

CONDITIONS ASSESSMENT

ANTIOCH BAPTIST CHURCH

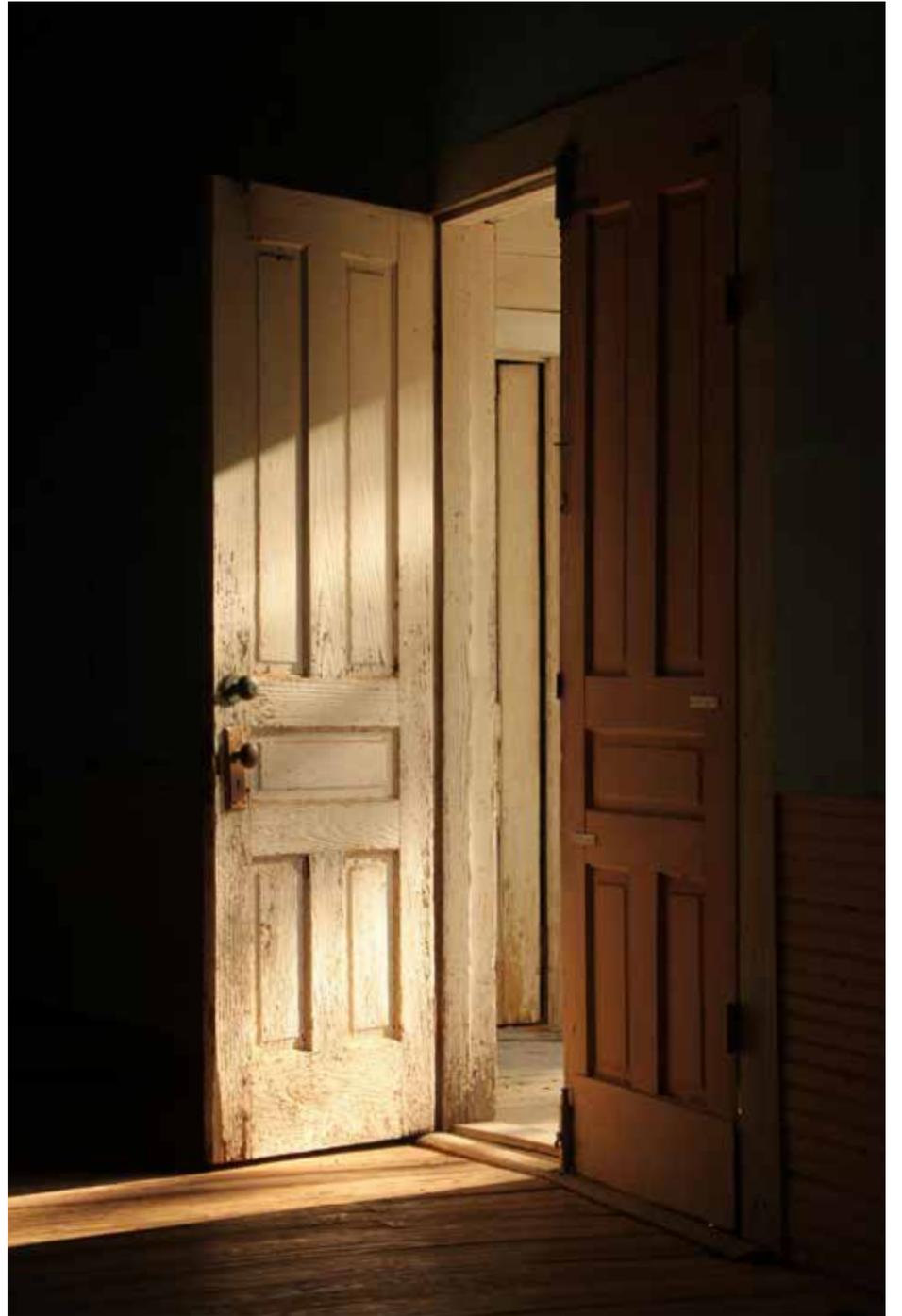
CRAWFORDVILLE, GA



LANDMARK PRESERVATION LLC
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INTRODUCTION

ANTIOCH BAPTIST CHURCH

Historic Rural Churches of Georgia has commissioned Landmark Preservation LLC (Landmark) to conduct a conditions assessment of Antioch Baptist Church.

The purpose of this assessment is to identify building deficiencies and to make recommendations for future treatment. *This assessment does not focus on restoration to a specific period but recommends preservation-focused treatments to arrest deterioration, ensure life safety, and stabilize the structure.* While recommendations have been made for future restoration or rehabilitation work, the primary goal is to secure and stabilize the building.

During the assessment of the building, several deficiencies were noted that will need to be addressed to prevent further degradation of the building's historic materials. Due to the historic nature of the structure, the recommendations in this assessment should be thoroughly read and considered to prevent additional loss of historic fabric. Any future work on the building should also carefully consider the recommendations made in this document and should be performed to the highest level of workmanship by craftsmen familiar with the Secretary of the Interior's Standards for the Treatment of Historic Buildings. All proposed work conforms to the guidelines established by

the Department of Interior's Standards for Historic Preservation and the Code of Ethics of the American Institute for the Conservation of Historic Works. Following careful assessment and analysis, Landmark recommends that the work at Antioch Baptist Church follow the Preservation Standards outlined by the Secretary of the Interior; a copy of these Preservation Standards are provided on the next page, and the complete guidelines are included as Appendix A at the end of this report.

Generally speaking, this assessment is to provide a framework for preservation efforts and maintenance work on the structure. *The recommendations support the notion that all decisions should be made with the goal of preserving the building in the most accurate way possible.*

This report also includes notes for future restoration or rehabilitation efforts. These notes are called out in a separate, orange box to differentiate from the preservation recommendations. It should also be noted that any future restoration or rehabilitation work will require additional research into the building and its history. All work should be based on historical, documentary, and physical evidence. The Secretary of the Interior's Standards for Restoration and Rehabilitation should

also be consulted when determining the use for the building and preparing for future work.

A working copy of this assessment and all addenda should be kept in a safe location. It is important to assign the general management of the assessment to a competent member of a committee or organization to oversee decisions in regard to the maintenance and stewardship of Antioch Baptist Church.

SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION

DEFINITION

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

PRESERVATION AS A TREATMENT

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

THE STANDARDS

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

PRESERVATION SCOPE OF WORK

The following scope of work achieves the stated goal of the preservation of the Antioch Baptist Church by arresting deterioration, ensuring life safety, and stabilizing the structure. No prioritization of tasks should be inferred by the order presented as the entire list is of utmost importance. Failure to complete the recommended work will result in the continued, accelerated deterioration of Antioch Baptist Church.

- Interior drywall removals
- Exterior Plywood Removal
- Chimney Removal (in attic)
- Concrete Step Repair
- Foundation Repair
- Foundation Repointing
- Sill Repairs & Jacking
- Framing Repair
- Siding Removals & Repairs (including wood shingles)
- Front Porch Repair
- Exterior Trim Repairs
- Interior Beadboard Stabilization
- Flooring Repairs (sanctuary: in-kind)
- Flooring Repairs (towers: temporary plywood)
- Roof Repairs (Metal Repairs / Recoating)
- Flashing
- Window Repairs
- Exterior Door Repairs
- Exterior Paint



PHYSICAL DESCRIPTION

OVERALL

Located in Taliaferro County, Georgia, Antioch Baptist Church sits off Georgia State Route 22 between Crawfordville and Sparta.

