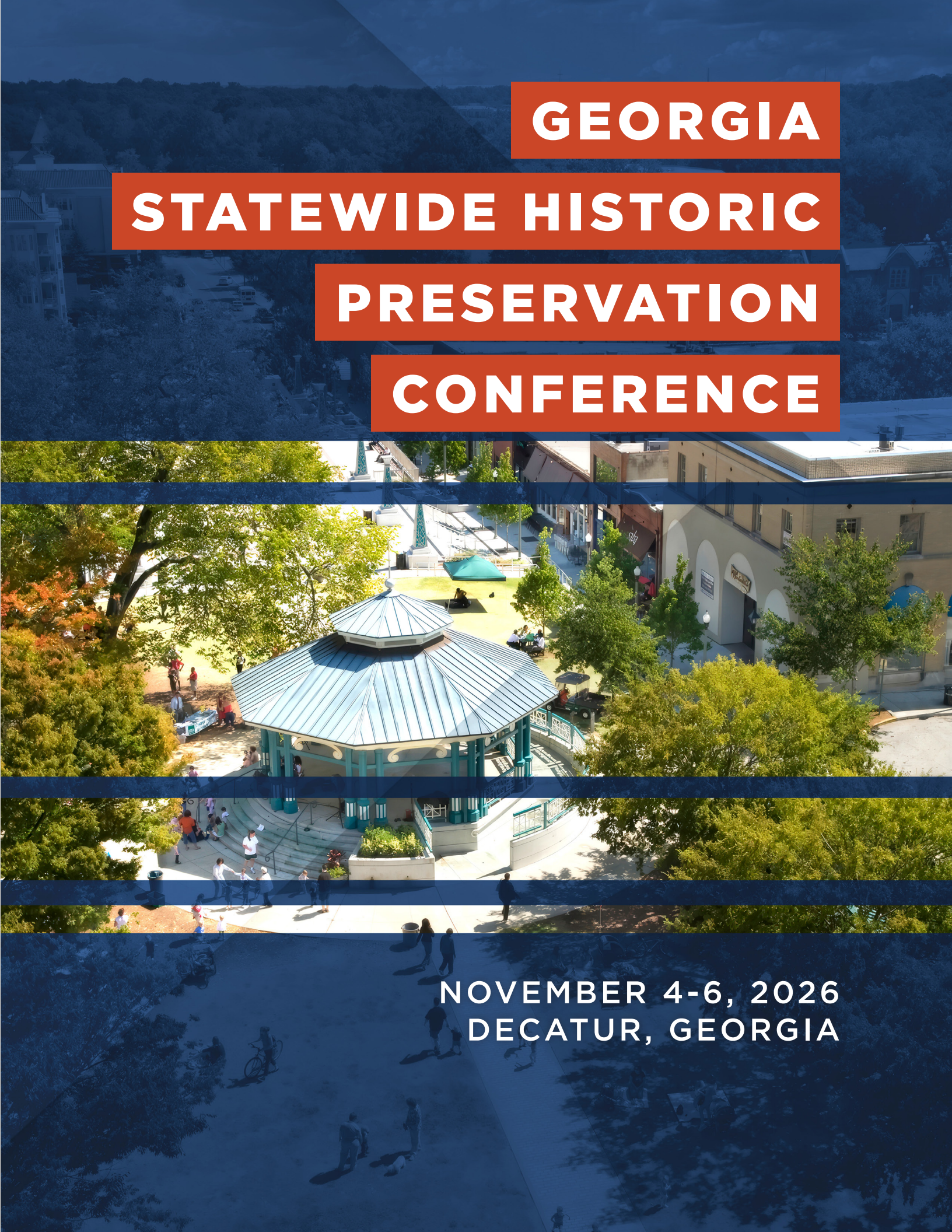




GEORGIA STATEWIDE HISTORIC PRESERVATION CONFERENCE

NOVEMBER 4-6, 2026
DECATUR, GEORGIA

STEP INTO THE **COMMUNITY GATHERING ROOM** YOUR CENTRAL SPOT FOR NETWORKING, RELAXING, AND DISCOVERING WHAT'S NEW.

Grab a free coffee or tea,
connect with fellow attendees, and explore
sponsor tables showcasing the latest
tools, services, and innovations.

Whether you're looking to spark a casual
conversation, meet potential collaborators,
or simply recharge between talks,
this welcoming space is designed to
bring people together.

The Community Gathering Room
is where connections happen.

Be sure to stop by. You never know who you'll meet!



Photo Credits:

- Decatur Square in Decatur By Marcus Jones
- Decatur Cemetery 2026 By Shannon Byrne
- Agnes Scott College. Courtesy of Agnes Scott College
- Ornate facade of the Magnolia Hideaway property along West College Avenue. Courtesy of Agnes Scott College



GEORGIA STATEWIDE HISTORIC PRESERVATION CONFERENCE

SCHEDULE AT A GLANCE

PLEASE NOTE THAT ADVANCED REGISTRATION IS REQUIRED. PARTICIPANTS ARE RESPONSIBLE FOR TRANSPORTATION TO AND FROM THE TOUR AND WORKSHOP LOCATIONS.

Wednesday, November 4, 2026				
8:00 AM to 5:00 PM	Open Registration (Online Registration Pick Up and Walk-up Registration Is Available) Historic DeKalb Courthouse, 101 East Court Square, Decatur, GA			
9:00 AM to 10:30 AM	“How Much Is Enough?": National Register 101 and Focus on Significance Workshop Historic DeKalb Courthouse - Clark Harrison Room			
9:00 AM to 12:00 PM	Cemetery Preservation Workshop Decatur Cemetery			
9:30 AM to 12:30 PM	Historic Rehabilitation Tax Incentives: An Advanced Look Workshop Historic DeKalb Courthouse - Old Superior Courtroom			
10:00 AM to 11:30 AM	The Chapel on Sycamore, Sycamore Building, and High House Tour	Decatur in Detail: An Architectural Walking Tour		Fem History of Decatur Tour
12:30 PM to 2:00 PM	From Archives to Answers: Researching Historic Properties Using Resources at HPD Historic DeKalb Courthouse - Clark Harrison Room			
1:00 PM to 2:30 PM	Olmsted’s Druid Hills: Landscape, Legacy, and Stewardship Tour	Waffle House Museum Tour	MARTAtecture Tour	Sycamore Street Tour
3:00 PM to 4:30 PM	Can’t Escape the Landscape: The Effect of Geography on Archaeology in the Section 106 Process Workshop Historic DeKalb Courthouse - Clark Harrison Room	Decatur Cemetery Tour	Brutalism in Decatur Tour	Agnes Scott College: A Women’s College Built for Innovation Tour
5:00 PM to 6:30 PM	Welcome Reception Hosted by Georgia African American Historic Preservation Network Historic DeKalb Courthouse			

