of the old

* In the early 1980s, as a follow-up to the thematic nomination of 93 courthouses to the National Register, the Office of Historic Preservation (then the Historic Preservation Section) sent Courthouse Information Packets to all counties. This information may be available at the individual courthouses.

The Secretary of the Interior's Standards for Rehabilitation

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

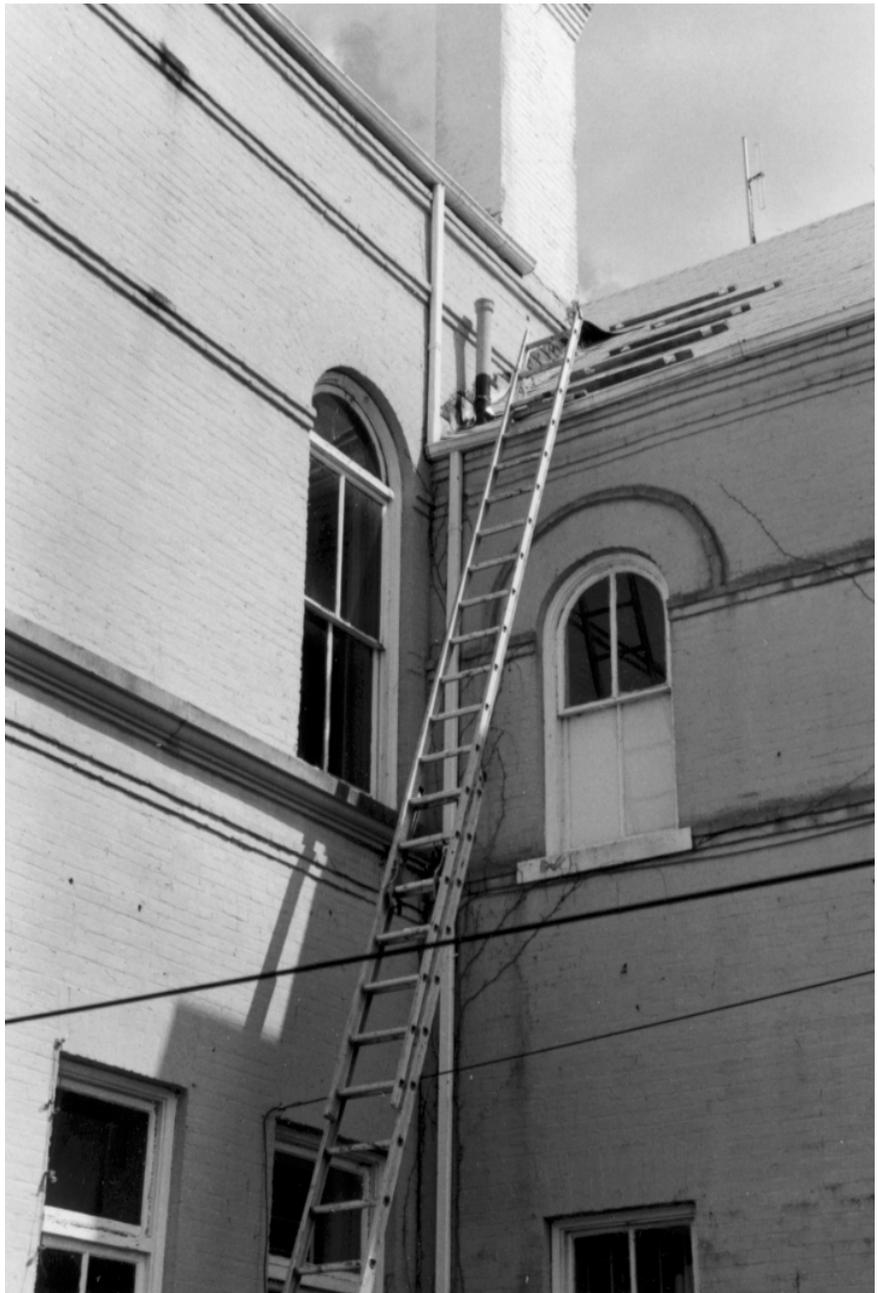
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, wherever possible, materials. Replacement of missing materials shall be*

courthouse while saving its historic and architectural character, it makes sense to seek the services of people who have shown they know how to do this.

Besides hiring the right architect, it is equally important to do so at the earliest opportunity. Often an architect is brought into a project after critical decisions have been made or after avoidable problems have arisen. The earlier qualified professional guidance is sought, the better the chances the project will meet all of its objectives.

In a major project, the architect may assemble a team of design professionals according to the needs of the project. The team might include a landscape architect, mechanical engineer, structural engineer, interior designer, archeologist, or any of several other possibilities. Typically, the architect will coordinate the work of the team members.





Types of Courthouse Improvements

Both architect and client must understand the distinctions between different approaches to working on old buildings. Some approaches are appropriate for a particular courthouse improvement project and some are not. It is important to discuss these early in the first phase of the project.

The Secretary of the Interior's Standards for Historic Preservation Projects (*Code of Federal Regulations*, Title 36, Part 68) defines four acceptable approaches for the preservation of historic buildings:

Rehabilitation is "returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values."

Restoration is "accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work."

Protection is "to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment."

Stabilization is "to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present."

A courthouse improvement project will often include a combination of these approaches. For instance, if the building is in poor condition, the first steps

substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

taken should be protection and stabilization. Placing a tarp over its deteriorated roof would be an example of *protection*. Repairing its sagging foundation would be *stabilization*.

A courthouse in continued use by the county may need *rehabilitation* of offices. Contemporary office needs could be provided by installing modern light fixtures and heating/cooling systems that are sensitive to the historic character of the building. Significant historic materials, such as original wood floors and moldings, pressed metal ceilings, and mantels, need not be sacrificed to bring modern comforts to an old building.

An example of interior *restoration* might be replicating a severely damaged or missing mantel. This may be appropriate where an old photograph shows the mantel in its original state or where there is evidence that an unaltered mantel in another part of the building was identical. In some counties, such old furnishings and fixtures were removed in modernization projects and were sold or given to county employees, attorneys, or others. In such cases the owners, if they can be identified, may be willing to return these items as donations. The probate judge may be a good source of information for researching the possibilities.

It may be appropriate to rehabilitate small, functional spaces while restoring formal or ceremonial spaces. In most cases, a pure restoration approach for the entire building will be impractical. The need to install modern lighting, heating, cooling, access, and fire protection systems usually precludes true restoration of the entire building.

The four approaches to courthouse preservation might be summarized as two basic rules:

- *Identify important historic features and save them.*
- *Avoid destroying or obscuring any historic feature or building material if there is a reasonable alternative.*

If these are kept in mind while the various possibilities for use of spaces are considered, the proper approaches will become evident.

Defining the Desired Uses/Examining the Alternatives

Determining the future use of historic spaces is a critical early step in a courthouse improvement program. This involves analyzing both the functions to be housed and the characteristics of the historic spaces. To make optimal use of the building, the architect will try to allocate uses which take advantage of the particular historic characteristics of the spaces.

For example, the office of the commission chairman, who may have many ceremonial functions, can often fit well into an ornate room. A records room or a small law library might go into a finished attic space. Attics can also provide a flexible space that can be used for a variety of temporary needs. A tax office might be organized with desks near windows while records are kept in windowless interior offices.

A sound *use concept* which works within the building's historic character is imperative. A concept which unnecessarily destroys important architectural features or original spaces indicates a need to reanalyze the project.

Analyzing Space Needs

The space needs of the county need to be analyzed early in the planning process. The architect, working closely with various county departments, should determine the following:

- functions to be accommodated (clerical, office, meeting rooms, etc);
- space requirements for each function;
- special requirements of each function (e.g. computer, security , etc.); and
- desirable relationships between functions (e.g. judges' chambers in secure proximity to the courtroom bench).

The programming process should identify square footage needs for all uses. Remember to include storage as well as office requirements. In addition, links between uses should also be identified. For example, certain judicial functions may need to be near each other.

Programming should also include an analysis of the site requirements. Is handicap access available? What are the pedestrian links from parking areas to the building? How can the courthouse grounds be used for public gatherings and displays?

It is critically important to carry out a disciplined analysis of functions in relation to available space before establishing an improvement budget. The failure to do so is the single most significant reason for cost overruns in such projects.

Options for Expansion

The programming process should determine the best use of the old building and its site. If rehabilitation and other appropriate work can allow it to continue to house traditional county government functions, that will be the best use. If all of these cannot fit into the available space, expansion may be necessary. This might be accomplished by an addition to the historic courthouse or by using adjacent buildings. Construction of a new annex nearby may be appropriate. Regardless of the alternatives chosen, the old building should be preserved for the benefit of future generations.

Adding on to the Historic Courthouse

Additions to an existing courthouse promote the vitality of the town center by keeping public uses there. The county government gains needed space while downtown sees economic benefits from the expansion (or at least doesn't lose economic activity due to courthouse relocation). The county also benefits from the efficiencies of having functions under a single roof.

A poorly designed addition, however, will do more harm than good to the building and to the community. If the building loses its historic character, its

value as a community asset will decline or disappear. An unsightly addition may be more cost-effective and functional than other options, but it is still unsightly and damaging to the community's image. Local leadership should recognize that it can be impossible to build architecturally compatible additions onto some historic courthouses. Many were designed in such a manner that adding on to them would destroy the appeal of the original architecture.

For example, any addition to the Upson County Courthouse in Thomaston, considered locally to be "the most beautiful courthouse in the state," would almost certainly ruin the appearance of the building. The stately Neoclassical Revival structure features huge pedimented porticoes supported by graceful Ionic columns on all four sides. Because there is no "back," per se, any addition would be destructive and ill-advised.

Additions should be compatible in design with the old building but should also reflect the time in which they are built. They should be contemporary, yet sensitive to the character of the historic building by harmonizing with the materials, size, and style of the courthouse. The basic form and integrity of the historic building and its surroundings should be protected. (*The Secretary of the Interior's Standards for Rehabilitation Projects provide helpful guidance in the design of additions. See page 26.*)



Upson County Courthouse, Thomaston, Georgia. An addition would spoil the beauty of this structure, one of the most beautiful courthouses in Georgia.

Adapting Nearby Buildings

Sometimes it is possible to use existing adjacent buildings rather than adding on to the courthouse. Nearby buildings placed in county use have included commercial storefronts, freestanding office buildings, old post offices, former residences, and various other structures.

This option allows expansion of county offices while preserving the character and appearance of the courthouse. It also retains county functions downtown while establishing a public use zone within a central business district. Such clustering of public uses enhances both government and downtown.

Tift County provides one of the best examples of this option. Judicial functions are all housed within the historic courthouse. All other county administrative



Tift County Administration Building, Tifton, Georgia. This former school was rehabilitated for use as a county office building.



The Courthouse Annex in Henry County occupies a former Post Office .

functions, along with a number of other public agencies, are housed less than a block away from the courthouse in a former school building. In this situation, both buildings are constructed of beige brick with similar detailing. Not only are the buildings related to each other in functional terms, but visually as well. A major pedestrian link between these two buildings is apparent through the placement of a traffic barrier that warns drivers of the pedestrian crossing.

In Mitchell County, expansion of county offices has taken an entire row of nearby storefronts. These buildings are located on a side street that borders the courthouse. Using them has had the effect of enlarging the courthouse square.

Morgan County has reused a group of freestanding buildings of diverse age and design on two sides of the courthouse. Small signs readily identify each according as Courthouse Annex No. 1, No. 2, etc. County commission offices are housed in No. 1, a modern building across the street from the courthouse.



Decatur County Courthouse Annex, Bainbridge, Georgia. The courthouse itself is next door.

If an empty or underutilized *public* building is available for expansion of county offices, it may be preferable to reuse it rather than to acquire a privately owned building. Long-term savings may result if the private building remains on the tax rolls. Meanwhile, the public building will be more efficiently used.

Constructing New Buildings

New county buildings should be adjacent to or near the old courthouse, where possible, so that the new and old buildings can work efficiently together. Both county staff and citizens will appreciate having the option to walk from one building to the other, and, over time, many short automobile trips through downtown will have been avoided.