THE CHURCH

The current one-story church dates to 1923 when it was reconstructed after the earlier structure (c. 1899) burned in 1921. The building, as it stands today, is defined by its two towers, inset porch, and double hung windows with triangular transoms.

The church sits on an open pier foundation. The main building mass is supported by brick piers along the perimeter; and dry stacked stone piers under the floor system support the summer beams. Concrete block piers support the apse.

Clapboard siding covers the entire building, except for decorative shingle elements on the towers and the gable end on the main facade. The decorative shingles are currently covered with plywood.

An apse extends out of the rear elevation and exhibits the same exterior treatment as the rest of the building.

A 5v metal crimp roof is currently in use in place of the historic wood shingle shake roof.

The sanctuary itself maintains an open

plan with wood floors, wainscoting on the wall, and drywall covering beadboard on the walls and ceiling. A raised platform sits within the apse.

LANDSCAPE/GROUNDS

The grounds include a makeshift table constructed of concrete block supports and stone slabs.

A graveyard occupies the slope to the southeast of the church. The oldest documented grave dates to 1898 and is the final resting place of Reverend William Darden.



Figure 1. Front (Southwest) and Side (Northwest) Elevations

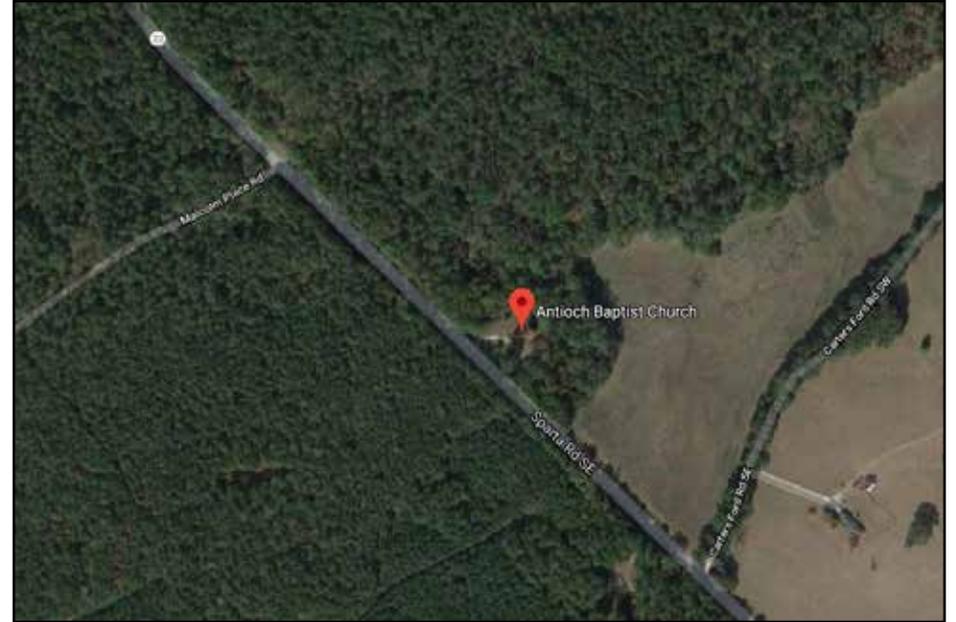


Figure 2. Site Map



Figure 3. Rear (Northeast) and Side (Northwest) Elevations

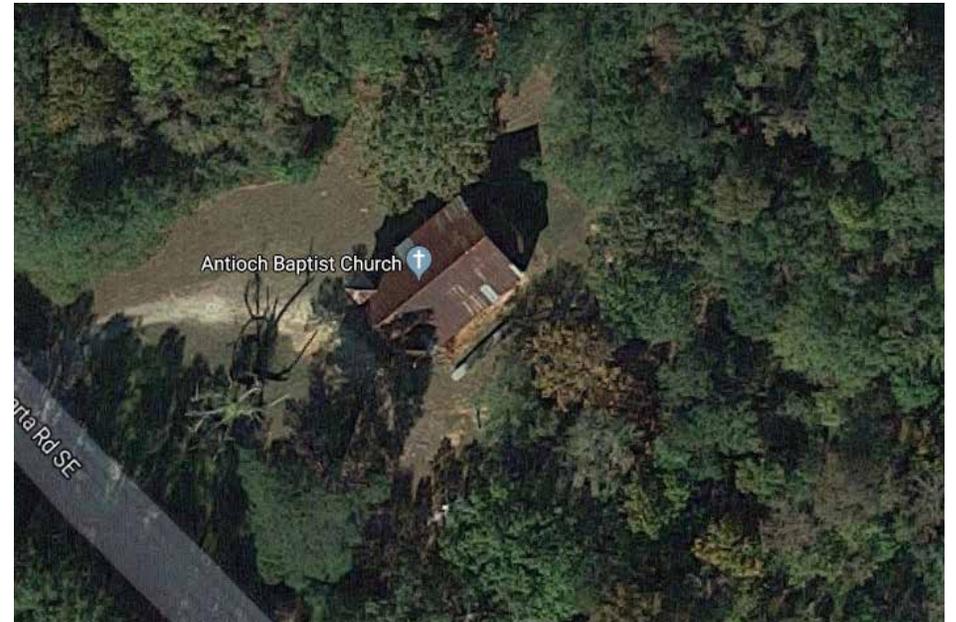


Figure 4. Site Map

EXTERIOR

MAIN (SOUTHWEST) ELEVATION

The main elevation consists of the entrance flanked by two towers. A central set of concrete back stairs leads up to a partial width inset porch.

Centered within the porch is a pair of paneled doors, which lead to the sanctuary. Single, paneled doors are set into the porch's side walls. They are marked "men" and "women" and lead to the respective restrooms.

A pointed arch vent is situated in the center of the gable end of the main facade. Plywood covers decorative wood shingle siding that spans the gable end and both towers on the southwest elevation. The towers possess pyramidal roofs of different heights and square, louvered vents on their sides.



Figure 5. Main Facade



Figure 6. Porch

EXTERIOR

SIDE (SOUTHEAST AND NORTHWEST) ELEVATIONS

The side elevations are similar in appearance. Each elevation is covered with clapboard siding and has five, evenly spaced, six-over-six, double hung windows. A two light triangular transom sits atop each window.

Several panels of the metal roof, both on the side slope and on the towers, appear to have been replaced and do not exhibit the same weathered appearance as the remainder of the roof.

The existing roof covers an earlier wood shingle roof, indicating that the metal is not original to the current structure.