Thursday, November 5, 2026			
8:00 AM to 9:00 AM	Open Registration (Online Registration Pick Up and Walk-up Registration Is Available) The Chapel on Sycamore, 318 Sycamore St, Decatur, GA		
9:00 AM to 10:30 AM	Keynote Address by Christy S. Coleman, Executive Director, Jamestown-Yorktown Foundation The Chapel on Sycamore, 318 Sycamore St, Decatur, GA		
10:30 AM to 5:00 PM	Open Registration The Decatur Conference Center, 130 Clairemont Ave, Decatur, GA		
SESSIONS ARE LOCATED AT THE DECATUR CONFERENCE CENTER, 130 CLAIREMONT AVE, DECATUR, GA			
	Mary Gay Room	Swanton Amphitheatre	Henry Oliver Room
11:00 AM	Spirit of '76: From Concrete to Colonial—Bicentennial Architecture in DeKalb	Historic Preservation Advocacy in Georgia: Trends and Updates	Building Bricks of Preservation in Local Planning: Community Outreach at the Local Level and Integrating Preservation within Long-Range Planning
12:00 PM to 1:30 PM	Lunch On Your Own		
1:30 PM	Making the Numbers Work: Real-World Lessons from Historic Tax Credit Projects	Brick by Brick, Dollar by Dollar: The Art and Impact of Fundraising Today	Expanding the Scope of Design Guidelines for Local Historic Districts
2:30 PM	Break		

GEORGIA STATEWIDE HISTORIC PRESERVATION CONFERENCE

SCHEDULE AT A GLANCE

SESSIONS ARE LOCATED AT THE DECATUR CONFERENCE CENTER, 130 CLAIREMONT AVE, DECATUR, GA

Thursday, November 5, 2026 <i>continued</i>			
	Mary Gay Room	Swanton Amphitheatre	Henry Oliver Room
2:45 PM	The Georgia Black History Trail: Celebrating Georgia's Rich Black Heritage	The Case for Historic Windows	Preservation through Partnership: Original Research and a New Theory of Preservation Coordination in Georgia
3:45 PM	Break		
4:00 PM	Perpetual Protection: A Conservation Easement Primer	Ms. Cornelia Buie's Turpentine Company: A Section 106 Success in Uncovering Georgia's Untold Histories	Created From a Need: South Central Albany's Harlem District
5:00 PM	Break		
5:30 PM to 7:00 PM	Opening Reception The Solarium, 319 W Hill St, Decatur, GA		

Friday, November 6, 2026			
SESSIONS ARE LOCATED AT THE DECATUR CONFERENCE CENTER, 130 CLAIREMONT AVE, DECATUR, GA			
8:30 AM to 9:15 AM	Georgia Alliance of Preservation Commission Annual Meeting Mary Gay Room		
	Community Room	Swanton Amphitheatre	Henry Oliver Room
9:30 AM	2026 Georgia Statewide Preservation Conference Poster Session	Digital Documentation of Historic Structures: Preservation Engineering with Laser Scanning	Do Historic District Protections Affect Housing Market Performance?: Evidence from Atlanta
10:30 AM	Break		
	Mary Gay Room	Swanton Amphitheatre	Henry Oliver Room
10:45 AM	The Statewide Historic Preservation Plan: An Underrated Preservation Superhero	Introduction to Historic Commercial and Residential Types and Styles in Georgia	The Southeastern Cemetery Consortium: A New Approach to Community Engagement and Cemetery Preservation
11:45 AM	Break		
12:00 PM	Bricks and Chains, Farms, and Prisons: The City of Atlanta's Efforts to Confront the Legacies of Incarceration at Two Planned City Parks	The Georgia Historical Marker Program: Connecting Communities with History	Preserving Homes, Powering Communities: Expanding Preservation Through Weatherization



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THE
GEORGIA TRUST
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2026 Statewide
Historic
Preservation
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City of Decatur®

TO OUR ORGANIZATIONAL PARTNERS



Georgia African American
Historic Preservation Network



Georgia Alliance of Preservation Commissions

GEORGIA STATEWIDE HISTORIC PRESERVATION CONFERENCE

WEDNESDAY, NOVEMBER 4

Participants will be responsible for transportation to and from all sites.

Pre-registration required for tours and workshops.

Please stop by the registration table to collect your nametag before going to your tour.

Workshop 1

9:00 AM - 10:30 AM

“How Much is Enough?”: National Register 101 and Focus on Significance Workshop

Let’s explore the National Register of Historic Places nomination process! We’ll discuss the basics: what the National Register of Historic Places is, does, and doesn’t do; eligibility 101; how to start a nomination; and tips for the most successful nomination experience. New this year, special takeaways will include a deeper dive into “significance” and how to interpret and successfully apply it to National Register eligibility analysis, as well as nomination projects. Hosted by members of the Georgia Historic Preservation Division’s National Register team, this workshop is designed for anyone seeking to learn more about how this cornerstone preservation program works!

Location: Historic DeKalb Courthouse - Clark Harrison Room, 101 East Court Square, Decatur, GA

9:00 AM - 12:00 PM

Cemetery Preservation Workshop

If you’ve ever wondered, “How do I care for a historic cemetery?” this workshop is for you! In this hands-on workshop at the Decatur City Cemetery, led by Level Spirit Preservation, participants will learn appropriate methods for evaluating and cleaning different grave-marker materials, techniques for surveying and assessing a family plot, and how to safely level and reset small tombstones.