Among several good examples of adjacent new structures are those in Paulding County (Dallas), Bartow County (Cartersville), and Glynn County (Brunswick). In each of these, a clear pedestrian connection between the old and the new—using connecting walkways and plazas, aligned entrances, and common land-



Paulding County Courthouse and Courthouse Annex, Dallas, Georgia. The new building (left) complements the old structure by using similar materials, roofline, and trim.

scaping—has been incorporated into the project. In Bartow County, a walkway traverses the parking lot between the Neoclassical Revival courthouse and the new Frank Moore Administration and Judicial Center. Part of this promenade is covered by a columned canopy that visually as well as functionally ties the new building to the old courthouse. Glynn’s buildings are connected by a plaza. In Paulding, the main entrance of the new structure has been aligned with the sidewalk in front of the old structure.

Each of these pairs exhibits a concern for the design relationship between the new and the old. Paulding’s annex uses the same materials, massing, roofline, and trim. Glynn’s monumental new courthouse has some of the same architectural features of the old—an impressive columned portico, pedimented window hood moldings, and a rooftop balustrade. The Frank Moore Center in Bartow is clearly a modern building, but it relates well to the old by using red brick, stone-colored trim, gable ends on a portion of the roof, and the canopy. The old building has rectangular windows of varying size and shape. Their



The approach to this historic courthouse is marred by a newer building (right). No attempt was made to create harmony between the old and new.

character is picked up in the new building which has similar variation without being imitative.

Besides having a visual relationship with the old courthouse, the new building should be friendly to its neighbors. Ideally, it should be unobtrusive, relating in scale and materials to its environment, complementing but not copying the styles and features of nearby structures, and contributing to the vitality of the street on which it stands.

If a suitable site is not available adjacent to the courthouse, it may be necessary to look at sites elsewhere. But distance from the original location brings additional problems. The new building's site may be too far removed to have a visual connection with the old building. Walking between the buildings may be replaced with driving. Attorneys may relocate their offices leaving vacant buildings around the old courthouse. If the new building is outside downtown, citizens going there to purchase tags, obtain a license, register to vote, serve on a jury, or take care of similar business may not include downtown shopping in their trip. Such multiple-purpose trips are vital to the economic health of a town center.

The downtown economy works in much the same way as a shopping center in that it has certain "anchors" that attract people to the site. Shopping center anchors—department stores, supermarkets, large discount houses—bring in customers from a wide area, most of whom also shop in the center's small stores. Downtown anchors—post offices, banks, city halls, libraries, and courthouses—similarly support a number of small businesses, all of which employ people and pay taxes.

*Hancock County Courthouse,
Sparta, Georgia*



A typical downtown constitutes 20 to 40 percent of the local tax base. In addition, it is usually a net revenue generator because much of the demand for expensive streets and utilities has already been met. By comparison, newer sites on undeveloped land may be a revenue drain for years.

A final factor to consider is that many industrial prospects, particularly foreign investors, are observant of the vitality of a county's business and government

center. The apparent economic health of the downtown—or lack of it—may be viewed as an indicator of the character of the entire county and its desirability as a place to live and work.

Assessing Building Conditions

A common fear in undertaking preservation and rehabilitation projects is that unknown conditions may lurk within an old building. Dealing with these unknowns early will forestall problems which could render a use program unfeasible or a budget inadequate.

Environmental Concerns

The first step in assessing the condition of a courthouse building is to identify any potential environmental hazards. Among potential sources of problems are radon, asbestos, polychlorinated biphenyls (PCBs), and lead.

Radon is a heavy radioactive gaseous element formed by the deterioration of radium in the soil. If contained in the ground under a building, radon gases can become trapped and reach harmful levels inside the structure. A simple test can determine if dangerous levels are present. Techniques are available for managing radon, thus allowing the safe long-term use of a building.

Asbestos is a fine, flexible, noncombustible, inorganic fiber that has been used in a variety of building materials such as insulation, roof shingles, decking, and cladding, some floor tile, and wall boards, to mention a few. High concentrations of airborne asbestos have been shown to pose a significant



*Schley County Courthouse,
Ellaville, Georgia*

Pigeon Control

A common courthouse problem is the accumulation of pigeon droppings on ledges and in clock towers. Unsightly and hazardous, these deposits often contain pathogenic fungi which can cause the diseases cryptococcosis and histoplasmosis, both of which can be life-threatening.

According to the Center for Disease Control, chlorine bleach may kill the disease-causing organisms. (Its effect on the spore stage is uncertain.) Because the organisms are airborne, workers cleaning up droppings should observe the following procedures:

- 1. wet down area to reduce dust;*
- 2. ventilate the area;*
- 3. wear breathing mask with one micron or greater screening capability (or respirator if exposure is prolonged);*
- 4. wear coveralls or other protective covering and footwear which is disposable or which can be washed on site; and*
- 5. remove mask only after exiting the area and removing other protective gear.*

Source: Center for Disease Control, Atlanta, Georgia.

***Top: Pigeons and courthouses are frequently found together.
Bottom: Screens keep pigeons off ledges at the Gilmer County Courthouse in Ellijay, Georgia.***

health hazard. Environmental testing firms are typically required to identify dangerous levels of asbestos and to remove such materials.

Polyphenolchlorinated hydrocarbons (PCBs), classified as hazardous by the U.S. Environmental Protection Agency, are sometimes found in electrical transformers and the ballasts of fluorescent light fixtures. An investigation for PCBs should be included in a comprehensive environmental evaluation of any older building.

Lead is often found in paint, particularly in paint mixtures applied before 1960. Scraping walls to remove peeling paint prior to repainting can disperse lead particles into the air and pose a health hazard. All exterior and interior paint should be tested by a licensed laboratory to determine the presence and extent of lead paint. Construction techniques should be specified to deal appropriately with lead paint where present.



A preliminary environmental site assessment performed by a qualified environmental consulting firm at the outset of the project is recommended. This would include inspections for items such as asbestos, lead paint, radon, PCBs, underground storage tanks, wetlands, etc. as appropriate.

Environmental issues should be addressed very early in planning a courthouse improvement program. First, there are specific and often strict compliance requirements and potential health risks at stake. Second, adequately dealing with these issues can be costly and can influence the approach to the improvement program. By defining the extent of the environmental issues early, the costs of resolving them can be adequately accounted for in the total project budget.

Structural Concerns

The full range of possibilities for efficiently modifying a building cannot be determined without an understanding of its structure. This may require the services of a structural engineer who can properly analyze load-bearing walls, columns, the foundation, and the roof structure. In a comprehensive courthouse improvement project, the structural engineer typically serves as a subconsultant to the project's architect.

Load-bearing walls, which hold up the floors and roof above, are difficult and costly to move. It may be possible to install a doorway in them or make certain minor changes but any such alteration should be based on expert evaluation of the structure.

Structural analysis should also determine the exact cause of problems such as sagging floors and roof ridges; stress cracks in masonry and plaster walls; and walls and columns out of plumb. When identified early in the planning process, the costs of correcting these problems can be determined and can prevent later budgetary surprises. Knowing the structural changes required to stabi-



Schley County Courthouse, Ellaville, Georgia. The clock tower, once known as the "Leaning Tower of Ellaville," was straightened and reinforced in 1991.

lize the building can also enhance the efficiency of the design process.

Building Code Compliance

Courthouse improvements must comply with the Georgia State Minimum Standard Codes. Therefore, a thorough code review by the local building codes official (if the county has one) is a good early exercise to define code deficiencies an improvement program must address.

Because many codes are oriented to new buildings, they can create some unnecessary hardships for rehabilitating historic structures. Recognizing this problem, the General Assembly enacted in 1984 the Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings. This law gives local building officials the flexibility to interpret codes in ways which can preserve existing buildings without jeopardizing public safety. Before making a code compliance evaluation of the historic courthouse, the building official should study this law and talk with officials in other communities who have used it in similar circumstances.

Local code officials interested in responding to rehabilitation and restoration projects with more flexibility than is allowed under the Standard Building Code should consider promoting the adoption of the Standard Existing Building Code. This will complement the intent and direction of the Georgia Existing Buildings Code.

Fire Marshal Review. The State Fire Marshal's Office, a division of the Office of the Commissioner of Insurance, will review plans for improvements to public buildings in most Georgia counties. If the state office is consulted in the *early* stages of the project, most fire safety compliance problems can be avoided. Project designs and budget can be adjusted based on the interpretations and expectations of the Fire Marshal's Office.

It should also be remembered that fire protection codes, like building codes, provide for alternative methods of compliance for historic buildings. Many



*Washington County Courthouse,
Sandersville, Georgia.*

historic materials and building features which might not otherwise meet contemporary safety standards can be preserved in rehab projects through use of these alternatives.

Access for the Disabled. The Americans with Disabilities Act (ADA) requires that all existing and all future local government buildings provide access for the disabled. Section 30-3 of the Georgia Code contains similar requirements. Compliance with these laws generally involves installation of facilities such as elevators, ramps, alarms, signage, and accessible restrooms and water fountains.

Elevators should provide convenient access at all levels within a courthouse building. The location of the courtroom, typically on the second floor of the courthouse, usually dictates the most appropriate location for the elevator. It is preferable that the elevator provide a direct link to the main entrance of the courtroom. The elevator should also have a control panel printed in braille.



Elevator. Montgomery County Courthouse, Mount Vernon, Georgia

In most situations, making restrooms accessible will require widening of toilet stalls, installation of grab bars, and rearrangement of partitions. It may be necessary to enlarge an existing restroom or find a new location for a larger restroom, one that has adequate space for the movements of a wheelchair. Restrooms should be conveniently located and well marked.

It may be necessary to widen doorways and install lever-type hardware on certain doors. The county must reasonably accommodate disabled people, but the method by which it does so will vary from situation to situation.

The difficulties involved in making needed changes while saving the historic qualities of the building must be determined. Thus, the project architect must understand the ADA and must be aware of design alternatives that will meet both goals.

Features to Look for in a Building Conditions Analysis

It is important to be able to distinguish what is original and what was added at a later date. This often takes a trained eye. It would be unfortunate to make an

effort to save a non-original feature while destroying an original one. Also, certain additions to a historic building may have become historically important, especially if they are over fifty years old and contribute to the character of the original. It is advisable to consult the Office of Historic Preservation, the regional preservation planner, a preservation consultant, or a knowledgeable architect to obtain a professional opinion as to what features should be preserved.

Interior

Walls and Finishes. The original wall finish of historic courthouses can often be identified by a careful examination of the interior. There is usually some remnant of the original somewhere in the building, perhaps hidden by modern wallboard, paneling, or moldings. These can be selectively removed (where known to be non-historic) during this stage of the improvement program. For example, quarter-inch lumber yard paneling is easily identified in a 19th century courthouse. By removing it, the type and condition of the historic walls, and the probable costs of dealing with them, can be determined.

Floors. Wood floors are common in most of Georgia's historic courthouses, often contributing strongly to the historic character. In such cases, wood flooring should be kept in the improvement program. This also applies to marble, granite, terrazzo, and tile flooring.

Ceilings. Ornate pressed metal and plaster ceilings are common courtroom features (although many are hidden by dropped ceilings of acoustical tile). They may be found as well in other interior spaces. These should be catalogued and photographically documented to assure they can be restored or replaced.

*Hancock County Courthouse,
Sparta, Georgia*



(Ideally, measured drawings should be done as well.) Replacement materials are now readily available.

Mechanical Systems. Heating systems have changed considerably since many Georgia courthouses were originally retrofitted with them. Being based on forced air rather than radiant heat, the newer systems require ductwork. This creates a design challenge in protecting the building’s historic character while modernizing its comfort control. Thus, it is important to have a mechanical engineer who can plan for new systems with a minimum of disruption of historic spaces. This person should be on the design team or work closely with it.

Typically the existing system is removed entirely and a new one is installed. While it is possible to rebuild an older system, the new systems will normally be preferred in a major rehab project because they are more efficient and better able to meet modern demands.

Plumbing. Like the mechanical systems, plumbing is often totally replaced in a comprehensive improvement project. If substantial alterations are required anyway—for example, to bring restrooms up to building code and disability access standards—it often makes sense to do a total plumbing upgrade. This decision may also lead to new alternatives for dealing with problems like tiny obsolete restrooms. For instance, the restrooms might be relocated to another part of the building where more space is available.

An interesting reuse of obsolete restrooms is found in the old Gwinnett County Courthouse in Lawrenceville. Situated on the basement level and accessed from outside, these facilities were no longer usable for their original purposes. Recognizing that a mechanical room would be needed for the new heating and air-conditioning system, the architects determined that the old restroom space



Randolph County Courthouse, Cuthbert, Georgia. The name of the county is cast into the stairpost.

could be converted to this use. This alternative had the additional benefit of saving historic main floor space which would have been altered by placing a mechanical room there.