Figure 7. West Elevation

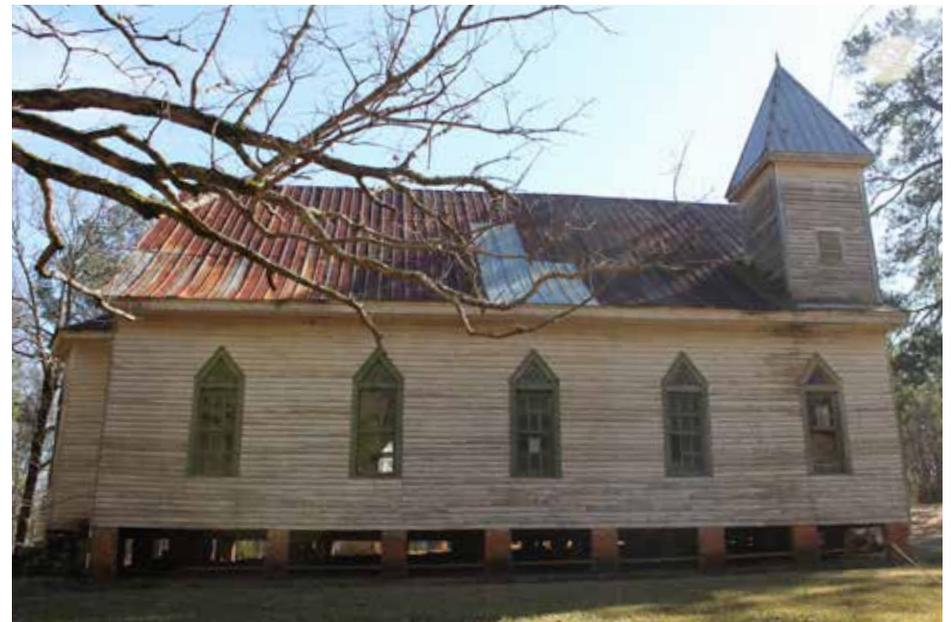


Figure 8. East Elevation

EXTERIOR

REAR (NORTHEAST) ELEVATION

The rear elevation has two paneled doors flanking the apse. Simple concrete block steps lead up to each door. The stairs to the southern-most door have a metal railing but the other set has no railing or banister.

The polygonal apse, which is centered on the rear elevation, has a hipped roof. The foundation piers are constructed from concrete blocks, but otherwise, the apse matches the materials and finishes of the structure.

The apse has three windows. Two, two-over-two double hung sashes with a two light triangular transom, and one, six-over-six double hung sash with a two light transom. The latter is centered on the rear wall while the former sit on the angled walls.

The gable end over the apse bears the ghostline of a pitched roof for a previous apse. The line appears to be metal flashing.



Figure 9.



Figure 10.

INTERIOR RESTROOMS

Separate men's and women's restrooms are located in the front of the building, one inside each tower. The entire ceiling in both spaces has collapsed to expose the roof framing above. Large portions of the floor in the women's bathroom are missing while almost the entire floor in the men's restroom has collapsed. Both spaces are finished in drywall.

It should be noted that the restrooms are in poor condition and are not currently functional.



Figure 11.

INTERIOR SANCTUARY

The sanctuary's floors are made of wood planks that run the length of the building. The current flooring is likely not original to the structure and was added at an unknown time. The walls and ceiling are covered in drywall, but original beadboard can be seen behind portions of the drywall that have fallen away. Beadboard wainscoting and chair rail remain uncovered around the entire perimeter of the room. The wainscoting is constructed of vertical painted beadboard with the exception of the southwestern wall where the beadboard runs horizontally.

It is worth noting that a section of the room's southern corner bears evidence of deterioration and is covered with plywood.

Like the walls, the ceiling is covered with drywall, portions of which are falling off to reveal beadboard. Sections of exposed beadboard are running in different directions, providing evidence of a larger decorative pattern.

The apse sits opposite the entrance and consists of a raised platform and three windows. The two rear doors sit on either side of the apse.

Several lights hang from the ceiling but are no longer functional. A wooden column also extends up to the ceiling, supporting the remaining portion of the chimney found in the attic.

Eighteen pews are lined up in rows of six, running down the length of the sanctuary. The dark, wood pews had no notable deficiencies during the assessment.



Figure 12.

SCHEMATIC DRAWING

*Schematic drawings for reference only. Not to scale.

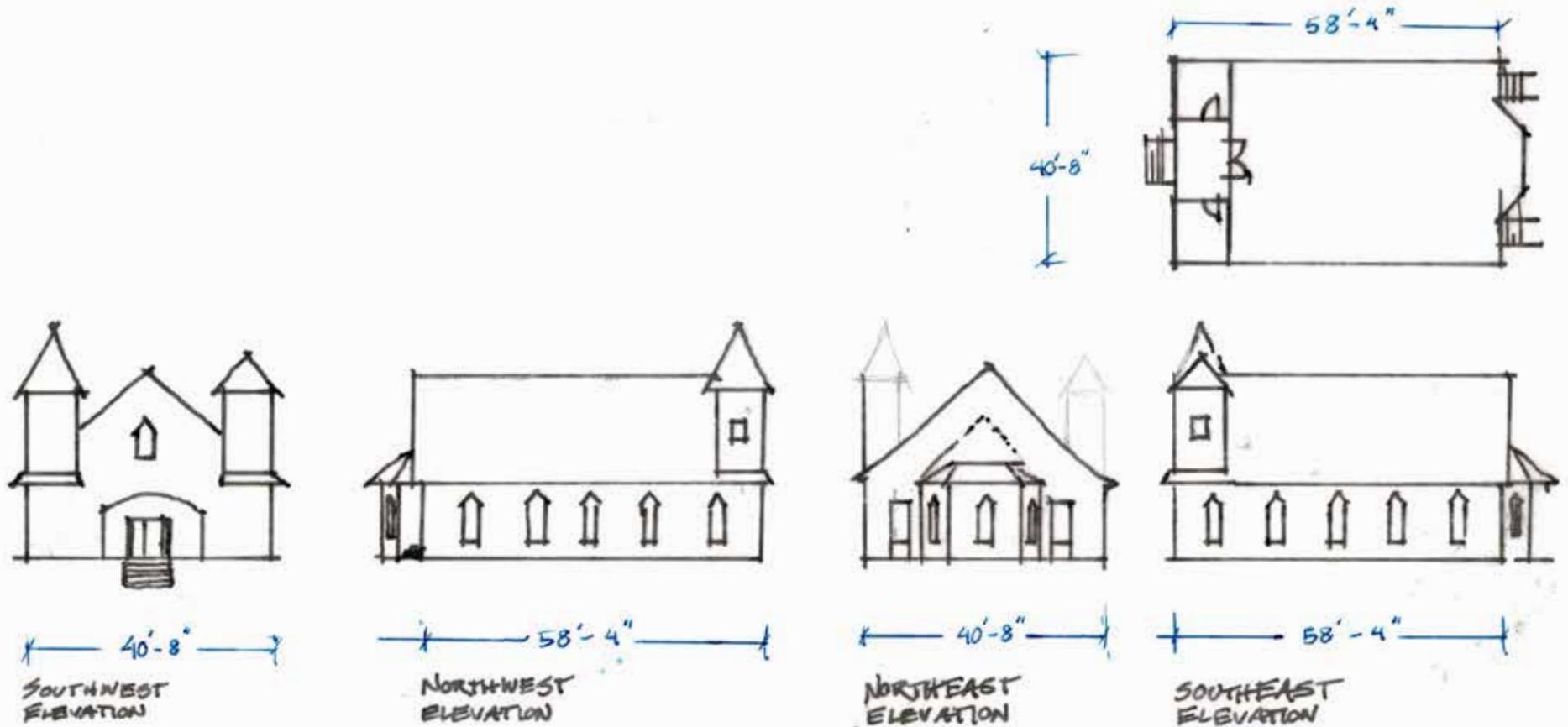


Figure 13.