This workshop will be broken into two segments:

- Survey: Participants will learn how to utilize a standard cemetery survey, draw a plot map, describe the materials and their conditions, and begin making decisions about how to tackle restoration efforts.
- Monument Care: Participants will be taught how to examine and assess the condition of individual monuments and decide on appropriate cleaning methods. Participants will even clean a headstone themselves. We will also go over the basic steps for resetting two common styles of grave markers-flat markers and upright tombstones.

This workshop is outdoors and will be held rain or shine. Dress for the weather, wear closed-toed shoes, long pants, a hat, gloves, and bring water. Bring a clipboard and pencils if you have them!

9:30 AM - 12:30 PM

Historic Rehabilitation Tax Incentives: An Advanced Look Workshop

Tax Incentives are one of the most powerful tools preservationists have to preserve, rehabilitate, and return historic buildings to productive use. This half-day session will explore the economics of syndicating tax credits and using these credits as a development tool, as well as look at specific case studies to see how The Standards were successfully applied. This session is presented in collaboration with Brent Watts, president of Cabretta Capital, and staff from the Historic Preservation Division. This session is intended for experienced users of the tax incentives programs, property owners, developers, architects, and consultants, as it will cover high-level topics.

Location: Historic DeKalb Courthouse - Old Superior Courtroom, 101 East Court Square, Decatur, GA

Morning Tours

10:00 AM - 11:30 AM

The Chapel on Sycamore, Sycamore Building, and High House Tour

Join us for a guided tour of three historic Decatur properties: The Chapel on Sycamore, the Sycamore Building, and the High House. Together, these buildings tell a cohesive story of preservation, adaptive reuse, and continued community purpose.

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At Georgia Transmission, we are driven by our commitment to being a good neighbor to communities throughout the Peach State. Being successful in that commitment means doing our part to preserve the stories and lessons from our shared history, which will help shape an even brighter tomorrow for Georgia.



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Built in 1899, The Chapel on Sycamore began as a neighborhood church and has been thoughtfully restored as a flexible event venue, retaining its original architectural character and enduring sense of gathering. Adjacent to the Chapel, the Sycamore Building once served as a church school building and has since been adapted into professional office space. Today, it is home to Williams Teusink and a mix of other tenants, blending historic roots with a dynamic workplace environment.

Just steps away, The High House, dating to the 1820s, is one of Decatur's earliest surviving homes. Originally a two-story residence associated with early civic life, it later served travelers along stagecoach routes. It was carefully restored in the 1980s and again in 2013, and now houses individual office spaces after its long tenure as the home of Williams Teusink.

Together, these three properties offer a close-up look at how historic buildings can be preserved with intention and adapted for modern use, ensuring they remain active, relevant, and deeply connected to the community.

Some portions of this tour will be outside.

Decatur in Detail: An Architectural Walking Tour

This character-driven walking tour, led by historic preservationists at Gene Kansas Commercial Real Estate, begins at Decatur's Blair Building. This bold, pink, 1939 Streamline Moderne property has been recognized by the Georgia Trust for Historic Preservation for its award-winning rehabilitation and is listed on the National Register of Historic Places. A fun and detailed behind-the-scenes look at the Blair's recent restoration sets the stage before we continue to the architecturally cohesive campus of Agnes Scott College, just a few blocks away, where Buttrick Hall stands as a striking example of the Collegiate Gothic ensemble that defines this renowned all-women's liberal arts institution.

From there, we follow the Decatur PATH trail to the circa-1891 train depot — carefully rehabilitated and now home to award-winning Kimball House restaurant — before concluding along Decatur's historic commercial row. We'll pop across the street to refuel at OPO Coffee, where you can enjoy a cup of coffee or tea on your tour host.

Please note that this will be an outdoor walking tour.

Fem History of Decatur

From its earliest days, the nurturing ethos of the feminine spirit has influenced the development of Decatur, leading to a city that emphasizes connectivity, nature, and public wellness. As it has grown and evolved, Decatur's policies have continued to prioritize community building and families of all kinds. This tour explores the women and women's spaces that have shaped the city; how vulnerable populations experience the built environment; and how Decatur's nurturing ethos emphasizes inclusive places.

This 1-mile walking tour will take place outside. The tour begins at the John Lewis statue by the Old DeKalb County Courthouse and involves walking approximately one mile on sidewalks with slight hills. There will be several stops along the way. Questions, comments, and corrections are encouraged.

Workshop 2

12:30 PM - 2:00 PM

From Archives to Answers: Researching Historic Properties Using Resources at HPD

Join members of HPD's National Register and Survey team to learn more about using resources available to document historic properties in Georgia. Whether you're pursuing National Register listing, applying for historic tax incentives, submitting a project for environmental review, or just want to know more about a particular historic property, this workshop is designed for you! HPD staff will provide tips on conducting research digitally through NR-TIGERS, HPD's online application portal; exploring the historic resources module in GNAHRGIS, Georgia's interactive web-based geographic information system; and effectively using the wide range of historic contexts available on HPD's website. This workshop will also present HPD's guidance documents, such as Documenting a Property in Georgia, and reference over 50 years' worth of physical files, which include a library with numerous county histories, architect and builder biographies and portfolios, and files on more than 100 topics ranging from railroad depots and Coca-Cola bottling plants to synagogues and covered bridges. The workshop will wrap up with a Q&A, so bring your toughest research questions and let HPD staff point you to tools that can help advance your historic preservation efforts in Georgia!

Location: Historic DeKalb Courthouse - Clark Harrison Room, 101 East Court Square, Decatur, GA

Early Afternoon Tours

1:00 PM - 2:30 PM

Olmsted's Druid Hills: Landscape, Legacy, and Stewardship Tour

Join the Olmsted Network (ON) and Olmsted Linear Park Alliance (OLPA) for a tour of the parks along Ponce de Leon Avenue in Druid Hills, designed by Frederick Law Olmsted and John Charles Olmsted as a model residential suburb. Led by local landscape architect Spencer Tunnell, the tour will explore the history and ongoing stewardship of the parks, as well as the successful community-led effort to stop a proposed interstate from cutting through the system and surrounding neighborhoods.