Lighting and Electrical Systems. In most cases, original light fixtures have long since been removed to make way for modern, efficient fluorescent lights. While these have done nothing to add to the historic character of a courthouse, the reality of the modern workplace is that more lighting is expected than in the 19th century.

One compromise that meets present day needs while maintaining a historic atmosphere is to combine historically appropriate fixtures with high-efficiency modern lighting. Another is to use modern fixtures but recess them so that they will be less intrusive in a historic room.

An option for some rooms may be task lighting. Desk lamps, pole lamps, and similar movable light sources can provide light as needed without damage to the historic features of a room.

Modern electrical systems must handle much more than was required in the original courthouse. Computers, photocopiers, sound systems, audiovisual equipment, and display lighting are but a sample of the electricity users found in modern buildings. Typically, in a major renovation, the electrical wiring is completely replaced to reduce fire hazards and to meet future needs.

Exterior

Roofs. The most common cause of courthouse deterioration is water. The most common way for water to enter the building is through the roof. Therefore, it is the one building part that should receive the most attention.

The roof often features some combination of parapets, cornices, chimneys, dormers, domes, and clock towers. In addition, there may be separate roofs over corner or central pavilions and other distinct sections of the building's top. While these add immensely to the character of the building, they also provide opportunities for water to seep in. Flashing, the construction technique

*Washington County Courthouse,
Sandersville, Georgia*





*Schley County Courthouse,
Ellaville, Georgia*

for keeping roof joints waterproofed, can deteriorate and cause leaks. A roof inspection should include a thorough examination of all flashing as well as roofing materials and gutter systems.

Original roofing materials have in many cases been replaced by modern asphalt or fiberglass roofing materials. It is helpful to investigate courthouse records to determine the original roofing material as its character can make a significant contribution to the overall appearance of the building. Investigation of the underside of the roof can give some clues about the original roof as well, if it is not still in place. Where multiple layers of roofing material are present, the best approach is to remove them. Otherwise the combined weight of new and old materials may eventually cause roof sag or structural failure.

Towers often have roof materials different from that of the main structure. Slate, metal shingles, clay tile, and rolled sheets of copper or lead are among the possibilities. These should be examined by knowledgeable individuals so



*Talbot County Courthouse,
Talbotton, Georgia*

that appropriate and effective repairs are made and unnecessary changes are not made. Because of the prominence of the tower, alterations made to it are likely to be highly visible, and thus should be very carefully considered.

The structural integrity of towers should be confirmed by a structural engineer. Tower clocks, if inoperative, should be examined to determine the reason for failure. Often the old clocks are repairable. There are a few highly specialized craftspeople with experience in tower clock repair as well as companies that specialize in large clock manufacture and restoration with newly crafted parts.

Exterior walls. Most of Georgia's courthouses are built of brick, a building material that is highly durable but not totally maintenance-free. Old brick walls in particular are susceptible to deterioration because mortar and brick were generally softer in the past.

The single most important thing to remember about working with old brick walls is this: **Sandblasting destroys brick.** When bricks are fired, a protective glaze is formed which helps keep damaging moisture out of the brick. When it is sandblasted, that glaze is removed, thus creating a condition which eventually causes spalling of the brick and accelerated deterioration of the wall.

Sandblasting also damages the close-up appearance of the building. The crisp edges of the brick and the neat lines of mortar joints are lost. It should be remembered that the original brickmasons worked deliberately and carefully to obtain a smooth and refined effect for exterior walls.

Many chemical products for removing paint and consolidating soft brick are now on the commercial market. These should be explored in addressing improvements to exterior walls.

Serious damage to a brick wall can occur from the use of mortar that is too hard in comparison to the old brick. Inflexible mortar will cause spalling and cracking of bricks as the wall expands and contracts due to temperature changes. The entire outer surface of the brick may be lost. To prevent this from happening, the new mortar's lime content must be similar to that of the original mortar. The use of portland cement should be minimized.



To achieve the best appearance and to avoid later problems, damaged walls should be repaired by brickmasons skilled at working on historic brick buildings. They will know how to match the size, profile, and color of mortar joints, all of which are important to the final appearance of the structure.

Windows. Original windows are very often a major contributor to the architectural character of a courthouse. Unfortunately, due to energy efficiency considerations, many have been changed to contemporary styles which detract from the original historic character. Existing windows should be repaired and preserved wherever possible. Where this cannot be done, replacement windows of the same general appearance should be installed. An energy efficient alternative in many situations is to install storm windows inside rather than outside the original windows to maintain their character. Coweta County has used this technique with good results. There are a number of window manufacturers who can produce historically appropriate, energy-efficient, low-maintenance windows which can recreate lost historic qualities while improving energy performance in a rehabilitated courthouse.



The Courthouse Grounds

The courthouse square is often the principal landscaped public space in town. Typically featuring large, mature shade trees and relatively large (for downtown) areas of grass, these places can be uncommonly inviting. Many are cool and shady in the summer and open to the sun in the winter. Being in the center of town, they offer plenty of opportunity for people-watching and socializing, especially if comfortable, well-placed benches are provided.

Assessing the Condition

An assessment of the courthouse grounds involves inspecting above-ground features, understanding underground elements, and determining the boundaries. A survey can be a particularly helpful tool in this effort. It should include the following:

- (1) topographic data with a minimum of two-foot contour intervals (in coastal areas and southwest Georgia one-foot to six-inch intervals may be needed);
- (2) existing trees and plants according to type, species, and size;
- (3) utilities by type and size of line;
- (4) all buildings;
- (5) landscape features, such as monuments, signs, and fences;
- (6) paved surfaces by type (walkways, driveways, parking areas, etc.);
- (7) boundary and easement delineations; and
- (8) a legal description.

Exterior Lighting

A number of Georgia's courthouses are illuminated in the evening by exterior lights placed on the grounds or on the roof. Sometimes only the dome or clock tower is lit; in other cases, the entire structure is illuminated. Such highlighting of landmark buildings is one of the many small things that a community can do to make its public areas more sociable places. These six courthouses offer examples of various approaches to exterior lighting:

*Barrow (Winder)
Brooks (Quitman)
Old Campbell (Fairburn)
Old Floyd (Rome)
Meriwether (Greenville)
Upson (Thomaston)*

*Hancock County Courthouse,
Sparta, Georgia.*

With survey in hand, the design team's landscape architect will assess the condition of existing trees, the condition and character of landscape features such as gazebos and monuments, and drainage. Underground conditions illustrated on the survey will also be assessed. In many courthouse projects, the precise location of underground utilities may be unknown. Utility companies are usually helpful in researching their records and providing special equipment to locate unrecorded lines and fixtures. Interviews with longtime county employees may also assist in determining these locations as well as the presence of any other below-ground items.

In some cases, the use of ground-penetrating "radar" may be required. In this technique, infrared rays are transmitted underground while a remote unit prints transects. These are interpreted to reveal irregularities in the ground created by utility lines and various excavations. Such an examination at the old Gwinnett County Courthouse determined the location of the graves of seven soldiers killed in an Indian uprising in the 1830s. It was known that they had been buried on the site somewhere near an obelisk which commemorated the event. The use of ground penetrating radar assisted in the exact identification of the grave sites.

Boundary information may place some limitations on planning the courthouse grounds. Many courthouse squares are surrounded by streets, some of which are state-controlled highways or city-controlled streets. In these situations, work cannot extend into the right-of-way without the agreement of the Department of Transportation or the city.

Planning the Grounds

Most likely the landscape architect who does the assessment will also prepare a plan for anticipated landscape changes. If an existing master plan for the grounds is available, the landscape architect can usually adapt it to accommodate the new features with a minimum of unnecessary alterations. If a master plan has never been drawn up and approved, the county should



consider having one done as part of the courthouse improvement project. An overall plan is important because, like the courthouse itself, the grounds are historic and deserving of care. The plan can also save county officials some grief later on if, for example, a civic group proposes a well-intentioned but poorly designed alteration to the grounds. The group can be encouraged to redesign their proposal to fit into the master plan.

In developing the landscape plan, it is important to fully consider the historic nature of the building and its site. The landscape design should be historically accurate or at least compatible with the community's past. Often it is possible to find old photographs which provide guidance in determining the early appearance of the grounds.

Historically appropriate landscape treatments should be used. For example, foundation planting was not common until around the 1890s. A plan for an earlier courthouse would be appropriate without it. A design that addresses both historical suitability and contemporary requirements should be developed. A landscape architect with experience and knowledge in historic preservation can help to achieve this goal.

Fences and Walls

The fenced courthouse square was once commonplace. In historical times, livestock often was allowed to roam freely and enclosures were used to keep animals off the courthouse grounds. The responsibility for animal control was eventually transferred to the animals' owners but the enclosures have nevertheless been retained on some squares. In many cases, fences have been replaced a number of times. When one deteriorated, another was built to take its place. In situations where an enclosure of some type has always been in place around a courthouse square, it can be argued that it has become historic even though the existing wall or fence itself is a relatively recent replacement made of nonhistoric materials.

In Gwinnett County, a downtown improvement project included a proposal to remove the fence around the courthouse square so that angled parking spaces could be put in along the surrounding streets. This required taking small strips on the periphery of the square for parking use. A controversy ensued because the courthouse fence was considered historic by a number of citizens (even though it was a relatively recent replacement for an earlier fence). After several months of debate, the parties reached a compromise in which the parking spaces would be placed on only two sides of the square. A new fence similar in design to the old would be placed on all sides.

An assessment should be made of any existing enclosure. It will be important to know its age and whether or not it is original to the site. Care should be taken to preserve a historic enclosure if it is a contributing element to the site and works with the new plan for the site. Research into the history of the courthouse grounds should be undertaken. A review of superior court minutes may yield information on when an enclosure was built or repaired. Historic photographs, old newspaper accounts, the recollections of elderly residents, and the county historian are sources to consult. The research may also determine the type of construction, the dimensions, and other pertinent information. Decisions on proper treatment of existing elements or the design of new enclosures should be based on historical information.





*Jenkins County Courthouse,
Millen, Georgia*



*Monument honoring the peanut.
Early County Courthouse,
Blakely, Georgia*

*A line of monuments in front of a
courthouse should be avoided.*

Hedges surround some courthouse squares. Their condition should be noted as part of a grounds assessment effort. The replacement of aged, damaged, or missing plants may be appropriate where an old hedgewall is to be retained. A completely new hedgewall utilizing a historically appropriate plant material might also be planted if the existing one is in poor condition.

Monuments, Memorials, and Markers

Courthouse grounds almost always provide a handy site for local monuments, memorials, and markers. These may tell the history of the county, celebrate the life and accomplishments of a native son or daughter, or honor the veterans of our country's wars. Primarily constructed of stone, brick, or concrete, they range from simple rectangular slabs set in the ground to elaborate pedestals topped by obelisks, urns, and statuary. Markers may be constructed of stone or metal and are often placed flush with the ground. Many, particularly the familiar Georgia Historical markers, are metal signs mounted on posts.

A courthouse square can easily become littered with monuments. A clutter of monuments and markers in clashing designs can destroy the pleasant green space of a courthouse square and make the grounds look like a graveyard. Some counties have tried to avoid this situation by lining up monuments across the front of the square, but this may disrupt the view of a historic courthouse from the street.

Proposals for memorials and monuments are presented to county officials with good intentions, but not necessarily with a concern for the best appearance of the courthouse grounds. Because it is difficult to separate the good intentions from the quality of a particular monument design, county commissioners should establish a written process to guide the future placement of markers and monuments. A design committee should review all proposals and advise the commission. If individuals with design training are locally available, their participation on the committee may be invaluable. If expertise is not available, assistance from outside can be brought in on an advisory basis.

A memorial proposal should be judged by four criteria: theme, design, scale, and space. County officials should determine if the **theme** is relevant to the





Cherokee County Courthouse, Canton, Georgia. This memorial honors all local veterans. Separate monuments for separate wars are not needed.

county. If the proposed memorial does not have a clear connection to the county as a whole (or to the site), the courthouse grounds might not be an appropriate location. The **design** of the monument should respect the courthouse by using complementary materials, proportions, and detailing. The **scale** of the monument should also be appropriate to the courthouse and its grounds. If, for example, the grounds are cramped, a massive masonry monument will not improve them. A bronze marker set flush with the ground would be a better solution. Another alternative is a bench with an inset commemorative plaque.