Figure 14.

CONDITIONS ASSESSMENT

FOUNDATION

BRICK PIERS

DESCRIPTION

19 brick piers form the perimeter of the foundation. These piers do not extend under the apse addition.

DEFICIENCIES

- Organic growth
- Deteriorated mortar
- Spalling brick
- Missing bricks (northwest corner)
- One brick pier replaced with concrete
- Sinking piers
- Grade buildup

RECOMMENDATIONS

- Biological growth should be gently removed by hand, and piers should be treated with a biological cleaner and growth inhibitor (D/2 Biological Solution or equivalent).
- Existing deteriorated mortar (lime based) should be gently removed and bricks should be repointed. New mortar should match historic mortar in color, texture, joint profile, and composite strength.
- Spalled bricks should be carefully removed in a manner that does not cause damage to adjacent bricks.

- Replacement bricks should be laid by a qualified mason. Any new bricks to match existing in dimension, color, and texture as accurately as possible.
- Rebuild three piers (two brick, one stone - northwest corner) to level.
- Jack building to alleviate deflection and repair framing in kind (see spalling section).
- Excavate grade to original level on southeast elevation.



Figure 15.



Figure 16.



Figure 17.

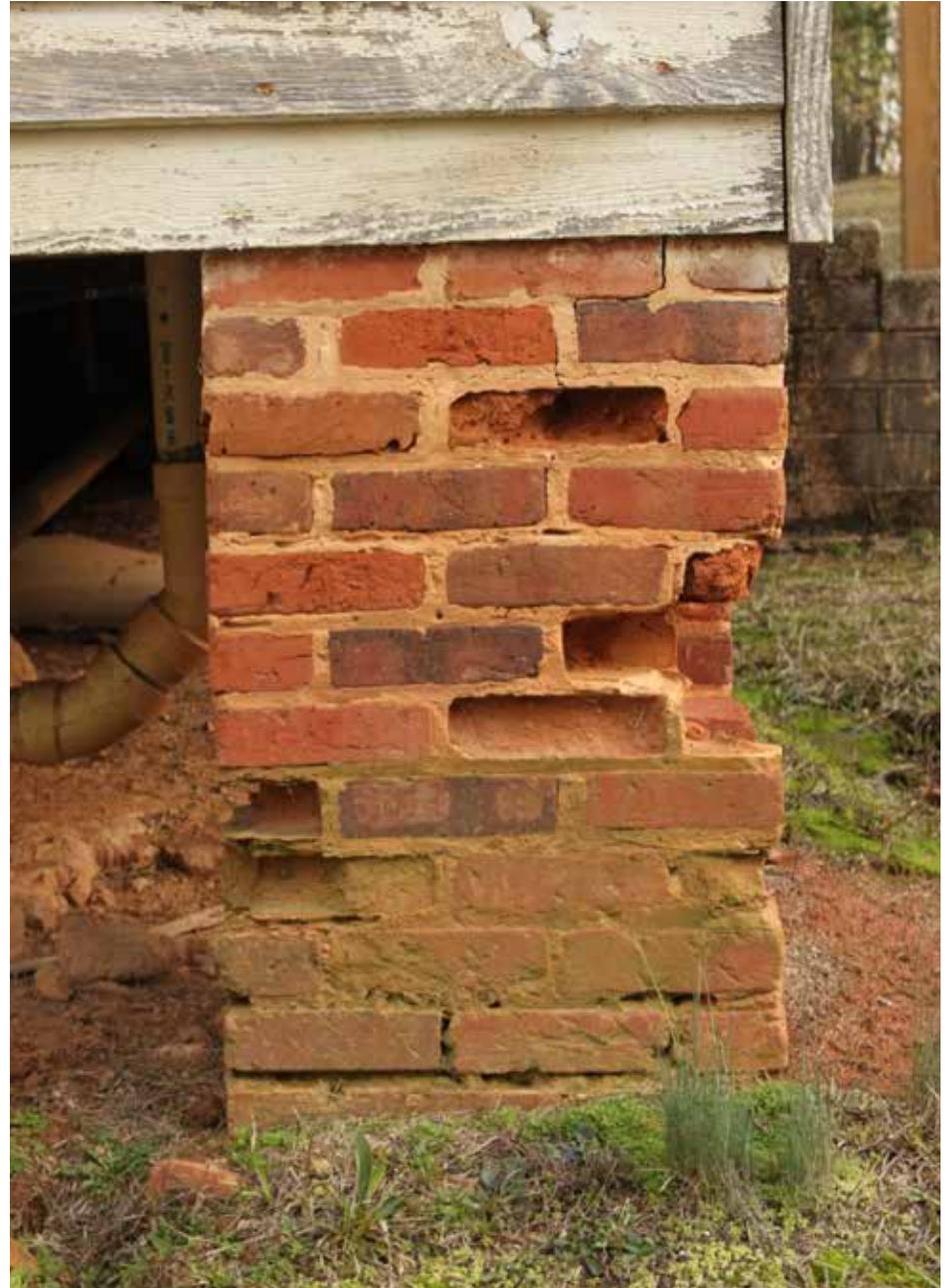


Figure 18.

FOUNDATION

STONE PIERS

DESCRIPTION

17 rough cut, dry stacked stone piers support the summer beams under the main sanctuary of the church. One additional pier has been replaced with a single piece of wood.

DEFICIENCIES

- One of the piers is a combination of wood and stone.
- One additional pier has been replaced with a wood block.

RECOMMENDATIONS

- Confirm stability of existing piers
- Replace wooden pier elements with appropriate stone



Figure 19.



Figure 20.

FOUNDATION

CONCRETE MASONRY UNIT PIERS

DESCRIPTION

5 Concrete masonry unit piers support the apse.

DEFICIENCIES

- No deficiencies noted.

RECOMMENDATIONS

- Confirm stability of piers



Figure 21.



Figure 22.

CRAWL SPACE

DEFICIENCIES

- Termite mound
- Termite damage

RECOMMENDATIONS

- Treat the ground and building for termites and other wood destroying organisms.
- Closely inspect for termite damage in framing.



Figure 23.



Figure 24. A termite mound is found under the southwest facade of the building



Figure 25.

FRAMING

DEFICIENCIES

- Deteriorated timbers visible from crawl space.
- Sagging porch deck
- Structurally inappropriate joinery in summer beam.
- Water entry has deteriorated some of the rafters and tower framing elements over the restrooms.

RECOMMENDATIONS

- The bottom of all wall framing is currently concealed by the siding, and a full inspection is not possible. Remove bottom two courses of siding from the building in order to fully expose piers, sills, and bottom of wall framing. Upon removal of siding, the precise condition of the studs can be determined.

Jacking will occur in order to relieve stress caused by deterioration and deflection of structural members, and to permit the repair of sills and framing as described in the section below. It should be noted that depending on the amount of floor deflection, it may not be advisable to completely level all floors. A final determination will be made on-site.