Spencer Tunnell is a principal at Tunnell & Tunnell Landscape Architecture and has worked on implementing the Olmsted Linear Park Master Plan since 1998, receiving the Georgia Trust for Historic Preservation's Marguerite Williams Award. He is a past chair of the Atlanta Urban Design Commission, has taught at the University of Georgia and Georgia State University, and has served on the boards of both ON and OLPA. **Please note that this will be an outdoor walking tour.**

Waffle House Museum Tour

The very first Waffle House opened its doors for the first time on Labor Day weekend in 1955 in Avondale Estates, Georgia. Now the site of the Waffle House Museum, the interior has been lovingly recreated to capture the look and feel of the original restaurant. Rooted in southern hospitality, we have always focused on making people feel at home, and now, with nearly 2,000 restaurants spanning twenty-five states, Waffle House has become a southern staple and a familiar landmark for thousands.

Please join us as we journey back in time and explore the history of Waffle House #1 and the stories of our founders, Joe and Tom. After exploring the restaurant, the journey continues as we move onto the exhibit floor and learn about the Waffle House brand today in commemoration of its 70th Anniversary.

MARTAtecture Tour

Join DOCOMOMO-GA, the Georgia Chapter of an international organization dedicated to the Documentation and Conservation of buildings, sites, landscapes, and neighborhoods of the Modern Movement, on a tour of "MARTAtecture." Construction of the MARTA rail system began in 1975, and rail service began on the East Line when it opened in 1979. We'll begin at Decatur Station and take an out-and-back trip to explore the architecture, engineering, and public art of MARTA. As we glide between Decatur and Atlanta, we'll take in views of historic neighborhoods, industrial sites, and skyscrapers. This tour is limited to 10 guests and led by preservation architect Tom Little and educator Scott Morris (Georgia State University).

Please be aware that each tour guest will be responsible for providing their own MARTA fare or pass (estimated around \$10).

Sycamore Street Tour

DeKalb History Center's brand-new walking tour is focused on the history and homes of Sycamore Street. This significant Decatur street features many beautiful and unique houses that showcase a variety of architectural styles from the 19th and 20th centuries. Learn about the history of the homes and some of the residents on this tour.

This 1-mile walking tour will take place outside.

Workshop 3

3:00 PM - 4:30 PM

Can't Escape the Landscape: The Effect of Geography on Archaeology in the Section 106 Process

In the Section 106 process, whether you are working above or below ground, terms like "previously disturbed," "flooding," and "landforms" are thrown around a lot. But what do these terms mean within the Section 106 process? This workshop will focus on defining these and other archaeology-related terms in the context of a Section 106 review. We'll discuss how various terms are typically used and interpreted in Section 106 and what "shades of grey" Section 106 practitioners may encounter when assessing an undertaking's area of potential effect from an archaeological perspective.

This session will also discuss recommended approaches to documenting and recording archaeological sites in the field, and how to discuss findings in a report format.

Location: Historic DeKalb Courthouse - Clark Harrison Room, 101 East Court Square, Decatur, GA

Late Afternoon Tours

3:00 PM - 4:30 PM

Decatur Cemetery Tour

Join Friends of Decatur Cemetery for a Literary Walking Tour. This guided tour journeys through Decatur's largest downtown greenspace – a quiet park that covers 58 acres. Containing over 200 years of history, the lives represented at Decatur Cemetery are worth remembering. On this tour, we will visit the gravesites of notable literary figures and share the stories behind them.

Please note this will be an outdoor walking tour, including difficult terrain. Bring your water bottle and wear comfortable shoes.

Brutalism in Decatur Tour

Love it or Hate it? Come on this tour to learn more about it and possibly fall in love with it!

During this tour, we will learn what is Brutalism, what are the characteristics found in DeKalb County, and some examples in Decatur.

This 1-mile walking tour will take place outside.

Agnes Scott College: A Women's College Built for Innovation Tour

Join us for a peek into the cornerstones of the South Candler-Agnes Scott College Historic District.

This tour features excellent and intact examples of High-Victorian Revival, Academic Gothic Revival, and award-winning, classical-style buildings dating from 1891-1965. This deep-dive will provide an overview of Agnes Scott College's significance in women's history along with how college leadership prioritized decades of building reuse and responsible retrofit to reduce greenhouse gas emissions. Learn specific tools and resources, like how the college used the 1772 Foundation's Carbon Avoided Retrofit Estimator (CARE) Tool to quantify the embodied carbon of its physical campus and the carbon benefits of its stewardship philosophy or how the college's Green Revolving Fund takes themes from historic preservation revolving funds to ensure funds are available for energy efficiency and water conservation renovations.

Some portions of this tour will be outside.