Finally, an important question to ask is whether **space** is available at all. In some situations, possible sites are so small as to prohibit any future memorials. If the courthouse square suffers due to the placement of an oversized or inappropriately designed marker, the message intended by the monument may be weakened. The best interests of the public may be served by saying no. To avoid hard feelings on the part of the applicants, county officials could help them in locating another site. To avoid future problems, written guidelines for marker placement should be developed.

Historical markers placed on the grounds by the former Georgia Historical Commission are now under the control of the Parks, Recreation, and Historic Sites Division of the Department of Natural Resources. Proposals to relocate historical markers or add new ones should be directed to that agency. They will handle the task of relocation, if they agree with the proposed change. The costs of the move should be paid by the locality.

Gazebos and Bandstands

A frequent sight on Georgia's courthouse squares are bandstands and gazebos. Used as stages for concerts and political rallies, as impromptu shelters for picnics, and simply as agreeable spots to sit, talk, read, and rest awhile, these

structures have great appeal because they are *people places*. They aren't built for filing papers, parking automobiles, or selling merchandise; they are built purely to be amiable places for people. Therefore they should be designed and maintained to be used and enjoyed by people.

The condition, function, and history of such features should be assessed. Like enclosures, many gazebos and bandstands have been replaced over time, but there are some that are historic themselves. Careful preservation is recommended for these. The same methods suggested for researching the history of an enclosure may be used for gazebos and bandstands.

The decision to construct a new gazebo or bandstand should be made with several points in mind. The intended use should be defined. If, like its historical precedents, it is to serve as a stage, a sound and lighting system should be considered. The use will also determine the best location. Access for disabled visitors will be required. Seating may be desired and can be accommodated by incorporating seats as part of the structure. Regardless of the functional considerations, any gazebo should be of high quality design and construction and should always complement the courthouse.

Fountains

A few courthouses have fountains on their grounds or close by. The Thomas County Courthouse is a notable example with its three-tiered cast iron fountain surmounted by a bronze heron. Restored in 1988, it is a popular gathering place in downtown Thomasville. A similar fountain graces the entrance of the Brooks County Courthouse in nearby Quitman. In Decatur County, two heron-adorned fountains stand beside the courthouse.

Fountains are excellent people attractors. People like the sight and sound of falling water and are drawn to those places that have it. In a busy city, the sound also suppresses traffic noises, making the vicinity of a fountain a congenial place for the ear. The sight of clear, clean water similarly helps one disregard exhaust-laden urban air.

Although their appeal is undeniable, fountains have significant drawbacks. They are more expensive to maintain than most other landscape features. In cold weather they must be drained and left empty for up to months at a time (depending on the region). If poorly maintained, they can be a detriment to the landscape rather than an enrichment. If new fountains are placed on those courthouse grounds already overburdened with monuments, markers, gazebos, and so forth, they just add to the clutter. It is important to consider both the plusses and minuses of installing fountains and to carefully analyze any suggested sites.

Any new fountain should complement the architectural style of the courthouse. For example, ornate cast iron reproductions of historic designs should not be placed on the grounds of an Art Deco or modern courthouse. A massive, blocky concrete fountain would not add appeal to the grounds of a nineteenth-century courthouse. The same considerations of design, scale, and space that apply to proposed new monuments should also be applied to new fountains.

Maintenance costs for new fountains can be reduced by anticipating maintenance needs. For example, because most will need to be drained many times, it

makes sense to have a quick and simple drainage system. Draining and refilling when the water is contaminated will also help to extend the life of filters. Black or slate-colored fountains will show less dirt than those with aqua or other light colors. These darker colors are also historically appropriate for the grounds of courthouses built before the 1920s.

Landscape Plants

While monuments, fountains, gazebos, and similar manmade items can be attractive landscape elements, they are, at best, merely accessories. Trees and grass give life to the courthouse grounds and are the essence of their appeal. (Imagine a courthouse surrounded *entirely* by asphalt and concrete, lacking any trees or lawn. A gazebo will not improve such a situation.)

Courthouse landscape plans should recognize the overriding value of trees and other plant materials, particularly those that are part of the historic landscape. An inventory of existing trees and plant materials can help provide the basis for planning. It should include the location, type, species, and size of all trees and plantings on the grounds.

Diseased and dying trees should be stabilized or slated for removal. In most situations, fertilization and extensive pruning will be needed. Proper pruning not only improves the appearance of trees, but also lengthens their potential life span. Pruning should be done under the guidance of horticulturally trained experts because the timing and proper shaping of plant materials varies by species.

The advanced age of trees may also result in the need to consider an underplanting program. In this approach, young trees, typically of identical or similar varieties to those existing, will be planted as intended “replacements” to the mature trees. As the mature trees are lost to age and disease, the younger varieties, which have had time to establish themselves, are existing replacements. The shady character of the courthouse grounds will not suffer if the replacement trees are already a part of the landscape.

Courthouse grounds are sometimes filled with “memorial trees,” often to honor war dead. An example is a pecan grove on the grounds of the Franklin County Courthouse. According to local citizens, each tree was planted to honor a sol-



The courthouse square is often a lush green island in a sea of asphalt.

dier from World War I, and a metal tag with the name of one of the dead was placed on each tree. (The tags, sadly, have long since vanished.)

Local county agents and garden club members are sources to contact about the history of these trees. Such information can be helpful in developing a new landscape plan. Memorial trees should in most cases be preserved. In addition, local interest might be generated through the rededication of the trees. In Franklin County, newspaper research might reveal the original names, providing an opportunity for a contemporary ceremony using this information. It is also important that trees planted for particular events be preserved, since local groups are likely still to remember the event and the associated tree. Arbor Day is specifically intended to foster tree planting activities throughout a community.

Like the placement of memorials and monuments, tree planting by various well-intended civic groups can cause long-term problems. Examples are too many trees, trees planted in locations which restrict the intended use of the grounds, trees which conflict with the desired landscape character, and trees which grow up to block desirable views of the courthouse. As mentioned earlier, an overall plan for the grounds should be developed and adopted. Any civic tree planting project should be examined carefully to ensure that this plan is

*Hancock County Courthouse,
Sparta, Georgia.*



* *Memorial trees can be an alternative to a surplus of monuments. If a new memorial tree works well in the context of the landscape plan, it might be encouraged as a substitute for a monument.*

followed. *

Circulation

The movement of people into and through the courthouse site must be carefully considered. Pathways across the site and access routes to the entrances of the building should be in accordance with the other parts of the landscape plan. Paths should be laid out in aesthetically pleasing patterns and paved in materials compatible with the materials and character of the building.

Research into former pathways and the evaluation of existing walks should be carried out. In many cases, existing walks may be original and should be preserved. As an example, at the Montgomery County Courthouse in Mount Vernon, cleaning an existing concrete walk composed of hexagonal pavers revealed a decorative pattern that had vanished from view. A design in the paving, created by red and black-colored pavers among standard concrete pavers, was considered to be special to the community. The architect shared the local sentiment and has specified the same design for the interior flooring.

The role of the circulation path should be determined. Access paths for loading requirements at the building should be designated. Pathways planned for both pedestrians and vehicles should be designed to handle the increased load. Because courthouse grounds are often the sites of local festivals and holiday events, the presence of trucks on the grounds should be expected. Decorative interlocking pavers designed to handle trucks may be used in appropriate areas.

Site Utilities

Building and site requirements may create a need for certain “site utilities.” Those that might need to be considered include the following:

- (1) heating and cooling units;
- (2) electrical transformers;
- (3) drainage structures;
- (4) other site utilities, such as sewer, water, electrical, and gas lines; and
- (5) a variety of other mechanical equipment such as grease traps, backflow preventers, etc.

As an example, heating and cooling systems within the building will require



Exterior HVAC mechanical units can be screened from view by shrubbery or latticed brick walls. An unobtrusive location should be used.

the placement of mechanical units outside the building. In some situations, these units may be located within attic spaces of the building. In other situations, the size, weight, and ventilation requirements may demand placement on the grounds. Mechanical engineers involved in the project will determine the space requirements. An unobtrusive location should be the goal. As an example, in Dooly County the heating ventilation and air conditioning (HVAC) unit is on a side of the building not visible from the usual view points. It is enclosed by a brick wall pierced to allow for ventilation. Brick identical to that of the courthouse is used.

The requirements for electrical transformers will be identified by the project's electrical engineer. The transformer will need to be placed on the grounds. It may be desirable to place it in the same enclosure used for the HVAC unit.

A grading concept for the site should be designed that allows adequate drainage. It may be necessary to add drainage structures as a part of the design or to upgrade an existing site drainage system. Drainage structures such as catch basins visible on the ground's surface should be designed to blend with the landscape. It will also be necessary to coordinate the drainage system on the courthouse site with existing storm sewer systems surrounding the site. Contact with the owner of the adjacent systems, in most cases the municipal government or the Georgia Department of Transportation, will be necessary.

Utility systems such as water, sewer, electrical, and gas, will likely be a necessary

Trees, Flowers, and Grass versus



An aerial photograph of a typical Georgia county seat will depict a concentration of buildings, parking lots, and streets arrayed about a small green space. Within or beside this small island of green, a distinctive building—the county courthouse—can be seen. The most noticeable feature of the photograph, however, is likely to be not the courthouse but the amount of land given over to parking lots and streets, usually more than that occupied by buildings and parks. It may appear to most observers that the accommodation of the automobile is the primary goal of the place.

A photo of the same area taken a century ago would have presented a somewhat different story. There would be streets and a few open areas with wagons and buggies, but the number of such vehicles would be small and their apparent land requirements few in comparison to the numbers of vehicles and amount of parking today. Because many of the people who worked or shopped downtown lived only a short walk away, they did not use vehicles to get there. Those who lived out in the countryside came to town infrequently, perhaps only on Saturdays.

As buggies and wagons gradually gave way to automobiles and trucks, a system of state highways developed. In most cases, these roads converged on courthouse squares. Increasing volumes of through-traffic flowed into downtown causing delays for drivers who had grown accustomed to the speeds of the open road. Traffic engineers responded by finding ways to allow vehicles to travel more quickly through the downtown.

Their methods included constructing additional lanes, widening

consideration at most courthouse sites. Coordination with local utilities will be required. The location of existing lines will need to be confirmed and the proposed locations of new lines will need to be approved.

Other items that might also be a necessary part of a courthouse site include trash dumpsters, grease traps, and backflow preventers. Dumpsters should be buffered as much as possible from view and located to provide easy access. A grease trap may be a requirement where a courthouse is being converted to a new use that includes food service. Back flow preventers are required in site irrigation systems, and the local municipality may require them as part of the building's water system.

Access for Disabled Persons

Access to the building for persons with disabilities is now a legal requirement. The new Americans with Disabilities Act (ADA) affects exterior as well as interior facilities. Among these are entrance ramps and parking areas.

Most buildings provide access by means of ramps. Unfortunately, many existing ramps appear to be nonpermanent and built only to comply with the law. Permanent ramps that are integrated into the building's design are needed.

An excellent ramp design can be found in Mitchell County. Here the Art Deco

Asphalt and Concrete

intersections, rounding off corners of blocks, converting streets to one-way flow, and reducing or eliminating on-street parking. The result was a gradual reallocation of land from buildings and open space to streets, intersections, and parking lots.

Many courthouse squares lost ground to these changes. Some saw their corners sliced off to speed up traffic flow (which explains why there are several courthouse "squares" that aren't square). Others lost significant areas of lawns and trees to widened streets. It became possible to drive quickly through these traffic-engineered squares, but much less pleasant to walk across them.

The accommodation of parked vehicles was equally damaging. Some courthouse grounds were reduced to strips of trees and grass beside rows of parking spaces. Others lacked even these minimal amenities.

Fortunately, there are signs that the long bias towards the automobile may be coming to an end. In the 1980s, Canton closed a street that passed through the middle of the square in front of the Cherokee County Courthouse. Greenery and a gazebo now are found in its place. LaGrange expanded its central square by taking in corners which had long been paved over. In Lawrenceville, a war of words erupted over a proposal to take relatively small strips of land from the courthouse grounds for parking spaces. Here and there around the state, local leaders have suggested removal of parking spaces to restore or expand courthouse landscapes, an idea that would have been dismissed promptly in the past.



courthouse, erected in the mid-1930s, features a ramp up the center of the building's wide entrance steps. Such a prominent location is normally avoided but in this case the location works well because the central placement of the ramp complements the symmetry of the building.