Provide and install temporary shoring to reinforce existing pier foundation system. Temporary shoring to consist of solid concrete blocks, dry-laid, where required.

Studs with minor to moderate deterioration will be sistered where possible utilizing material of in-kind dimension and species. Severely deteriorated members will be replaced utilizing material of in-kind dimension and species where absolutely required.

Repair sills to eliminate minor deterioration where required. Loose material will be removed in order to establish stable material. Deteriorated areas will be treated with a wood consolidant. Minor voids will then be filled with a wood repair epoxy. Larger areas of deterioration will be repaired with an in-kind Dutchman. Severely deteriorated sill members will be replaced where necessary. Replacement sill members will match existing in species and dimension. Minor deterioration will be consolidated where required.

- Sister inappropriate joinery in summer beam with steel plates and through-bolts.
- Determine the causes of water

intrusion in the attic and address accordingly. Once the causes of water intrusion have been resolved, the deteriorated, water-damaged rafters and framing elements should be carefully repaired by a qualified, experienced carpenter. Members with minor to moderate deterioration will be sistered where possible utilizing material of in-kind dimension and species. Severely deteriorated members will be replaced utilizing material of in-kind dimension and species where absolutely required.

If deemed necessary, a structural engineer should be consulted to ensure the integrity of the towers and to advise on the method of repair.



Figure 26.



Figure 27.



Figure 28.

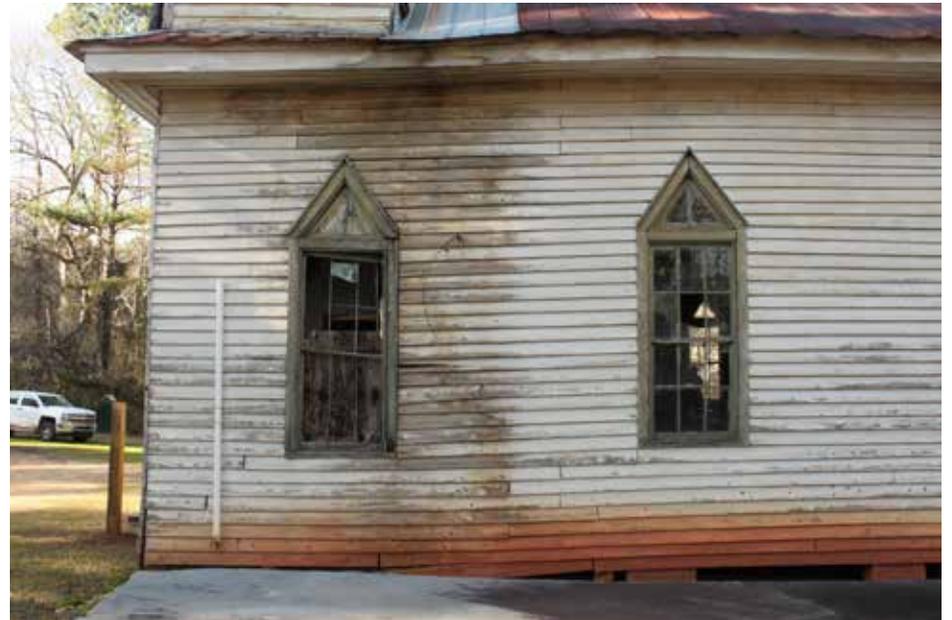


Figure 29.

STAIRS

CONCRETE BLOCK

DESCRIPTION

Three concrete block sets of stairs. One set of stairs is on the front (southwest) facade, and the remaining two are found on the rear (northeast).

DEFICIENCIES

Front Steps:

- Cracks in blocks
- Edge blocks pulling away
- Biological growth

Rear:

- Broken concrete
- Missing blocks
- Edge blocks pulling away from central stairs
- Deteriorated mortar
- Loose banister (only one)
- Biological growth

RECOMMENDATIONS

- Front: Repair stairs in-kind. Clean biological growth using the gentlest means possible.
- Rear: Repair stairs in-kind. Clean biological growth using the gentlest means possible. Replace existing handrail with a sympathetic substitute.

RESTORATION/REHABILITATION NOTES: Future restoration efforts should include replacing the stairs with historically sympathetic alternatives. Prior to this taking place, however, research should be conducted to determine the most appropriate design.



Figure 30.



Figure 31.



Figure 32.



Figure 33.

SIDING

WOOD CLAPBOARD

DESCRIPTION

Clapboard siding covers the entire building, except for decorative shingle elements on the towers and the gable end on the main facade.

DEFICIENCIES

- Loose clapboards
- Rotten / Damaged clapboards
- Missing clapboards
- Oxidized fasteners
- Biological growth (rear)
- Dirt build up
- Ghost line of previous roof (rear)
- Failed paint

RECOMMENDATIONS

- Re-attach all loose siding with appropriate stainless fasteners.
- Replace rotten, damaged, or missing siding with wooden clapboards that match in size and species, taking care to stagger vertical joints.
- Remove oxidized fasteners and replace with appropriate material or remove oxidation from fasteners with a wire brush and treat with rust inhibitor (Ospho or equivalent). Fasteners

should then be primed and painted.

- Carefully remove any vegetation by hand, and clean remnants of biological growth with appropriate solution
- Remove oxidation from metal flashing at ghost line over apse with a wire brush and treat with a rust inhibitor (Ospho or equivalent). The flashing should then be primed and painted.
- Scrape loose and failing paint using hand tools. Great care should be taken to avoid gouging the wood. Sand the siding to remove rough surfaces and previous careless tool marks. Appropriate primer and paint should then be applied with brushes.



Figure 34.



Figure 35.