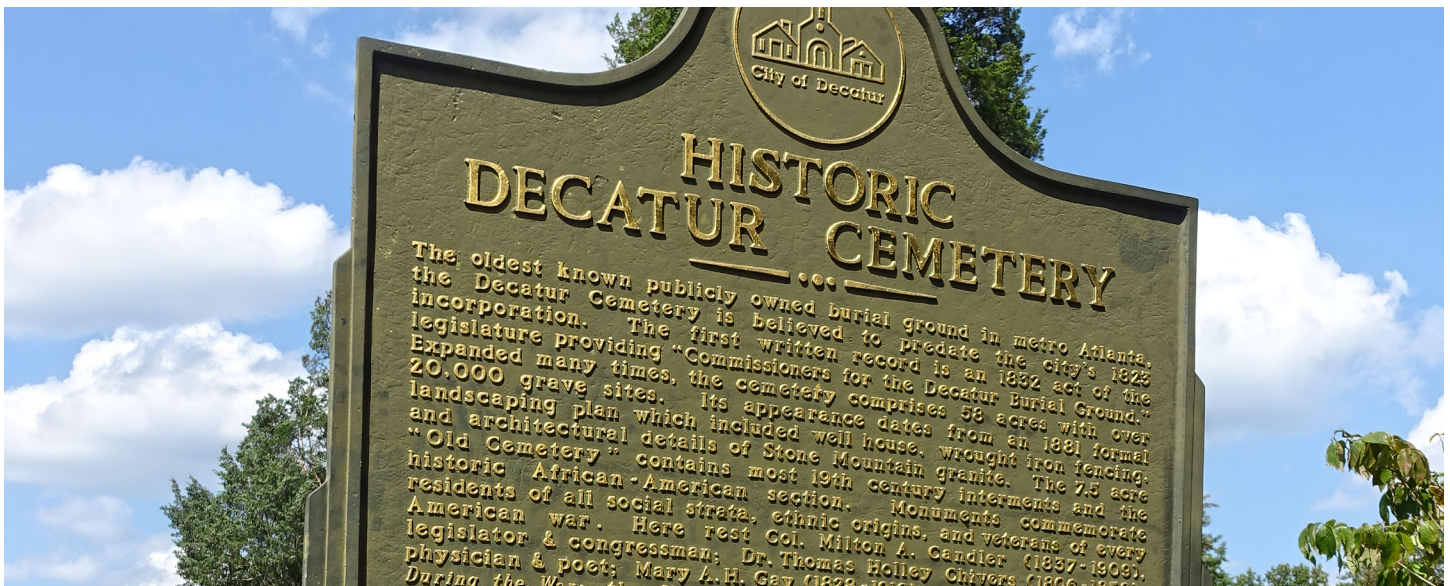
5:00 PM - 6:30 PM

Welcome Reception

Hosted by the Georgia African American Historic Preservation Network

After a day of tours and workshops, mingle with fellow preservationists, architects, historians, and community leaders while enjoying hors d'oeuvres.

Location: Historic DeKalb Courthouse, 101 East Court Square, Decatur, GA



THURSDAY, NOVEMBER 5

Participants will be responsible for transportation to and from all sites.

9:00 AM - 10:30 AM

Keynote Address by Christy S. Coleman

Christy S. Coleman, Executive Director, Jamestown-Yorktown Foundation

Christy S. Coleman is a tireless advocate for the power of museums and narrative correction. She's an innovator in the museum field having held leadership roles at the Colonial Williamsburg Foundation, the Wright Museum of African American History, and the American Civil War Museum. She now serves as the Executive Director of the Jamestown-Yorktown Foundation.



Ms. Coleman is the recipient of numerous awards for her decades of impact, including four Honorary Doctorates. In 2018, *Time Magazine* named her one of the 31 People Changing the South and in 2019, *Worth Magazine* named her one of 29 Women Changing the World. In 2023, she received the David McCullough Prize for Excellence in American Public History.

She's also an accomplished public speaker and has appeared in award-winning documentaries including *Grant*, *Abraham Lincoln*, *Black Patriots: Civil War Heroes*, *When the Monuments Came Down*, and Kevin Costner's *The West*. In her spare time, she's a historical consultant for film and television. Most recently she's worked on the award-winning film *Harriet*, Showtime's miniseries, *The Good Lord Bird*, and the upcoming miniseries, *The Gray House*.

Location: The Chapel on Sycamore, 318 Sycamore St, Decatur, GA

10:30 AM - 11:00 AM • Break

11:00 AM - 12:00 PM

Session 1

A. Spirit of '76: From Concrete to Colonial—Bicentennial Architecture in DeKalb

Marissa Howard, Programs & Membership Coordinator, DeKalb History Center

This presentation will explore DeKalb County's built environment during the 1970s Bicentennial era, a moment when the county was rapidly transforming from largely rural landscapes into one of the wealthiest counties in the United States. Inspired by the national Bicentennial, development during this period featured Colonial Revival houses, Williamsburg-style commercial centers, and renewed interest in historic preservation.

At the same time, DeKalb was firmly modernizing, with concrete and glass construction, contemporary design, and growing environmental concerns.

Now approaching 50-years old, the 1976 landscape is now entering the period of historic significance and preservation.

Location: The Decatur Conference Center - Mary Gay Room

B. Historic Preservation Advocacy in Georgia: Trends and Updates

Ben Sutton, Senior Director of Preservation and Legislative Advocacy, The Georgia Trust for Historic Preservation

Join Ben Sutton, Senior Director of Preservation and Legislative Advocacy at the Georgia Trust for Historic Preservation, for a look at the latest developments shaping preservation advocacy across the state. This session will provide updates on critical legislative and policy issues including threats to Section 106 of the National Historic Preservation Act, cuts to federal historic preservation funding, and efforts to strengthen Georgia's state historic tax credits. Hear about active advocacy campaigns and learn how you can leverage your voice in support of historic preservation.

Location: The Decatur Conference Center - Swanton Amphitheatre





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C. Building Bricks of Preservation in Local Planning: Community Outreach at the Local Level and Integrating Preservation within Long-Range Planning

Eva Chauveau, Urban Planner, DeKalb County Government, Diversity Scholar; Paige Jennings, Senior Planner, Historic Preservation, DeKalb County Government

This session explores a replicable, community-centered strategy to incorporate preservation into long-term planning efforts. Using a “three bricks” framework – a foundation based in education, built upon by engagement, and capped with implementation of recommendations to empower communities – presenters will discuss tactics for connecting planning and preservation through real-life examples intentional outreach and structured programming.

Drawing from the DeKalb Community Academy “Community 101” initiative and related preservation outreach efforts, this session highlights how communities are identified, engaged, and guided toward meaningful participation in the local planning processes. Attendees will gain insight into how preservation priorities can be introduced early, reinforced through public engagement, and ultimately integrated into comprehensive plans.

Location: The Decatur Conference Center - Henry Oliver Room

12:00 PM - 1:30 PM • Lunch On Your Own

1:30 PM - 2:30 PM

Session 2

A. Making the Numbers Work: Real-World Lessons from Historic Tax Credit Projects

Chris Jackson, Principal, Verity Works LLC

Historic Tax Credits (HTCs) are often framed as essential tools for preservation, but their real-world application is complex and highly situational. This session presents a candid, case study-driven look at how HTCs function across a range of projects from Main Street commercial rehabs to tenant-driven buildouts to a high-profile demolition where incentives went unrealized. Drawing from recent work in Georgia, the presentation explores structuring deals when tenants lack upfront capital, navigating evolving building conditions and compliance with the Secretary of the Interior’s *Standards for Rehabilitation*, and managing cost escalation during construction. It also highlights missed opportunities where viable preservation outcomes were not achieved despite comparable redevelopment economics. Attendees will gain a practical understanding of how HTCs influence feasibility, where projects succeed or fail, and how developers, planners, and local officials can better leverage incentives to achieve stronger preservation outcomes.