Typically, ramps are built from an exterior pathway up to the first floor of a courthouse. However, it is also possible to build a ramp down. An example is a proposed design for the Early County Courthouse in Blakely where a ramp would slope down to an entrance at the basement level. An elevator inside will provide access to the other two floors in the building.

Ramps may be constructed in straight runs, in switch-backs, L-shapes, or other configurations. They may have handrails, masonry walls, hedges or other features alongside. They may be at the main entrance or at a secondary entrance. The point is that there are a variety of design possibilities.

ADA requirements also include the provision of convenient and accessible parking. Such parking areas should have a slope no greater than 1:50 (2 percent). The route to the parking area should be "van accessible" with a vertical clearance of at least 98 inches.

Archeology

If substantial alterations of the courthouse grounds are contemplated, an archeological investigation should be considered. For guidance, contact the Office of Historic Preservation (*See Appendix A*).

Budgeting and Financing

Establishing a Budget for the Project

A sound budget is a necessity. Budgets should be established early in the planning process after the space needs have been decided. As the design is refined, decisions should be made based on cost considerations (assuming that each alternative is historically appropriate). The budget should guide the project throughout its term.

The project cost estimate should include “up front” work, those tasks that must be handled before any other work can proceed, such as structural repairs and removal of nonhistoric components. This might also include environmental measures, such as radon and asbestos analysis and abatement, where necessary.

Operating costs as well as construction costs should be considered. Long-term maintenance will most likely be the greatest expense. Decisions should be made to facilitate the cost-effective management of the building. As an example, appropriate energy conservation measures, which might seem to be costly in the short term, will result in lower heating and cooling costs in the long term.

The budget is also a measure by which design options are judged. For example, slate was used to re-roof the old Gwinnett County Courthouse. This original material was thought to be important to the integrity of the restoration, and money was set aside in the budget to cover this cost. Dooly County, by comparison, chose a synthetic roofing material that imitates the appearance of slate. The substitute was considerably less expensive than actual slate, but it still created a roof appearance similar to that of the original. Montgomery County had to choose between restoring the original metal cornice on its courthouse or using a less expensive fiberglass version. Because the latter was almost identical to the original—and it fit the budget—the county chose it.

The budget should also include a “strong contingency”—that is, a healthy percentage of the project budget set aside to cover unforeseen costs. As an example, in the Gwinnett County project when workers removed plaster at the base of the clock tower they uncovered a deteriorated load-bearing wooden beam. A steel replacement added \$10,000 to the project cost. The contingency

Grants for Courthouse Projects

Federal, state, and private grants have helped several county governments and local organizations preserve and enhance courthouses. Among them are the following.

Historic Preservation Fund Survey and Planning Grants

*Old Campbell County Courthouse
Dooly County Courthouse
Old Union County Courthouse*

Historic Preservation Fund Acquisition and Development Grants

*Berrien County Courthouse
Dooly County Courthouse
Old Floyd County Courthouse
Old Haralson County Courthouse
Madison County Courthouse
Meriwether County Courthouse
Union County Courthouse*

Local Development Fund Georgia Department of Community Affairs

*Brooks County Courthouse
Old Haralson County Courthouse
Schley County Courthouse*

Preservation Services Fund National Trust for Historic Preservation

*Old Banks County Courthouse
Macon County Courthouse
Schley County Courthouse
Old White County Courthouse*

budget was adequate to cover this unanticipated, but necessary, expense. In most construction projects, contingencies are typically set at 10 to 15 percent. Architects involved in courthouse rehabilitation suggest that a contingency of 20 to 25 percent be provided. The higher amount can cover the cost of the unknowns that one should expect to find in historic structures.

Funding Sources

Paying for a courthouse rehabilitation project is a challenging task for county governments. The days of large federal grants are long gone. Neither the Local Public Works Program of the Economic Development Administration nor a similar program of the Appalachian Regional Commission (both of which once included courthouse rehabilitation among eligible projects) will fund such projects today. Even in these times of austere budgets, however, there are still a few sources of financial assistance for preliminary planning and design work, if not much for construction costs.

Below are suggestions on several ways to fund a courthouse rehabilitation project, at least in part. Agencies and organizations to contact for the details are listed in Appendix A.

Community Facilities Loans: Farmers Home Administration

The Farmers Home Administration (FmHA) offers its Community Facilities Loan program as a “credit of last resort.” Only rural counties with existing populations of less than 20,000 and counties unable to obtain financing through other sources should consider this program. The county must be able to repay the debt and pledge security for the loan. The project must comply with any existing plans for the community. FmHA also requires energy efficiency measures that may in some cases conflict with historic rehabilitation objectives.

The agency recognizes that county governments are prohibited by law from incurring debt for more than one year. To deal with this limitation, techniques for rolling over the loan annually have been designed. Applications should be made to one of the seven district offices of FmHA in Georgia.

Historic Preservation Fund: Survey and Planning Grants

Preliminary design work for courthouses listed on the National Register of Historic Places may be funded in part by Survey and Planning Grants from the Office of Historic Preservation (OHP) of the Georgia Department of Natural Resources. This fund is greatly restricted at the present time due to budget constraints, but is nevertheless a source to explore. A variety of predevelopment activities such as historic structure reports, feasibility studies, and plans and specifications are eligible. A 50 percent match is required, but matching funds can include indirect costs and donated labor and materials, as well as cash.

In the past two years funds have been restricted to “Certified Local Governments” (CLGs), of which there are over 30 in the state. To become a

CLG, a local government must enact a historic preservation ordinance and appoint a Historic Preservation Commission. Though most are municipal governments, there are three county CLGs.

Local Development Fund

The Local Development Fund (LDF), administered by the Georgia Department of Community Affairs (DCA), is a possible funding source for some courthouse projects—specifically those that do not involve the use of LDF funds for general county government operations. For example, a former courthouse used as a museum or community center may be eligible. Appropriately designed landscape projects for courthouse squares may also be eligible. LDF funds can be used for planning and design as well as construction.

Only city and county governments may apply for LDF grants. The maximum grant amount is \$10,000. (If two local governments jointly submit an application, a \$15,000 limit applies.) Grant applications are accepted semiannually in the spring and fall. In evaluating applications, DCA looks at whether the costs of the project are well-supported and realistic and considers the local match available, the project's compatibility with local plans, and the project's feasibility. A minimum local match of 50 percent is required. Although the match may be cash or in-kind or some combination, a cash match generally makes an application more competitive.

Preservation Services Fund

A possible source of assistance for preliminary planning and design is the Preservation Services Fund (PSF), a grant program of the National Trust for Historic Preservation. Projects must be in an early stage, before the “brick-and-mortar” work begins. Thus, the development of *conceptual* plans and cost estimates would be eligible, but the preparation of *final* plans and specifications would not.

The PSF fund for the Southeastern U.S. is administered by the Charleston, South Carolina, office of the National Trust. Grant amounts are typically in the \$1,000 - \$2,000 range, although grants as high as \$5,000 are possible. An equal matching amount is required. Cash match is considered to be a strong sign of local commitment, but in-kind match such as donated services and supplies is considered as well. The PSF application is simple and is accepted three times annually, with deadlines of February 1, June 1, and October 1. The National Trust usually makes funding decisions within six weeks.

Special Purpose Local Option Sales Tax

County governments may levy a one percent sales tax for a period of up to five years for specified projects including courthouse improvements. This special purpose local option sales tax (SPLOST) is by far the most widely used method of funding courthouse rehabilitation in Georgia in recent years.

In any county project involving a property or sales tax increase, the major challenge is obtaining voter approval. Two arguments for the tax appear to have been used successfully in some counties. The first is promoting SPLOST as a revenue raising method which not only spreads the tax burden fairly

throughout the entire community but also generates revenues from non-local shoppers and visitors who pay the tax although they live elsewhere. Counties that attract substantial numbers of visitors from outside can use this argument effectively. The second approach has been used in counties where courthouse repairs were urgently needed (including one where a judge ordered county officials to correct the problems of a seriously inadequate courthouse). Without the approval of the SPLOST, it was argued, an increase in property taxes would be needed. Property owners, who want tax burdens to be shared by all residents of the county rather than only themselves, tended to be supportive of the sales tax alternative.

Regardless of the sales pitch, county governments anticipating a SPLOST vote should plan their projects carefully. The budget should be realistic because in most situations it will be extremely difficult to obtain the voters' approval of a second SPLOST tax period to complete a project that was to have been finished in the first. If the courthouse cost appears to be too high to gain approval in a single referendum, the project can be undertaken in phases and marketed as a two-step process. Voters will know from the beginning that the vote is on the first phase of a two-phase project. The successful completion of the first will encourage support for the second.

Hotel and Motel Tax

A potential source of funding for some courthouse reuse projects is the hotel and motel tax. Enacted to help pay for facilities and to fund activities that benefit the tourism and meetings industry, the tax was used in Banks County's recent conversion of its abandoned courthouse to a local museum and community meeting center. To finance the project, the county commission increased the existing hotel and motel tax from 2 percent to 5 percent, dedicating the additional amount to the cost of courthouse rehabilitation. The Banks County Historical Society and the Banks County Chamber of Commerce borrowed \$280,000, the anticipated cost of rehabilitation, from a local lending institution. The loan is being repaid primarily from the dedicated tax proceeds—amounting to approximately \$40,000 annually—which are transferred from the county to the chamber of commerce for this purpose.

Labor Sources

Sometimes budgetary limits for courthouse improvements require unconventional approaches. In the conventional project, a general contractor is hired to oversee the work and coordinate subcontractors such as plumbers and electricians. If the county serves as the general contractor for some or all parts of the work, a potential cost savings is possible. The county could also use unconventional labor such as senior citizens, vo-tech students, or inmates where it is determined that they have the necessary skills to do the work.

Senior Community Service Project

A potential source of labor for courthouse rehabilitation projects is the Senior Community Service Project (SCSP) program. The program, usually administered through the Area Agency on Aging at the local regional development center,

matches individuals 55 years or older with public and nonprofit organizations which can use their assistance. Each county is eligible for the placement of a number of such workers based on its elderly population. Participating individuals must meet certain low-income criteria and must be assigned to a job site with specified tasks and supervision. As an example, two SCSP workers assigned to the Union County Historical Society helped to rehabilitate the old county courthouse in Blairsville by removing paneling and false ceilings in the courtroom.

Most elderly workers will be capable of light demolition tasks or landscape work. The particular skills of the worker will determine his or her best use. SCSP workers can be very helpful in getting a project underway by removing nonhistoric materials to reveal the hidden qualities of a building. Revealing historic features many times helps to generate local support for the rehabilitation.*

Georgia Department of Corrections

Inmate labor has been used successfully in a number of courthouse projects. Many inmate crews are adequately skilled and capable of completing an entire project, but other crews may be only suitable for limited work such as simple carpentry tasks. Each project will require a custom approach.

In Dooly County's courthouse rehabilitation project, inmate labor was used after structural and roof repairs had been made and after the heating and cooling system and new plumbing had been installed. Inmates primarily did carpentry work. The county was pleased with the results, realizing significant financial savings and completing the project three years earlier than first anticipated.

Harris County used inmates to renovate an old house next to the courthouse for county offices. As in Dooly County, plumbers and electricians were hired to do their specialized work while the inmates provided general labor under the supervision of the county manager. Project costs, at \$55,000 for purchase of the house and its site and \$39,800 for renovation, were much less than the cost of erecting a new building on the site, as originally planned.

Most inmate labor pools come from the Community Correction Division centers of the Georgia Department of Corrections (DOC) rather than from the prisons under its Operations Division. Community Correction Division centers are probation, detention, or boot camp facilities where minimum security prisoners and probationers are housed. The proximity of the courthouse project to a DOC facility and the types of prisoners housed there will be the determining factors in the availability of inmate labor. County officials should determine the type of prison facility nearest the courthouse and contact the appropriate division at the main office of the Department of Corrections (*See Appendix A*).