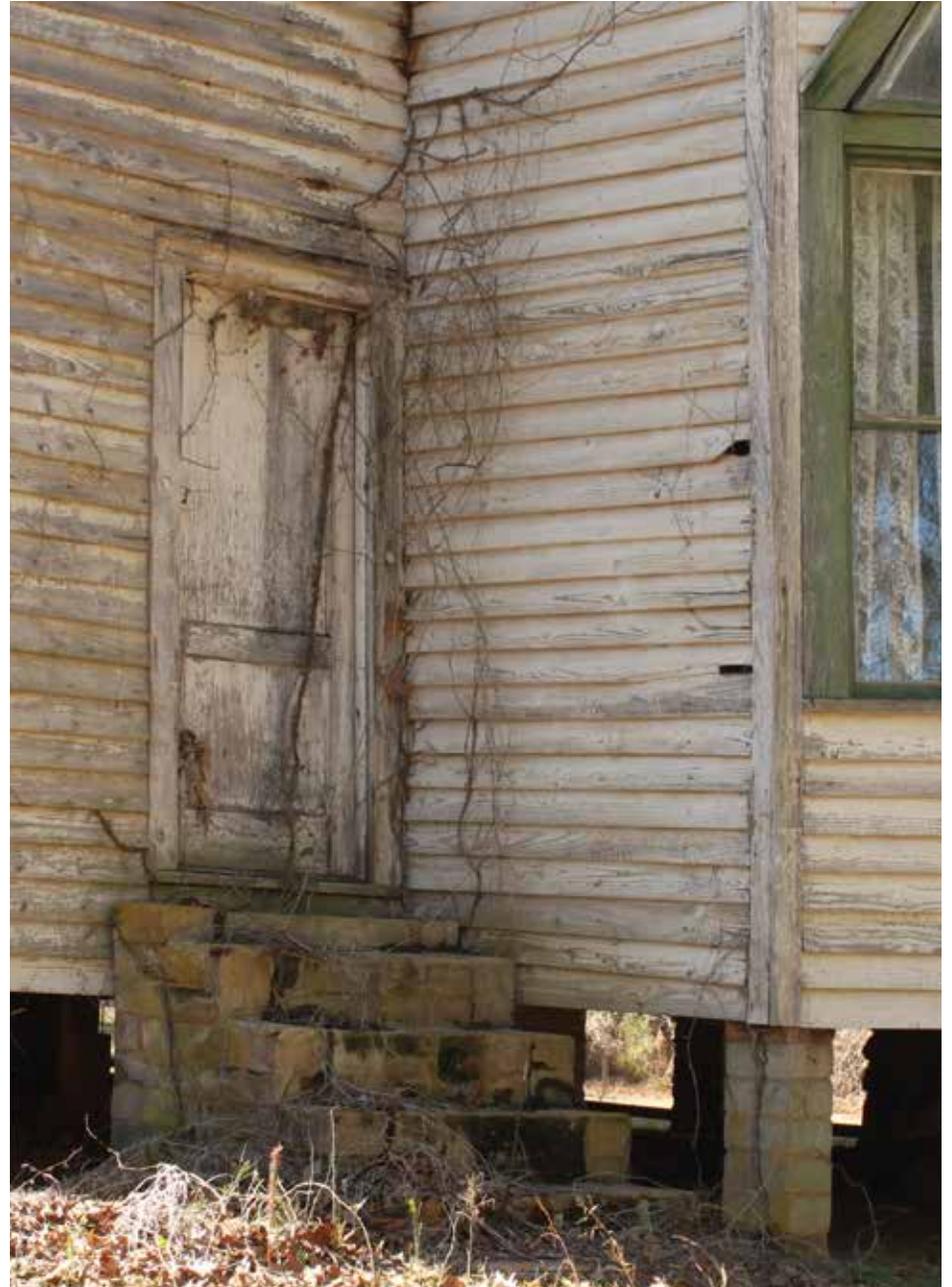


Figure 36.

EXTERIOR TRIM

DEFICIENCIES

- Failing rake board
- Deteriorated soffit
- Rotten / damaged window trim and sills
- Failing Paint

RECOMMENDATIONS

- Re-attach all loose trim in good repair with appropriate stainless fasteners.
- Replace rotten, damaged, or missing trim with elements that match in size, species, and dimension.
- Remove oxidized fasteners and replace with appropriate, corrosion resistant fasteners; or wire brush fasteners and treat with rust inhibitor (Ospho or equivalent). Fasteners should then be primed and painted.
- Scrape loose and failing paint using hand tools. Great care should be taken to avoid gouging the wood. Sand the siding to remove rough surfaces and previous careless tool marks. Appropriate primer and paint should then be applied with brushes.



Figure 37.



Figure 38.



Figure 39.

SIDING

PLYWOOD SIDING

DESCRIPTION

Approximately twenty pieces of plywood cover portions of the main (southwest) elevation. The plywood covers decorative wood shingle siding that adorns the gable end and portions of both towers on the southwest elevation.

DEFICIENCIES

- Plywood sheathing is failing and peeling away. Falling pieces of plywood over the entrance pose a threat to life safety, but they also pose a threat to the integrity of the materials they cover. Water intrusion between the plywood and the wood shingles could lead to further deterioration. Beyond life safety, the plywood is also concealing the shingles, which are a historic, character defining feature of the building.

RECOMMENDATIONS

- Remove plywood to expose wood shingles.
- This removal should be performed carefully so as not to damage the shingles underneath. Condition of the concealed shingles remains unknown, but repairs can be reasonably expected. Loose shingles in good repair should be re-attached, and deteriorated shingles should be removed. New shingles should be

fabricated, and these replacements should continue the present pattern and match the existing shingles in species, dimension, and profile.



Figure 40.

DOORS

MAIN DOOR, SOUTHWEST FACADE

DEFICIENCIES

- Failing, oxidized hardware
- Failure to close and lock
- Deteriorating wood
- Failing paint

RECOMMENDATIONS

- Clean and repair hardware in order to restore functionality. Securing the building envelope is of utmost priority; doors need to be able to completely close and lock.
- Treat moderately deteriorated areas of wood casing with consolidant and two part epoxy to fill voids (West System or equivalent). Severely deteriorated wood members should be removed and replaced with wood Dutchmen of in-kind species.
- Scrape off loose and failing paint using hand tools. Apply appropriate primer and paint using brushes.