Location: The Decatur Conference Center - Mary Gay Room

B. Brick by Brick, Dollar by Dollar: The Art and Impact of Fundraising Today

Victoria Prevatt, Owner, GoodWorks Consulting, LLC

This session explores practical fundraising strategies that honor historic preservation while laying the groundwork for a vibrant future.

Does your team go silent when the word “fundraising” comes up? Fear not! This interactive session is designed to de-mystify fundraising for preservation nonprofits and empower your board and staff to build sustainable revenue streams. We’ll cover the essentials—from understanding the roles of board members and staff to crafting a fundraising plan that works for your unique organization. You’ll also learn creative fundraising ideas, ethical and legal must-knows, and the latest trends in philanthropy. Packed with practical tips and tools, this session promises to be fun, lighthearted, and engaging. Walk away with the confidence and resources you need to take your nonprofit’s fundraising to the next level. Perfect for board and staff members looking to bring new energy to your fundraising efforts!

Location: The Decatur Conference Center - Swanton Amphitheatre

C. Expanding the Scope of Design Guidelines for Local Historic Districts

Jerry Weitz, PhD, FAICP, President/Principal, Jerry Weitz & Associates, Inc., Planning & Development Consultants

Compliance with adopted design guidelines is the primary basis for decisions by historic preservation commissions on whether or not to approve certificates of appropriateness for material changes in appearance. This session will offer perspective on implementing design guidelines and introduce areas of consideration not often emphasized in guidelines, including lighting and signage, in addition to site planning and building architectural details.

Location: The Decatur Conference Center - Henry Oliver Room

2:30 PM - 2:45 PM • Break

2:45 PM - 3:45 PM

Session 3

A. The Georgia Black History Trail: Celebrating Georgia's Rich Black Heritage

Cindy Bowden, Co-Founder of the Georgia Black History Trail, Curator for the Chipley Historical Center, Georgia Black History Trail; Natasha Washington, Board Member for Georgia African American Historic Preservation Network; Kaila Jones, Director for Monroe Historical Society; Whitney Ligon, Co-Founder of the Georgia Black History Trail and Board Treasurer for the Chipley Historical Center

Our state boasts a vibrant black culture, history, and heritage which began before the Revolutionary War. By uniting resources from all 159 counties, we can provide a valuable resource for exploring and understanding our history and historical structures.

According to the US Census Report, 33.1% of Georgia's population self-identifies as black, or 3,661,752 individuals who may lack access to black history and relevant sites within their own counties.

In 2023, Georgia welcomed 1.2 million international travelers and 170 million domestic visitors. Implementing a Georgia Black History Trail will significantly boost our tourism numbers, positively impact our economy and job market, and distribute tourism revenue to the rural areas of Georgia.

The organizations already involved include Museums, Archives, Libraries, Welcome Centers, the Georgia State Tourism Department, the Georgia African American Historic Preservation Network, Universities, Schools, the Georgia Humanities, Historians, Churches, and Historic Networks.

Location: The Decatur Conference Center - Mary Gay Room

B. The Case for Historic Windows

Shannon Chapman, Historic Preservation Advisor, Austin Historical

Historic windows are often replaced based on assumptions about inefficiency rather than measurable performance. This session equips all attendees with practical tools to evaluate and specify the retention of historic windows while meeting preservation standards, energy goals, and HSW requirements. Drawing from *The Case for Historic Windows: The Truth About Energy Efficiency and Old Windows* by Scott Sidler and Stacy Grinsfelder, the presentation examines key performance metrics including U-factor, SHGC, air leakage, and visible transmittance, alongside embodied carbon impacts and lifecycle durability comparisons between historic assemblies and modern insulated glazing units. Participants will explore practical preservation strategies such as storm windows, weatherstripping, and specification writing techniques that improve thermal performance without sacrificing historic fabric. Attendees will leave prepared to advocate for adaptive reuse solutions that support sustainability, occupant welfare, and long-term preservation planning.

Location: The Decatur Conference Center - Swanton Amphitheatre

C. Preservation through Partnership: Original Research and a New Theory of Preservation Coordination in Georgia

Thomas K. Valentine, PhD, Executive Director, Historic Athens

Why do some preservation efforts in Georgia succeed while others fail under similar conditions? This session presents original empirical research based on elite interviews with eight senior preservation leaders across Georgia-based nonprofit organizations, drawing on sixteen case studies of preservation success and failure.

Using a policy implementation framework grounded in public administration, the research identifies four key factors shaping outcomes: external conditions, internal organizational capacity, individual decision-making, and coordination. While external conditions and individual decisions are inconsistent across cases, and internal capacity functions as a necessary foundation for action, the study finds that coordination is the decisive factor in preservation success.

From these findings, the session introduces a new theoretical model of preservation implementation: Preservation Coordination. This model explains how successful preservation outcomes depend on the ability to identify, engage, and align external partners who expand capacity, legitimacy, and impact. The session is interactive, using Georgia-based case scenarios to help participants apply the model directly to their own preservation practice.

Location: The Decatur Conference Center - Henry Oliver Room

3:45 PM - 4:00 PM • Break

4:00 PM - 5:00 PM

Session 4

A. Perpetual Protection: A Conservation Easement Primer

Sarah Borcharding, Executive Director, Easements Atlanta, Inc.

Facade easements? Protective covenants? Conservation easements? What in the world does all of that mean?

Founded in 1984, Easements Atlanta is a non-profit organization with the sole mission of preserving historic properties through the use of conservation easements. Now protecting more than fifty sites in the metropolitan Atlanta area, the organization will share their knowledge on this subject with which every preservationist should be familiar.

This session will provide an overview of the field of conservation easements. The presentation will clarify the terminology, discuss eligibility, briefly review potential tax benefits for the donor, and highlight the stewardship responsibilities of both the owner and a qualified easement-holding organization. The session will conclude with a case study demonstrating the power and strength of a conservation easement as a tool to prevail against steep odds to save a historic building.