* *Before using SCSP workers or any other workers for demolition, be sure that environmental problems such as lead paint, radon, or asbestos have been properly addressed.*

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Appendix A

Sources of Assistance

Office of Historic Preservation (OHP)

Georgia Department of Natural Resources
Floyd Tower East, Suite 1462
205 Butler Street, S.E.
Atlanta, Georgia 30334
404/656-2840

The Office of Historic Preservation can provide technical assistance to county governments contemplating courthouse projects. Sometimes grant funds are available for rehabilitation or predevelopment work. In addition, the OHP, using state funds, sponsors the Regional Preservation Planning program at eleven of Georgia's regional development centers (RDCs). RDC preservation professionals provide technical assistance for projects within their regions. This may include landscape design, grant writing, research, marketing of special purpose local option sales tax, consultation on historic preservation techniques, and other areas. The eleven RDCs are as follows:

Altamaha Georgia Southern
Central Savannah River
Chattahoochee-Flint
Coosa Valley
Georgia Mountains
Lower Chattahoochee
Middle Flint
Middle Georgia
North Georgia
Northeast Georgia
South Georgia

The Georgia Trust for Historic Preservation, Inc.

1516 Peachtree Street, N.W.
Atlanta, Georgia 30309
404/881-9980

The Georgia Trust, a statewide advocacy organization, can provide valuable guidance in courthouse projects as well as in many other preservation activities.

National Trust for Historic Preservation

Southern Regional Office
456 King Street
Charleston, S.C. 29403
803/722-8552

Contact this office for information on the Preservation Services Fund described on page 59.

Georgia Department of Community Affairs

1200 Equitable Building
100 Peachtree Street, N.W.
Atlanta, Georgia 30303
404/656-3836

Contact DCA for information on the Local Development Fund described on page 59.

Farmers Home Administration

Community Programs Division
355 East Hancock Avenue
Athens, Georgia 30610
706/546-2171

Contact FmHA for information on the Community Facilities Loans described on page 58.

Georgia Department of Corrections

2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334
404/656-4593

Contact this department for information on the inmate labor pools described on page 61.

Appendix B

Glossary of Architectural Terms

Balustrade: A rail and the posts that support it (as along the edge of a staircase or a balcony).

Dormer: A window which projects from a sloped roof.

Encaustic: A process in which a coloring agent is made to adhere to a surface by applying heat.

Entablature: The three-part horizontal beam supported by columns (or seemingly supported by pilasters) in classical architecture. Divided into architrave, frieze, and cornice.

Fanlight: A semicircular or semielliptical window above a door.

Fluting: A series of vertical grooves on the shaft of a column or pilaster.

Hipped roof: A roof with slopes on all four sides.

Hood moldings: A projecting molding over a doorway or window.

Keystone: The wedge-shaped stone at the top center of an arch that locks its parts together.

Mansard roof: A roof with a steep slope rising to a separate gently sloped section on top. The lower section may be straight, convex, or concave in profile.

Massing: The arrangement of the physical volume or bulk of a building.

Parapet: The portion of an exterior wall that rises above a roof.

Pavilion: A distinct section of a building, typically projecting from the walls of the main structure at its corners or in the center of a facade. Often covered by a separate or distinctive roof.

Pediment: In classical architecture, the triangular space formed by the end of a gabled roof. Also, an ornamental surface framed by cornices above a door or window; normally triangular but occasionally arched or curved.

Pilaster: A flat-faced representation of a classical column projecting from a wall.

Quoin: An ornamental stone or brick on the outside corner of a building; may be load-bearing or simply decorative.

Round arch: A semicircular arch.

Rusticated stone: Cut stone with deeply recessed joints.

Spalling: The fragmentation or shearing of the surface of brick or stone as a result of water penetration.

Spandrel: A wall panel vertically separating the windows of a multistory building.

Stringcourse: A projecting course of masonry forming a thin horizontal strip across a building facade. Often used to express boundaries between floors.

Appendix C

Profiles of Selected Projects

Following are brief notes on selected recent courthouse projects. For more information on these and other individual projects, please contact the Association County Commissioners of Georgia (ACCG) at 404/522-5022. ACCG can provide referrals to the appropriate county officials.

Banks County —Restoration of 1863 Greek Revival courthouse. • The building is a small (6,500 sq. ft.) two-story brick structure with a stone foundation. It is now used as a museum and community meeting facility. • After being replaced by a new courthouse in 1987, the old building was saved from planned demolition when the community voted nearly two to one to preserve it. • It was carefully rehabilitated in 1989-91 with modernized bathrooms, an elevator, and a new HVAC system. The roof was restored using wood shingles. • The project was funded through a hotel/motel tax.

Barrow County —Addition to 1920 Neoclassical Revival courthouse. • Recently completed addition is architecturally compatible with the historic courthouse which occupies a prominent site in downtown Winder. The addition uses the brick color and white trim of the old building. • The brick on the old courthouse was soft-cleaned and repointed. Central heating and air conditioning were installed, replacing window units. • On the domed clock tower, deteriorated bannisters, columns, and windows were replaced. • An old jail, built in 1916, was also incorporated into the project. • Project funded by special purpose local option sales tax (SPLOST).

Bartow County—New architecturally compatible courthouse adjacent to 1902 Neoclassical Revival courthouse. • The architects tied the new building visually to the old by using red brick, compatible trim colors, and similar windows. A covered walkway with columns suggesting those of the old building also strengthens the design relationship. • The old courthouse, one of two still standing in downtown Cartersville, was partially rehabilitated in 1983 with funding from a grant through the Office of Historic Preservation (OHP).

Chatham County—Renovation of 1889 Romanesque Revival courthouse for county administrative offices and future legislative expansion. • The present courthouse, on the west side of the downtown historic district, is a modern structure built in the late 1970s. • The old building has been modernized including utilization of the former attic as the county engineering office. • Project cost: \$4.3 million.

Cherokee County—Rehabilitation of 1928 courthouse. • Courthouse is adjacent to revitalized city square. This downtown open space, once chopped up by a street extension, has been converted back to a park. • Courthouse rehabilitation and a new building adjacent to the old are underway.

Clarke County—Renovation of 1914 courthouse and construction of addition. • Adjacent parking deck, connected to old courthouse by contemporary atrium, was built in an architecturally similar manner. • Project cost: \$9 million for addition and parking deck, paid for with one year of special purpose local option sales tax. No debt was incurred.

Coffee County—Expansion of 1940 courthouse. • County has greatly expanded its courthouse at a cost of approximately \$2.7 million. • Project dedicated May 6, 1991. • The 11,000 sq. ft. old courthouse was gutted and renovated. New construction on the rear of the building added 30,000 sq. ft., three times more than in the original, essentially making the old building a wing of the new. The exterior design of the old building was continued in the addition. • A 1910 infirmary was also renovated for county use and incorporated into the courthouse complex.

Coweta County—Conservation of 1904 Neoclassical Revival courthouse. • The building was refurbished in 1975, retaining principal design features. • Its high domed clock tower dominates the townscape of Newnan. • Because both the exterior and interior have “what people expect to see at a courthouse,” the building is popular for movie-making. County charges \$500 per day and requires a \$1 million damage bond when the courthouse is used for filming.

DeKalb County—Rehabilitation of 1916 Neoclassical Revival courthouse. • The DeKalb County Historical Society is rehabilitating the building, constructed of Stone Mountain granite. Now the headquarters of the society, it will also serve as a community center when work is completed. The building will generate revenues from sales at a gift shop and rental of meeting rooms and a reception hall. • Current courthouse, built adjacent to the old building in 1967, is the county’s sixth courthouse. It is the only one not on the original site.

Dooly County—Rehabilitation of 1892 Romanesque Revival courthouse. • Rehab, completed over a four year period, included removing modern windows and other inappropriate features that were installed during an earlier remodeling. A second-floor arch had been enclosed using incompatible modern materials. This was replaced with glass. Also new HVAC and rewiring. • Work was done in four phases beginning with roof. • A slate look-alike was used on the roof. • Volunteer and detainee labor were used. Local support and involvement were very strong. • Project cost was \$330,000. Assisted by grants from OHP. • Faces a downtown square which is being improved with historically appropriate street lights and compatible signs.

Early County—Rehabilitation of 1905 Neoclassical Revival courthouse. • This very prominent building sits on a four-acre central square surrounded by downtown businesses. • Special purpose sales tax approved in 1991 for several local projects, including courthouse renovation. • The local approach to generating public support for the special local sales tax was exemplary. • Work on the building began in 1992.

Fulton County, Fairburn—Restoration of 1871 Old Campbell County Courthouse • The building is a two-story brick, vernacular structure with a classical portico featuring four massive Doric columns. Double curved stairs under the portico lead to the second floor. • Fairburn was the county seat of Campbell County from 1871 until 1932 when the county merged with Fulton. • The building was restored in 1983 and is now used as a community center.

Glynn County—Rehabilitation of 1907 courthouse and construction of adjacent new courthouse. • The old courthouse is scheduled to be rehabilitated at a cost of \$1 million to \$1.5 million. A new \$9 million courthouse, on an adjacent block, is of traditional design. • Both projects were funded by SPLOST. • Included is the construction of a plaza between the old courthouse and the new building.

Gwinnett County—Adaptive use of old courthouse. • \$3 million rehabilitation of 1885 courthouse was completed in 1992. • Used for exhibits, educational and cultural activities, meetings, luncheons, and social events. Rental through Gwinnett County Parks and Recreation Division, 404/822-8840. • Brick had been painted; paint was removed by chemical technique. • Budgeting process was a key part of the project from establishment of budget at outset of project to its use as guideline through design and construction. • Project included strong historic preservation and site components. Extensive historical research at outset. Site improvements included outdoor eating area, design of contemporary fencing compatible with original enclosure, and retention of open courthouse grounds.

Henry County—Rehabilitation of 1897 Romanesque Revival courthouse. • The red brick building sits on a corner facing McDonough’s shady downtown square. • Renovated a decade ago, using revenue-sharing funds, at a cost of \$1.4 million. • The county commission had planned to replace the building, but citizens wanted it saved. • A contemporary elevator structure was added to the rear. Constructed of brick to match the courthouse and separated from it by glass walls, this addition is notable for its clean lines and unobtrusiveness. • Many government functions moved to nearby buildings. County Annex is an attractive brick structure across the street from the courthouse. Historic jail, NE of the courthouse, is a one-story, tin-roofed, brick building constructed in the same decade as the courthouse.

Jones County—Renovation of 1906 Romanesque Revival courthouse. • Included in the project are removal of paint from the exterior red brick walls, installation of an elevator, rehabilitation of the clock tower, and interior work. • Cost: \$750,000. • County administrative offices moved to a newly converted school. Grand Jury room also moved to former school. • \$875,000 for courthouse came from local option sales tax vote, which also funded fire and rescue needs and a county park.

Macon County—Rehabilitation of courthouse and construction of rear addition. • A special purpose sales tax for the \$800,000 project has been approved by local voters. 736 voted yes; 568 voted no. • Interior space planning is complete, and work will begin soon. Rear addition will include an elevator to meet accessibility requirements. Other access improvements for the disabled will be part of the project. • Because the courthouse sits on a corner lot rather than a central square, the rear addition will not be greatly obtrusive.

Marion County—Rehabilitation of 1850 courthouse.

- Weatherization, roofing work, and basic repair were completed in 1990. Cost: \$20,648.
- The building was repainted with the paint color selected by community vote. Those voting were able to choose from a variety of historically appropriate colors.
- Improvements in access for disabled are planned.

Meriwether County—Rehabilitation of 1904 courthouse after fire.

• Courthouse stands in the center of the town square. A fire on January 27, 1976 gutted the building. It was rebuilt within the existing walls. Historic exterior architectural features were replicated. The interior was altered to add more floor space. Ceiling heights were reduced and a basement was dug using miniature bulldozers. The result was three floors and a basement within the walls of a building that originally only had two floors. The rotunda gave way to additional office space, but the domed clocktower was restored. A half-ton brass bell was cast in France and installed in the tower. A statue of Justice holding her scales was placed at the top of it all. Massive columns were replaced as were limestone cornices and trim. The project was begun in September 1977 and completed in April 1980. Funds came from insurance (\$305,000), an Economic Development Administration grant (\$513,000), revenue sharing funds, and donations. Included in the donations were \$500,000 from the nearby Callaway Foundation, \$100,000 from Publix Supermarkets, \$5,000 from a local Nabisco facility, and various amounts from two local banks and some ninety families and small businesses.

Monroe County—Rehabilitation of clock tower of 1896 High Victorian courthouse.

• The building is the focal point of Forsyth's downtown and the centerpiece of a historic district. • The county recently repaired and rehabilitated the domed tower and its four clocks at a cost of approximately \$180,000. Rather than re-roof the dome with costly slate shingles, the county chose less expensive lead-coated copper shingles which develop a patina resembling slate. • As part of the project, brickwork was repointed on the Dutch stepped parapets on three sides of the building. • A substantial accumulation of pigeon droppings was removed from the tower.