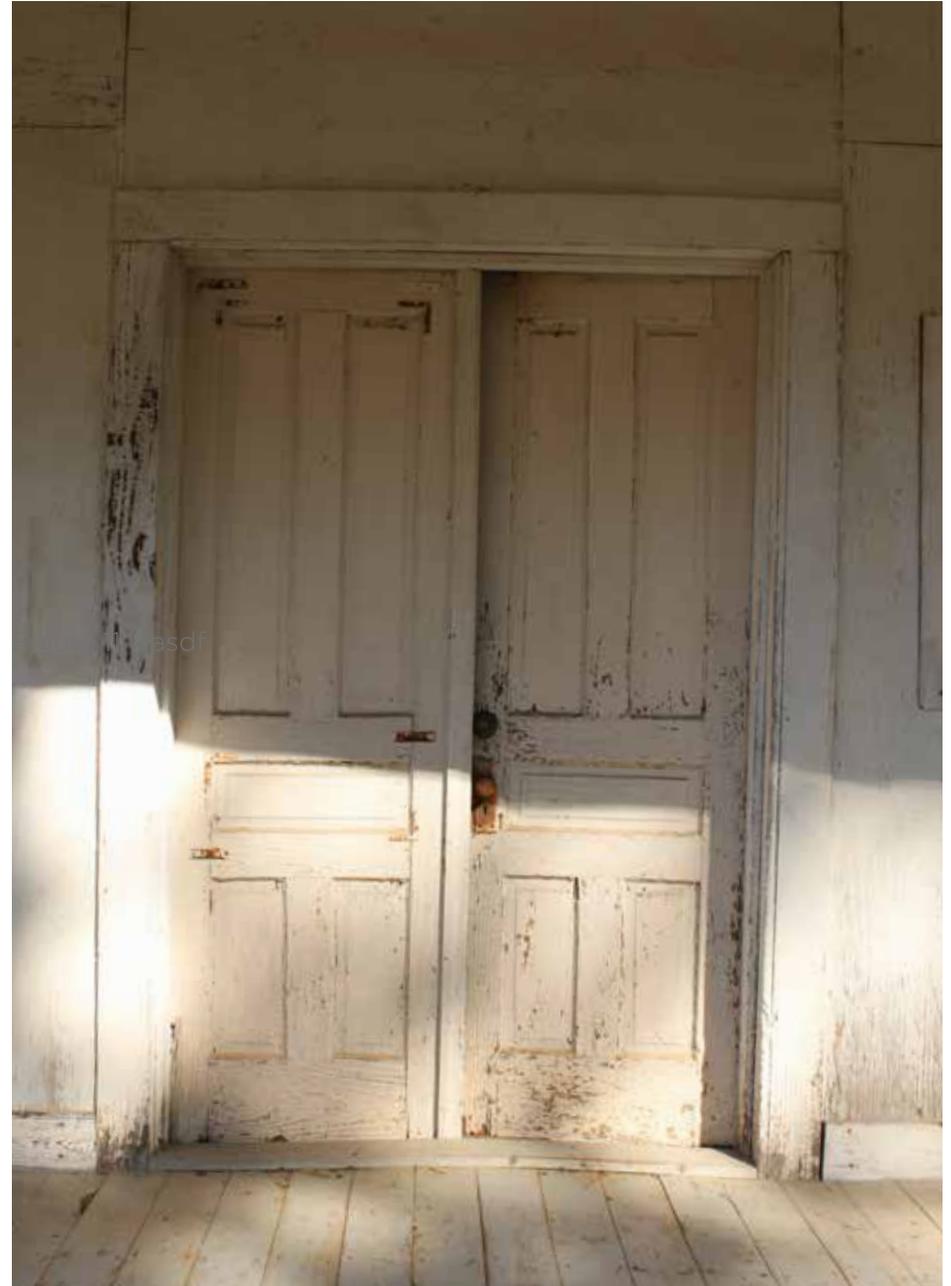


Figure 41.

DOORS

REAR DOORS, NORTHEAST FACADE

DEFICIENCIES

- Missing hardware.
- Failure to close and lock
- Deteriorating wood.
- Failing paint

RECOMMENDATIONS

- Clean and repair hinges in order to restore functionality
- Replace missing hardware with appropriate. Securing the building envelope is of utmost priority; doors need to be able to completely close and lock.
- Treat moderately deteriorated areas of wood casing with consolidant and two part epoxy to fill voids (West System or equivalent). Severely deteriorated wood members should be removed and replaced with wood Dutchmen of in-kind species.
- Scrape off loose and failing paint using hand tools. Apply appropriate primer and paint using brushes.

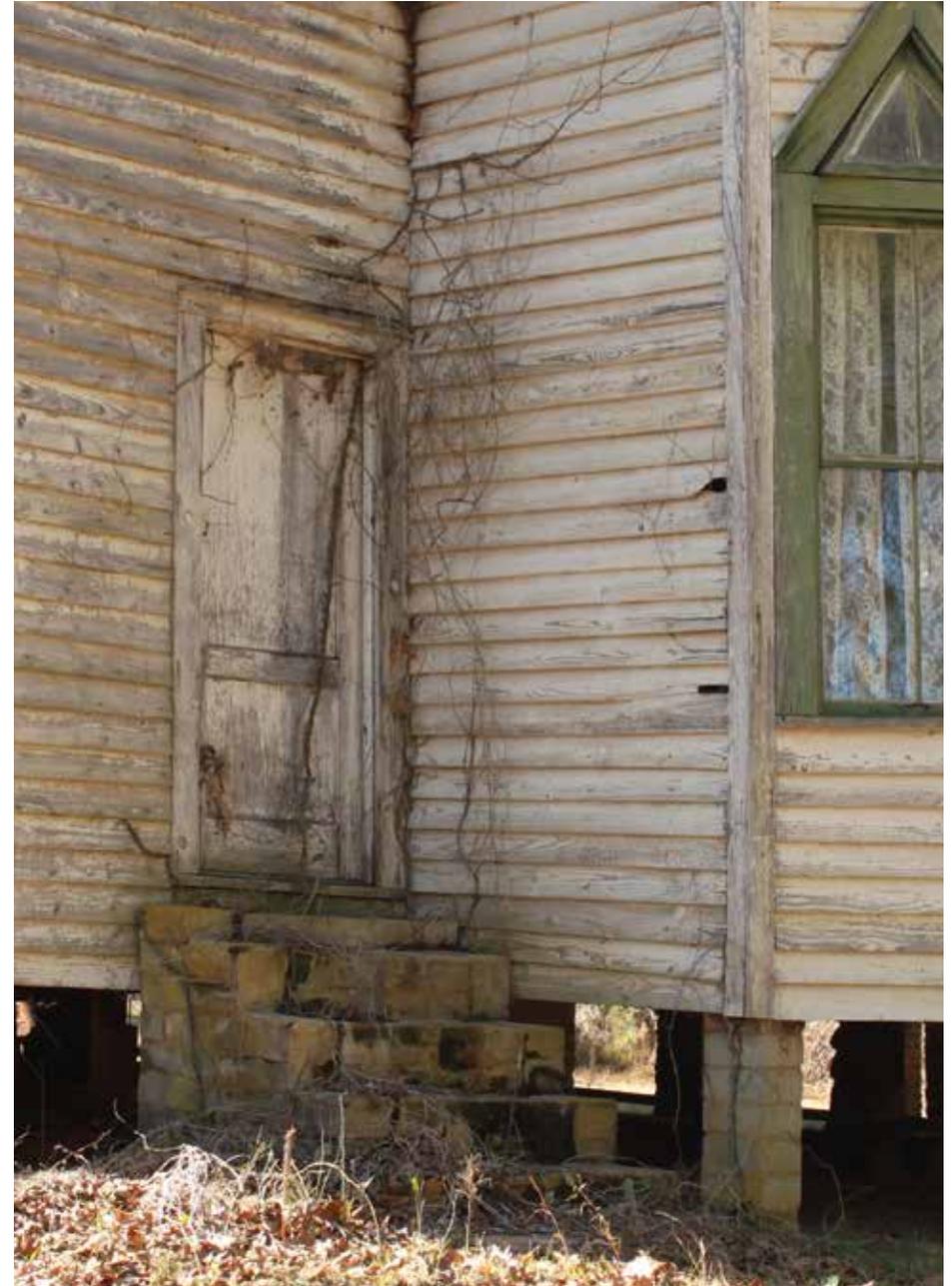


Figure 42.

DOORS

RESTROOM DOORS, SOUTHWEST FACADE

DEFICIENCIES

- Failing, oxidized hardware
- Failure to close and lock
- Deteriorating wood
- Failing paint

RECOMMENDATIONS

- Clean and repair hardware in order to restore functionality. Securing the building envelope is of utmost priority; doors need to be able to completely close and lock.
- Treat moderately deteriorated areas of wood casing with consolidant and two part epoxy to fill voids (West System or equivalent). Severely deteriorated wood members should be removed and replaced with wood Dutchmen of in-kind species.
- Scrape off loose and failing paint using hand tools. Apply appropriate primer and paint using brushes.