Location: The Decatur Conference Center - Mary Gay Room

B. Ms. Cornelia Buie's Turpentine Company: A Section 106 Success in Uncovering Georgia's Untold Histories

Pam Enlow DeVore, Historian, AECOM

While planning improvements to SR 31 through Laurens County, historians carrying out Section 106 review on behalf of GDOT and the USACE identified the remnants of an early-20th century turpentine complex. When it was found that the project would have an adverse effect on the property, a historic narrative was proposed to satisfy Section 106 mitigation. When the Buie Turpentine Complex was first evaluated in 1996, it was identified as a significant site of turpentine production and agriculture in Laurens County; however, while completing mitigation in 2024, AECOM historians uncovered a compelling story of a woman-owned and operated turpentine business in rural Georgia. The Buie Turpentine Company was successfully run by Cornelia Buie for multiple decades after the death of her husband in 1931 at a time when women were rarely participants in, much less major players in Georgia's agricultural or commercial industries. Historians unearthed her story through archival research and oral history. This presentation will highlight not only the unique story of Cornelia Buie's turpentine operation, but also the collaborative success of the mitigation effort through the application of the Section 106 process and how environmental review can bring such stories to light.

Location: The Decatur Conference Center - Swanton Amphitheatre

C. Created From a Need: South Central Albany's Harlem District

Angie Jones, Historian Educational Consultant, Georgia African American Historic Preservation Network

South Central Albany is a historically significant area recognized as the city's oldest, most intact Black neighborhood in the city. Historically, it serves as the center for the Black community, featuring prominent social and religious institutions. This area represents a rich enduring legacy of Black entrepreneurship, social institutions, and community resilience. In the heart of South Central, Harlem was known as the "Black Wall Street" of Southwest Georgia. It was the center of Black businesses, Green Book listings, and the location of the first motion picture theater for Blacks. The district served Blacks as a safe, self-sufficient, and vibrant hub during and following the segregation era.

The area was also vital to the Albany Movement, in which churches and homes served as safe havens for mass meetings. Key landmarks include the Ritz Theater and Mt. Zion Church. Currently, ongoing multiphase projects and plans are in process to preserve the history of South Central Harlem District.

Location: The Decatur Conference Center - Henry Oliver Room

5:30 PM - 7:00 PM

Opening Reception

Join us for hors d'oeuvres and drinks at The Solarium. Part of National Register-listed Scottish Rite Convalescent Hospital for Crippled Children, the complex was built in 1918 as an expansion of smaller facilities. This building, designed by Neel Reid and Hal Hentz, allowed the hospital to become a full orthopedic surgical hospital for those who could not afford to pay for care, and featured a natural light surgical suite. The new hospital focused on treating

Georgia children crippled by polio, and was the first hospital in the United States devoted to the orthopedic care of children. The Oakhurst hospital served as a model for 19 later Shriner's Hospitals for Crippled Children around the nation until it closed in 1976. Now managed and maintained by the Community Center of South Decatur, this self-sustaining non-profit organization serves its community by hosting many thriving community events and educational programs, as well as providing grants to other non-profit groups in the city.

Location: The Solarium, 319 W Hill St, Decatur, GA

FRIDAY, NOVEMBER 6

Sessions are located at the Decatur Conference Center, 130 Clairemont Ave, Decatur, GA

8:30 AM - 9:15 AM

Georgia Alliance of Preservation Commissions Annual Meeting

The Georgia Alliance of Preservation Commissions is pleased to host our annual meeting at this year's Statewide Historic Preservation Conference in Decatur. The membership will be presented with the annual report from the Board of Directors. Business items will be voted on if needed. A short PowerPoint will outline the year in review, serving historic preservation commissions across the state of Georgia. Breakfast will be available for the first 40 attendees!

Location: The Decatur Conference Center - Mary Gay Room

9:30 AM - 10:30 AM

Session 5

A. 2026 Georgia Statewide Preservation Conference Poster Session

Chad Keller, Director, Heritage Preservation Program, Georgia State University

This session is an opportunity for current students and recent graduates (no more than 5 years out) to present their work in a professional setting and introduce them to the larger preservation community of Georgia. Oral presentations may be a bit daunting for those new to the field and a poster session is a great way for them to gain that first conference experience. Topics will focus on issues impacting historic preservation, public history, or related fields.

Location: The Decatur Conference Center - Community Room

B. Digital Documentation of Historic Structures: Preservation Engineering with Laser Scanning

Amanda Brown, Director of Operations, Bennett Preservation Engineering; John Bennett, SE, PE - Director of Engineering for Bennett Preservation Engineering

Accurate documentation of historic structures remains one of the most challenging, time-intensive, and costly aspects of preservation engineering. Traditional field measurement and hand-survey methods require significant labor and may miss the subtle irregularities inherent in aging buildings. Recent advances in digital documentation, particularly laser scanning, are transforming this process.

Through case studies, Bennett Preservation Engineering will demonstrate how laser scanning supports structural evaluation beyond existing drawing production. Point cloud data deepens analysis by allowing users to measure existing materials and conditions such as framing members, deflection, slopes, wall thickness, and more. These tools enable teams to identify structural deformations, irregular geometries, and conditions that may not be readily visible through traditional observation.

Integrating laser scanning into the preservation workflows expands an engineer's ability to assess complex historic structures, ultimately providing a more accurate record of built heritage and advancing the capabilities of preservation engineering.

Location: The Decatur Conference Center - Swanton Amphitheatre

C. Do Historic District Protections Affect Housing Market Performance?: Evidence from Atlanta

Lisha Chen, Urban Planner III, City of Atlanta; Robert Reed, Assistant Director, Historic Preservation, City of Atlanta; Doug Young, Director, Office of Design, City of Atlanta.

Local historic designation is often discussed in terms of its potential impact on property values and neighborhood change. This session presents a data-driven analysis of housing market patterns in three Atlanta historic districts compared to surrounding neighborhoods from 2019–2025. Using GIS-based spatial analysis, transaction data, and ownership patterns, the study examines how designated historic districts perform within their broader market context.

Findings indicate that historic districts generally align with surrounding neighborhoods in terms of housing prices and follow similar market trends over time. Owner-occupant activity remains comparable, while investor activity is present but not elevated, suggesting patterns consistent with stable residential use.

The session will also demonstrate how this analytical approach can be adapted for other Georgia communities and discuss how findings can support clearer public communication around historic designation. Attendees will gain practical strategies to address common questions about property value and neighborhood dynamics.