Montgomery County—Rehabilitation of Neoclassical Revival courthouse.

• Phase One included roof repair, replacement of cupola, and access improvements such as adding an elevator, ramp, and handicapped accessible restrooms. Phase Two involved courtroom and second floor rehabilitation. A sprinkler system was also installed. The first floor will be rehabbed in a future phase.

Oglethorpe County—Rehabilitation of Romanesque Revival courthouse.

• The building is being rehabbed in two phases. The first phase, exterior work and structural stabilization, is nearly complete. Cost: \$230,000. Work included window repair, new roofing, and stabilization of the clock tower. • In second phase the county will rehabilitate the interior, install an elevator, and improve access for disabled. Will remove dropped ceilings and wall paneling throughout. In courtroom, balcony will be reopened and a new security system installed. New HVAC, plumbing, and electrical systems to be installed. • Project funded by special purpose local option sales tax. • County is also considering an annex in a new building or other existing building.

Paulding County—Rehabilitation of old courthouse and construction of new annex.

• The red brick courthouse was rehabilitated in 1984-85. The new Courthouse Annex, dedicated in November 1990, is a three-story structure of red brick with a gabled roof and architectural treatments that tie it visually to the old courthouse, adjacent. An arched window on the east facade of the new building and an arched doorway on its north side complement similar features on the old structure.

Schley County—Rehabilitation of 1899 courthouse.

• Phase One, the stabilization of a leaning clock tower, was completed in mid-1992 at a cost of \$58,000. • Phase Two will involve exterior rehabilitation, weatherization, and repair of the building's many windows. Phase Three will include accessibility improvements and interior renovation. This work will probably include the removal of a dropped ceiling which now hides an ornate pressed metal ceiling in the courtroom. • Completion of Phase Three is planned for 1994-95. The county is expecting to spend roughly \$50,000 per year on the project.

Union County—Rehabilitation of abandoned courthouse by community group.

• A good example of a grass roots effort with innovative approaches to fundraising, the project has been operating on a barebones budget for years. • Work, ongoing since 1976, has been accomplished in phases with the first floor tackled first and other parts later. • Senior Community Service Project workers have been an important source of labor. • A key to the improved appearance of the building was the removal of very inappropriate windows put in during an earlier renovation. • OHP provided planning and construction money in all phases of the project, as well as extensive technical assistance, particularly through the regional preservation planner program at Georgia Mountains Regional Development Center.

White County—Rehabilitation of courthouse for use by local historical society. • The historical group received a Preservation Services Grant from the National Trust for Historic Preservation over a decade ago. The money was used to develop plans for rehabilitation. Since that time the plans have guided the project through its various phases. • A Governor’s Emergency Fund grant was used for much-needed construction work on the building.

Wilkes County—Reconstruction of tower and roof and construction of a rear addition. • The courthouse lost its picturesque multiple-gabled roof and ornate clock tower in a 1958 fire. For several decades, a flat roof covered the building, resulting in an odd “chopped off” look. Now the building has a new roof and tower, along with a substantial rear addition. The roof follows the general lines of the original while the clock tower is similar in form, though not as tall, as its predecessor. The elaborate ornamentation and rich texture of the earlier roof was not replaced due to the costs involved.

Appendix D

Courthouse Dates, Styles, and Architects

One hundred and forty Georgia county courthouses built before 1952 are listed below. Although most continue to be used as courthouses, some have been adapted to other purposes. These are included here because of their historic or architectural significance.

Dates of construction are in parentheses. Architectural styles are noted and original architects are indicated where known. Courthouses on the National Register of Historic Places are indicated by "NR." Those old enough

to be considered for such listing (at least fifty years old) are so indicated. This list also includes courthouses that will become fifty years old during the next decade.

Courthouses included in the Historic American Buildings Survey are indicated by "HABS". Additionally, some of the listings have notes concerning changes in status, alterations, rehabilitations, etc.; these are not comprehensive but are based only on information collected in the course of this project.

Appling County, Baxley

(1907-08). NR. Neoclassical Revival.
Architect: H. L. Lewman.

Atkinson County, Pearson

(1920). NR. Neoclassical Revival.
Architect: J. J. Baldwin.

Bacon County, Alma

(1919). NR. Neoclassical Revival.
Architect: J. J. Baldwin.

Baker County, Newton

(1900). NR. Romanesque Revival.
Architect: J. W. Golucke.

Baldwin County, Milledgeville

(1887). Extensively remodeled 1937. Listed within NR district. Neoclassical Revival with Victorian clock tower. Architects: McDonald Bros. and P. E. Dennis.

Banks County, Homer

(1860–1863). NR. Greek Revival.
Architects: John W. Pruitt and Samuel W. Pruitt.

Barrow County, Winder

(1920). NR. Neoclassical Revival.
Architect: J. J. Baldwin.

Bartow County, Cartersville

(1902). NR. Neoclassical Revival.
Architects: Kenneth McDonald and J. W. Golucke.

Bartow County, Cartersville

(1869). NR. Italianate.
Architect: unknown. Courthouse from 1869 to 1902. Now vacant.

Ben Hill County, Fitzgerald

(1909). NR. Neoclassical Revival.
Architect: H. H. Huggins. Domed clock tower removed 1952.

Berrien County, Nashville

(1898). NR. Listed individually. Romanesque Revival/Colonial Revival. Architect: W. Chamberlain.

Bibb County, Macon

(1924). Remodeled 1940. Listed within NR district. Neoclassical Revival. Architect: Curran R. Ellis.

Bleckley County, Cochran

(1914). NR. Neoclassical Revival.
Architects: Sayre & Baldwin.

Brantley County, Nahunta

(1930). Addition 1978. Now old enough for NR consideration. Colonial Revival elements. Architect: unknown. (Contractors: Ledsinger and Turner).

Brooks County, Quitman

(1859). Extensively remodeled 1892. NR. Renaissance Revival/Romanesque Revival. Architects: John Wind (1859) and Bruce & Morgan (1892).

Bryan County, Pembroke

(1938). Now old enough for NR consideration. Neoclassical Revival. Architect: Walter P. Marshall.

Bulloch County, Statesboro

(1894). NR. Queen Anne; Neoclassical Revival alterations in 1914. Architects: Bruce & Morgan (1894) and J. de Bruyn Kops (1914).

Burke County, Waynesboro

(1857). NR. Vernacular with Italianate elements and Victorian clock tower. Architect: unknown. Expanded in 1899-1900 by architect L. F. Goodrich. Neoclassical Revival annex constructed in 1940.

Butts County, Jackson

(1898). NR. High Victorian Eclectic with Colonial Revival elements. Architects: Bruce & Morgan.

Calhoun County, Morgan

(1935). Renovated 1972. Now old enough for NR consideration. Colonial Revival. Architect: T. F. Lockwood, Jr.

Camden County, Woodbine

(1928). NR. Twentieth-Century Gothic Revival. Architect: J. de Bruyn Kops.

Campbell County (Now part of Fulton County), Fairburn

(1871). NR, listed individually. HABS. Vernacular. Original architect: unknown (Contractors: Smith & Brother). Restored 1983. Now serves as a local museum and meeting facility.

Candler County, Metter

(1921). NR. Neoclassical Revival. Architect: J. J. Baldwin.

Carroll County, Carrollton

(1928). Addition built 1974-76. NR. Italian Renaissance Revival. Architect: William J. J. Chase.

Catoosa County, Ringgold

(1939). Now old enough for NR consideration. Colonial Revival. Architects: Crutchfield and Law.

Charlton County, Folkston

(1928). NR. Neoclassical Revival/Georgian Revival. Architect: Roy A. Benjamin. Annex built 1978.

Chatham County, Savannah

(1889). Listed within NR district. Romanesque Rev'l/Richardsonian. Architect: William G. Preston.

**Chattahoochee County, Cusseta**

(1854). NR. Vernacular. Architect: unknown. This courthouse was moved to Westville historic museum village in 1975.

Chattooga County, Summerville

(1909). NR. Neoclassical Revival. Architects: Bryan Architectural Firm, St. Louis, Mo.

Cherokee County, Canton

(1928). NR. Neoclassical Revival and Italian Renaissance Revival. Architect: A. Ten Eyck Brown.

Clarke County, Athens

(1914). Listed within NR district. Italian Renaissance Revival/Neoclassical Revival/Beaux Arts Classicism. Architect: A. Ten Eyck Brown. Renovated and addition constructed 1990.

Clay County, Fort Gaines

(1871-73). NR. Vernacular (Greek Revival influence). Architect: unknown.

Clayton County, Jonesboro

(1898). Listed within NR district. Romanesque Revival. Architect: J. W. Golucke. Present courthouse (adjacent) built 1962.

Clayton County, Jonesboro

(1869-71). Listed within NR district. Vernacular (Italianate influence). Architect: Max V. D. Corput. Courthouse from 1869 to 1898. Has been used as Masonic lodge since 1898.

Clinch County, Homerville

(1896). 1936 addition by WPA. NR. Victorian functional with Neoclassical Revival additions. Architect: unknown.

Coffee County, Douglas

(1940). NR nomination pending May 1992. Stripped Classical. Architect: William J. J. Chase. Large addition and renovation 1991.

Colquitt County, Moultrie

(1902). Remodeled 1956. NR. Neoclassical Revival. Architects: A. J. Bryan & Co.

Columbia County, Appling

(1856). NR. Vernacular (Greek Revival and Italianate influences). Architect: John Trowbridge. Core of the building was built in 1812. Upstairs portion renovated in 1980.

Cook County, Adel

(1939). Now old enough for NR consideration. Stripped Classical. Architect: William J. J. Chase.

Coweta County, Newnan

(1904). NR. Neoclassical Revival. Architect: J. W. Golucke. Refurbished in 1975, retaining principal design features. Interior and exterior rehabilitated in 1989-90.

Crawford County, Knoxville

(1831-32). NR. HABS. Vernacular (Greek Revival influence). Architect: Henry Crews (probable). Extensive interior renovations in late 1960s, along with construction of a small addition.

Crisp County, Cordele

(1950). Modern. Architect: Bernard A. Webb.

Dade County, Trenton

(1926). NR. Vernacular (Dutch Colonial Revival influence). Architect: unknown. (Contractors: Barrett Construction Co., Dalton).

Dawson County, Dawsonville

(1858). Addition 1958. NR. Vernacular. Architects: Wesley McGuire, Henderson Wilson, and John Hackenhull. Rehabilitated 1989-90.

Decatur County, Bainbridge

(1902). NR. Neoclassical Revival (with campanile-like clock tower). Architect: Alexander Blair. Renovated in 1978-79.

DeKalb County, Decatur

(1916). NR, listed individually. Neoclassical Revival. Architects: Walker and Chase. Incorporates walls of burned 1898 courthouse.

Dodge County, Eastman

(1908). NR. Neoclassical Revival. Architect: E. C. Hosford.

Dooly County, Vienna

(1890-92). NR. Romanesque Revival. Architect: William H. Parkins. Rehabilitated in late 1980s.

Early County, Blakely

(1904-05). NR. Neoclassical Revival. Architects: Morgan and Dillon. Rehabilitation underway in 1992.

Effingham County, Springfield

(1908). NR. Neoclassical Revival (Palladian adaptation). Architect: H. W. Witcover.

Elbert County, Elberton

(1893). NR. Romanesque Revival. Architect: R. H. Hunt (Hunt & Lamb, Chattanooga). Interior renovated in 1964.

Emanuel County, Swainsboro

(1940). Now old enough for NR consideration. Stripped Classical. Architects: Dennis & Dennis.

Evans County, Claxton

(1923). NR. Neoclassical Revival. Architect: J. J. Baldwin. Interior remodeled extensively in 1979-80.

**Fannin County, Blue Ridge**

(1937). Now old enough for NR consideration. Neoclassical Revival. Architects: Edwards, Sayward & Robert B. Logan Associates.

Fayette County, Fayetteville

(1825). NR. Vernacular. Architect: Finley G. Stewart. Second Empire clock tower added 1888; clock installed 1910; remodeled 1965; restored 1983 after a fire.

Floyd County, Rome

(1892). NR. Romanesque Revival. Architects: Bruce & Morgan. Partially rehabilitated in 1980s.

Franklin County, Carnesville

(1906). NR. Neoclassical Revival. Architect: W. Chamberlain. Interior remodeled in 1958.