Location: The Decatur Conference Center - Henry Oliver Room

10:30 AM - 10:45 AM • Break

10:45 AM - 11:45 AM

Session 6

A. The Statewide Historic Preservation Plan: An Underrated Preservation Superhero

Jackie Tyson, President, New South Associates; Jennifer Flood, Director, Historic Preservation Division; Stacy Rieke, Environmental Review Manager, Historic Preservation Division

This session will focus on the State Historic Preservation Plan (SHPP) -- what it is, why it is regularly updated, and why it is important for preservation. The presenters' team will use Mentimeter throughout the session to engage with the audience. We will create a set of questions or prompts for responses through Mentimeter around the SHPP as an engaging way to talk about the SHPP and its importance. The goals for this session are to provide the audience with an understanding of the SHPP and its importance to preservation and to increase interest and engagement.

By using this format, we hope to create a fun and fast-paced discussion on the SHPP that touches on its impacts to preservation funding, preservation priorities, and past accomplishments and ways the public can become involved and stay engaged.

Location: The Decatur Conference Center - Mary Gay Room

B. Introduction to Historic Commercial and Residential Types and Styles in Georgia

Joe Smith, Principal, Architectural Collaborative

This presentation has been made at past Statewide Conferences and, in modified forms, at various HPC trainings in years prior. It covers the concepts of architectural type vs style, why these two classifications are used, and includes photo examples of Georgia buildings representing the major historical styles popular in the state. Both commercial and residential examples are presented.

Location: The Decatur Conference Center - Swanton Amphitheatre

C. The Southeastern Cemetery Consortium: A New Approach to Community Engagement and Cemetery Preservation

Jeffrey B. Glover, Professor, Georgia State University; Panelists: Maureen Meyers, PhD, RPA, Director of Archaeology, New South Associates; Mary W. Joseph, Community Outreach Coordinator, Historic Preservation Division, DCA; Rachel Black, State Archaeologist, Georgia Department of Natural Resources; Ashley Shares, Partner, Level Spirit Preservation; Spencer Roberts, Research Assistant Professor, Clemson University

The roundtable session will discuss historic cemetery preservation and care, emphasizing a holistic and community driven approach supported by the new Southeastern Cemetery Consortium (SCC) website (<https://southeasterncemeteries.org/>). The SCC through its website is helping to share best practices of cemetery care and documentation with the broader public and creating a pipeline to connect communities with cemetery preservation professionals. Panelists will discuss the initial successes and areas for future growth of the SCC. In so doing, panelists will focus on methods to document cemeteries with archival research, cemetery boundary identification, and marker preservation. A historian will outline steps to research individuals buried in forgotten cemeteries, using examples from real-world sites. Archaeologists will discuss methods for identifying cemetery boundaries and the number of graves. This will include methods easily accessible to local preservationists and the more technical professional identification tools like ground-penetrating radar. Finally, the discussion will highlight grave marker conservation.

Location: The Decatur Conference Center - Henry Oliver Room

Session 7

A. Bricks and Chains, Farms and Prisons: The City of Atlanta's Efforts to Confront the Legacies of Incarceration at Two Planned City Parks

J.W. Joseph, PhD, RPA, Project Manager, New South Associates, Inc.; Nathan Gallentine, Project Manager II, City of Atlanta; Doug Young, Director of the Office of Design, City of Atlanta; Wes Nimmo, Senior Historian, New South Associates; Liza Muller, Project Manager, Department of Parks & Recreation, Office of Park Planning & Design, City of Atlanta

The challenge of incarceration is one faced by all cities. In the South, race added a social element to the formation of prisons and incarceration, sometimes with brutal results. The City of Atlanta is confronting the legacy of racism through analysis and revitalization of two spaces that speak to this history: the Chattahoochee Brick Factory and the Atlanta Prison Farm. Planning for these parks has involved historical, architectural, and archaeological research. This session speaks to the City's efforts and the findings to date.

The session will begin with an introduction from City of Atlanta personnel who have been active in these park plans and in bringing their history to light. Following the introduction will be presentations providing an overview of the recent cultural resource surveys and historic context development for the Chattahoochee Brick Factory and the Atlanta Prison Farm. Archaeologists and historians discovered new information about the history of these two properties, providing a foundation for future interpretation at the parks and preservation of these histories.

Location: The Decatur Conference Center - Mary Gay Room

B. The Georgia Historical Marker Program: Connecting Communities with History

Elyse Butler, Manager of Programs and Special Projects, Georgia Historical Society; Breana James, Program Manager, Georgia Historical Society

Discover how the Georgia Historical Society (GHS) fuses public history, community partnerships, and research to strategically share Georgia's history through the place-based Georgia Historical Marker Program. More than 70 years ago, the State of Georgia established the statewide program in preparation of the Civil War's centennial anniversary and operated it until 1997. In 1998 GHS began administering the program and has since expanded the narrative told through markers via an application-based process. In 2015 GHS additionally assumed responsibility for the maintenance of State-erected markers. Using relevant, local examples to the Dekalb County and Metro Atlanta area, learn the methods GHS uses to (1) continually add underrepresented topics to the program and (2) represent Georgia's rich history through the strategic care of State-owned historical markers. Comparing preservation programs and the marker program, see the marker program's ability to recognize significant people, places, and events, regardless of the existence of extant structures related to the topic.

Location: The Decatur Conference Center - Swanton Amphitheatre

C. Preserving Homes, Powering Communities: Expanding Preservation Through Weatherization

Taneisha Brooks, Program Director, Historic Athens

Historic preservation is increasingly recognized as a tool for community stability, yet it is often disconnected from strategies that address housing affordability and energy burden. This session explores the evolution of Historic Athens' Preservation Impact Division, which integrates rehabilitation, affordability, and sustainability to support long-term residents. Building on the success of the Equitable Home Preservation (EHP) and Hands-On Historic Athens (HOHA) programs—delivering over \$300,000 in repairs to homes 50 years and older—this work has expanded to include the Preservation Impact Weatherization Initiative (PIWI). Supported by Georgia Power, PIWI introduces energy-efficiency upgrades that reduce utility costs while maintaining the integrity of historic structures. This presentation will highlight how preservation practitioners can align traditional rehabilitation efforts with modern weatherization strategies to address displacement pressures, improve housing conditions, and expand access to preservation resources for underserved communities.

Location: The Decatur Conference Center - Henry Oliver Room



2026 Statewide Historic Preservation Conference



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