Fulton County, Atlanta

(1914). NR. Neoclassical Revival/Beaux Arts Classicism. Architect: A. Ten Eyck Brown. (Morgan & Dillon, associate architects).

Gilmer County, Ellijay

(1898). NR. Neoclassical Revival. Architect: unknown. Built as a hotel; adapted to courthouse 1934.

Glascocock County, Gibson

(1919). NR. Neoclassically derived. Architect: J. W. McMillian & Son. Remodeled and addition constructed 1942. Interior thoroughly renovated in 1973.

Glynn County, Brunswick

(1907). Listed within NR district. Neoclassical Revival. Architects: C. A. Gifford and E. S. Betts.

Greene County, Greensboro

(1848-49). NR. Greek Revival. Architect: David Demarest. (Atharates Atkinson, builder).

Gwinnett County, Lawrenceville

(1885). NR. A mixture of styles; Second Empire elements on clock tower. Architect: E. G. Lind. Rehabilitated 1991-92.

Hall County, Gainesville

(1937). Now old enough for NR consideration. Stripped Classical. Architects: Daniell and Beutell.

Hancock County, Sparta

(1881-83). Listed within NR district. HABS. Second Empire. Architects: Parkins and Bruce. Some restoration work was done in the 1970s.

Haralson County, Buchanan

(1891-92). NR, listed individually. Queen Anne. Architects: Bruce & Morgan. Now offices of local historical society.

Harris County, Hamilton

(1908). NR. Neoclassical Revival. Architect: E. C. Hosford.

Henry County, McDonough

(1897). NR. Romanesque Revival. Architects: Golucke & Stewart.

Houston County, Perry

(1948). Stripped Classical. Architect: E. Oren Smith.

Irwin County, Ocilla.

(1910). NR. Neoclassical Revival. Architect: unknown. Rear addition of unknown date.

Jackson County, Jefferson

(1879). Clock tower added 1906. NR. Vernacular (Early Classical Revival and Italianate influences) with Neoclassical Revival clock tower. Architect: W. W. Thomas of Athens. Interior renovated 1978.

Jasper County, Monticello

(1907). NR. Neoclassical Revival. Architect: T.F. Lockwood, Sr.

Jeff Davis County, Hazlehurst

(1906-07). NR. Neoclassical Revival. Architect: W. Chamberlain & Co.

Jefferson County, Louisville

(1904). NR. Neoclassical Revival. Architect: W. F. Denny. Courtroom remodeled prior to 1980.

Jenkins County, Millen

(1910). NR. Neoclassical Revival. Architect: L. F. Goodrich.

Johnson County, Wrightsville

(1895). NR. Romanesque Revival/Colonial Revival. Architects: Golucke & Stewart. Interior remodeled in mid-century.

Jones County, Gray

(1906). NR. Romanesque Revival. Architect: J.W. Golucke & Co. Has old additions of unknown dates. Rehabilitated 1992.

Lamar County, Barnesville

(1931). NR. Neoclassical Revival. Architect: Eugene C. Wachendorff. Windows altered 1986.

Lee County, Leesburg

(1917-18). NR. Neoclassical Revival. Architect: J. J. Baldwin. Rear addition built 1975.

Liberty County, Hinesville

(1926). NR. Neoclassical Revival. Architect: J. J. Baldwin. Extensive wings added in 1965.

Lincoln County, Lincolnton

(1915). NR. Neoclassical Revival. Architect: G. Lloyd Preacher.

Long County, Ludowici

(1926). NR. Neoclassical Revival. Architect: G.M. Harrington. Interior renovated 1974.



Lowndes County, Valdosta

(1904-05). NR. Neoclassical Revival. Architect: Frank P. Milburn. Addition 1962. Renovated 1970.

Lumpkin County, Dahlonega

(1836). NR, listed individually. HABS. Vernacular (Early Classical Revival influence). Architect: Ephraim Clayton. Now Dahlonega Gold Museum.

Macon County, Oglethorpe

(1894). NR. Romanesque Revival. Architect: unknown.

Madison County, Danielsville

(1901). NR. Romanesque Revival. Architect: J. W. Golucke. Rehabilitated 1983.

Marion County, Buena Vista

(1850). NR. Vernacular; Neoclassical Revival alterations in 1928. Architect: unknown.

Marion County, Tazewell

(1848). NR. Vernacular. Architect or builder: L.W. Wall. This building, constructed as the county courthouse in 1848, served that purpose only until the county seat was moved to Buena Vista in 1850. It has since been used as a post office, general store, and Masonic Hall.

Meriwether County, Greenville

(1903-04). NR, listed individually. Neoclassical Revival. Architect: J.W. Golucke. Rebuilt 1977-1980 within the existing walls after 1976 fire.

Mitchell County, Camilla

(1937). Listed within NR district. Art Deco/Stripped Classical. Architect: William J. J. Chase.

Monroe County, Forsyth

(1896). NR. High Victorian Eclectic. Architects: Bruce & Morgan. Clock tower restored 1990.

Montgomery County, Mount Vernon

(1907). NR. Neoclassical Revival. Architect: Alexander Blair. Rehabilitated 1991-92.

Morgan County, Madison

(1905). Listed within NR district. Neoclassical Revival. Architect: J. W. Golucke.

Murray County, Chatsworth

(1917). NR. Neoclassical Revival (Palladian adaptation). Architect: Alexander Blair.

Newton County, Covington

(1884). NR. Second Empire. Architects: Bruce & Morgan.

Oconee County, Watkinsville

(1939). Now old enough for NR consideration. Stripped Classical. Architect: William J. J. Chase.

Oglethorpe County, Lexington

(1887). Listed within NR district. HABS. Romanesque Revival. Architects: Wheeler & Parkins. Renovation and annex project underway 1992.

Paulding County, Dallas

(1892). NR. Queen Anne. Architects: Bruce & Morgan. Renovated 1956. Rehabilitated 1984-85, 1991. Annex built 1990.

Peach County, Fort Valley

(1936). NR. Colonial Revival. Architects: Dennis & Dennis. Addition constructed in early 1970s after 1969 fire.

Pickens County, Jasper

(1949). Stripped Classical. Architects: Bothwell and Nash.

Pierce County, Blackshear

(1902). NR. Neoclassical Revival. Architect: J. W. Golucke. Remodeled in 1970s. Rear addition 1975.

Pike County, Zebulon

(1895). NR. Romanesque Revival/Colonial Revival. Architects: Golucke & Stewart.

Polk County, Cedartown

(1951). Stripped Classical. Architect: William J. J. Chase.

Pulaski County, Hawkinsville

(1874). Additions made 1885, 1897, 1910. NR. Neoclassical Revival. Architect: unknown.

Putnam County, Eatonton

(1905-06). Listed within NR district. HABS. Neoclassical Revival. Architect: J. W. Golucke.

Quitman County, Georgetown

(1939). Now old enough for NR consideration. Stripped Classical with Colonial Revival elements. Architect: T. F. Lockwood, Jr.

Randolph County, Cuthbert

(1886). Listed within NR district. Queen Anne. Architects: Kimball, Wheeler & Parkins.

Richmond County, Augusta

(1801). Old Government House. NR, listed individually. HABS. Federal/Greek Revival. Architect: unknown. County courthouse from 1801 to 1821. Rehabilitated 1987-89.

Rockdale County, Conyers

(1939). Now old enough for NR consideration. Colonial Revival. Architect: William J. J. Chase.



Schley County, Ellaville

(1899). NR. Romanesque Revival. Architects: Golucke & Stewart. Rehabilitation underway 1992.

Seminole County, Donalsonville

(1922). NR. Beaux Arts Classicism/Neoclassical Revival. Architect: William J. J. Chase. Renovated 1978-79.

Spalding County, Griffin

(1859). Vernacular (Italianate influence). Architect: Columbus Hughes. Converted to county jail in 1910. Now county utility department offices.

Stephens County, Toccoa

(1907-08). NR. Neoclassical Revival. Architect: H. L. Lewman.

Stewart County, Lumpkin

(1896). Burned 1922, rebuilt 1923. NR. Neoclassical Revival. Architects: A. J. Bryan (1896) and T. F. Lockwood, Jr. (1923).

Talbot County, Talbotton

(1892). NR. Queen Anne. Architects: Bruce & Morgan.

Taliaferro County, Crawfordville

(1902). NR. High Victorian. Architect: L. F. Goodrich.

Tattnall County, Reidsville

(1902). Remodeled in the 1960s. Tower and mansard roof removed. Renovated 1991. Not eligible for NR due to alterations made in 1915 and 1960s. Original style: Second Empire influence. Architect: J.W. Golucke.

Taylor County, Butler

(1935). Now old enough for NR consideration. Neoclassical Revival with Colonial Revival clock tower. Architect: F. Roy Duncan.

Telfair County, McRae

(1934). Now old enough for NR consideration. Colonial Revival. Architects: Dennis & Dennis.

Terrell County, Dawson

(1892). Renovated 1936. NR. High Victorian. Architect: W. H. Parkins.

Thomas County, Thomasville

(1858). Remodeled 1888. NR. Listed individually. HABS. Originally Greek Revival. Original architect: John Wind. Remodeled in 1888 combining classical and Victorian period design elements. Other alterations in 1909, 1918, 1922, and 1937.

Tift County, Tifton

(1912). NR. Beaux Arts Classicism. Architect: W. A. Edwards.

Treutlen County, Soperton

(1920). NR. Neoclassical Revival.
Architect: J. J. Baldwin.

Troup County, LaGrange

(1939). NR nomination in progress.
Stripped Classical. Architect:
William J. J. Chase.

Turner County, Ashburn

(1907). NR. Neoclassical Revival
(with campanile-like clock tower).
Architects: Alexander Blair &
P. E. Dennis.

Twiggs County, Jeffersonville

(1902-03). Renovated 1979. NR.
Romanesque Revival.
Architect: J. W. Golucke.

Union County, Blairsville

(1899). NR. Romanesque Revival.
Architects: Golucke & Stewart.
Tower removed in 1950s.
Rehabilitation begun 1976.

Upson County, Thomaston

(1908). NR. Neoclassical Revival.
Architect: Frank P. Milburn.
Renovated 1968.

Walker County, LaFayette

(1917-18). NR. Beaux Arts Classi-
cism/Italian Renaissance Revival.
Architect: Charles E. Bearden.

Walton County, Monroe

(1883-84). NR. Second Empire.
Architects: Bruce & Morgan.

Warren County, Warrenton

(1909-10). NR. Neoclassical Revival.
Architect: W. Chamberlain.

Washington County, Sandersville

(1868-69). NR. High Victorian with
Second Empire clock tower.
Architect: unknown. Contractors:
Green Brantley and J. W. Renfroe.
Addition 1899 by architect L. F.
Goodrich. Addition 1939. Other
additions and alterations at various
times. Renovated 1970-73. Partially
rehabilitated 1987.

Wayne County, Jesup

(1902-03). NR. Romanesque
Revival. Architect: S. A. Baker.

Webster County, Preston

(1915). NR. Neoclassical Revival.
Architect: T. F. Lockwood, Sr..

Wheeler County, Alamo

(1917). NR. Neoclassical Revival.
Architect: E. C. Hosford.

White County, Cleveland

(1859-60). NR, listed individually.
Vernacular. Architect: Edwin
Williams.

Wilcox County, Abbeville

(1903). NR. Neoclassical Revival.
Architect: Frank P. Milburn.

Wilkes County, Washington

(1904). NR. Richardsonian Roman-
esque influence. Architect: Frank P.
Milburn. Roof and tower lost to
1958 fire. Both rebuilt along
historic lines and rear addition
constructed in 1989.

Wilkinson County, Irwinton

(1924). Now old enough for NR
consideration. Colonial Revival.
Architect: Alexander Blair.

Worth County, Sylvester

(1905). NR. Neoclassical Revival.
Architect: J.W. Golucke. Major
portions rebuilt after 1982 fire.

Sources:

The primary source of information for this section was the *Thematic Nomination of Georgia Courthouses to the National Register of Historic Places* by Janice A. Hardy and Anne Harman (Unpublished, 1980). The book *Courthouses in Georgia, 1825-1983* by Robert H. Jordan and J. Gregg Puster (Norcross: The Harrison Company, 1984) was a helpful secondary source. Kenneth H. Thomas, Jr. of the Office of Historic Preservation provided valuable research assistance. Additionally, a number of citizens of Georgia's counties were most helpful in checking local records for missing items of information.