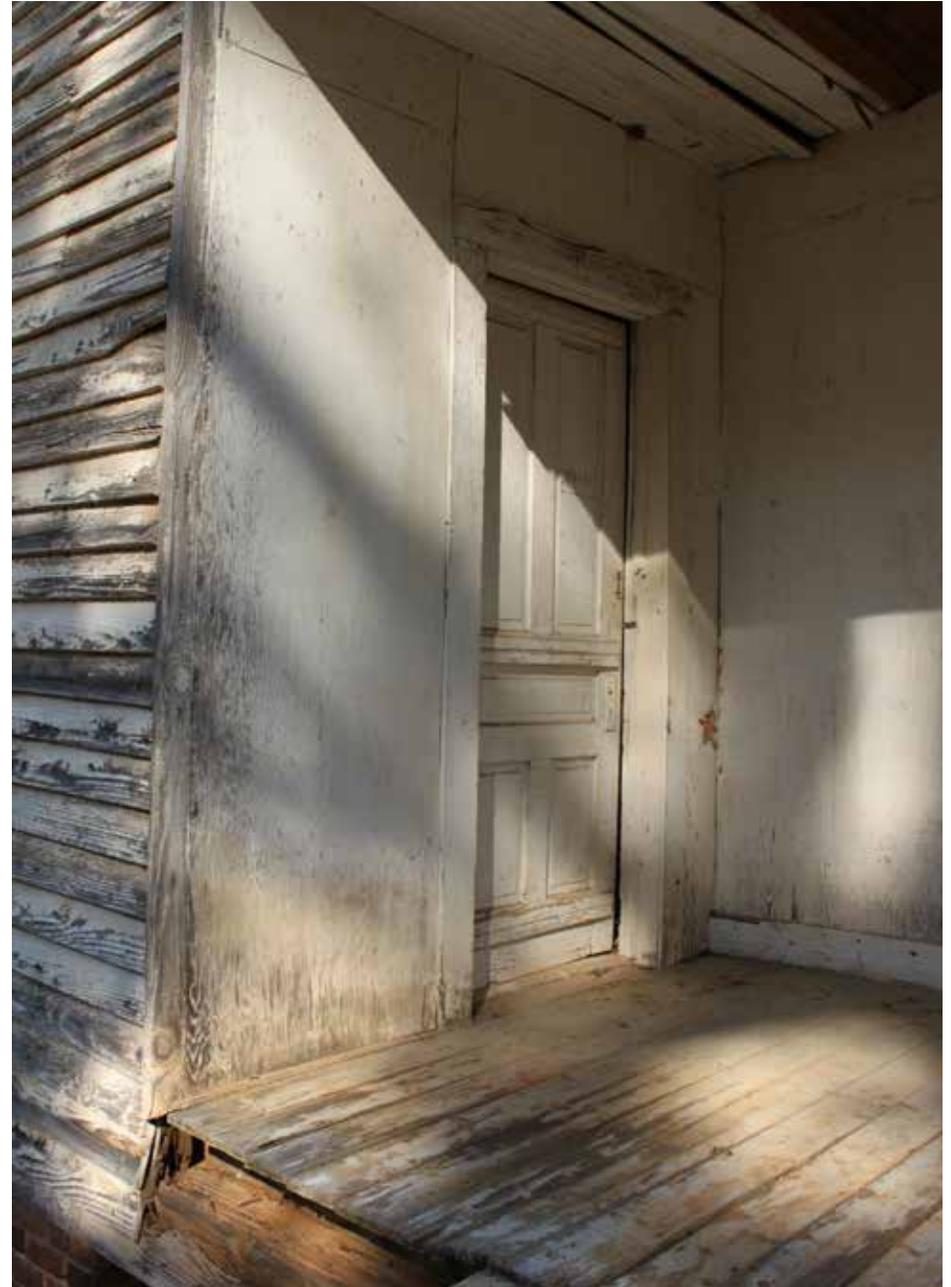


Figure 43.

WINDOWS

DESCRIPTION

Thirteen wood windows with two-light, triangular transoms including:

- Eleven, six-over-six double hung sashes
- Two, two-over-two double hung sashes

DEFICIENCIES

- Missing transoms (2)
- Missing /damaged panes of glass (13)
- Failed glazing
- Deteriorated casings and sashes
- Missing muntin (1)
- Missing bottom sash (1)
- Window almost fully deteriorated (1)
- Deteriorated paint

RECOMMENDATIONS

- Fabricate and replace missing transoms in-kind to match existing in materials, profile, etc.
- Replace missing / damaged panes of glass.
- Replacement glass will be set in a

bead of glazing, then glazing putty will be applied as described below. Remove failed paint from the interior and exterior of the wooden window frames with hand tools to achieve sound, paint-ready surface. Apply a narrow bead of glazing sealant to the interior perimeter of each pane of glass where possible. Apply new, oil-based glazing compound around the perimeter of each pane of glass where required to achieve proper seal. Glazing compound will match existing historic glazing compound in profile as accurately as possible.

- Selective reglazing
- Treat moderately deteriorated areas of wood casing with consolidant and 2-part epoxy (West System or equivalent) to fill voids one cubic inch or smaller in size.
- Remove severely deteriorated wood members and replace with wood Dutchmen of in-kind species.
- Replace missing muntin with in-kind wood species and profile to match adjacent.
- Replace any missing sashes in-kind.
- Replace missing window with in-kind replacement.
- Scrape loose and failing paint using

a hand tool. Appropriate primer and paint should then be applied with brushes.

RESTORATION/REHABILITATION

NOTES: Prior to a restoration project, additional research should be conducted into the historic configuration of the windows. It is unknown whether the existing windows are original to the The existing windows maybe original to the 1920s reconstruction.



Figure 44.



Figure 45.



Figure 46.

PORCH

DESCRIPTION

Inset porch with arched, beadboard ceiling. Painted plywood walls cover a layer of painted, horizontal siding that does not match the clapboard on the remainder of the building.

DEFICIENCIES

- Structural deficiencies (reference the framing section)
- Deteriorated, loose deck boards
- Oxidized fasteners
- Loose beadboard
- Failing paint

RECOMMENDATIONS

- Reference the framing section for recommendations.
- Remove and replace deteriorated decking. New boards should match existing in species, dimension, and profile.
- Failing, oxidized fasteners should be removed and replaced with stainless steel fasteners
- Reattach loose beadboard. Replace failing portions with new beadboard that matches existing in species, dimension, and profile.

- Remove plywood cladding to reveal siding below. Condition of concealed siding remains unknown, but repairs can be reasonably expected. Deteriorated wood members should be repaired. Severely deteriorated members should be replaced with wood Dutchmen of an in-kind species.
- Future restoration should include hand scraping of all painted wood surfaces to remove loose and failing paint. Prepared substrate should receive a historically appropriate paint finish.



Figure 47.



Figure 49.



Figure 48.



Figure 50.

ROOF

DESCRIPTION

5V metal crimp roof. Main gable end roofline has slightly flared eaves. Pair of front towers topped with pyramidal rooflines, and the apse's hipped roofline butts into rear gable end.

DEFICIENCIES

- Pin holes throughout, more substantial at ridge
- Oxidized metal sheets
- Deficient flashing and ridge caps

RECOMMENDATIONS

- Replace failing and significantly oxidized sheets with in-kind material.
- Recoat entire roof with Henry's Rubberized Aluminum Roof Coating (or equivalent material).
- Replace flashing.

RESTORATION/REHABILITATION

NOTES: If a comprehensive restoration takes place, the metal roof should be replaced with a historically appropriate, cedar shake roof. Evidence of an earlier, wooden shingle roof is visible in the attic and should be consulted as the pattern for future roofing restoration.

An alternative to this is to retain the metal roof but to fully replace it in-kind.



Figure 51.



Figure 52.

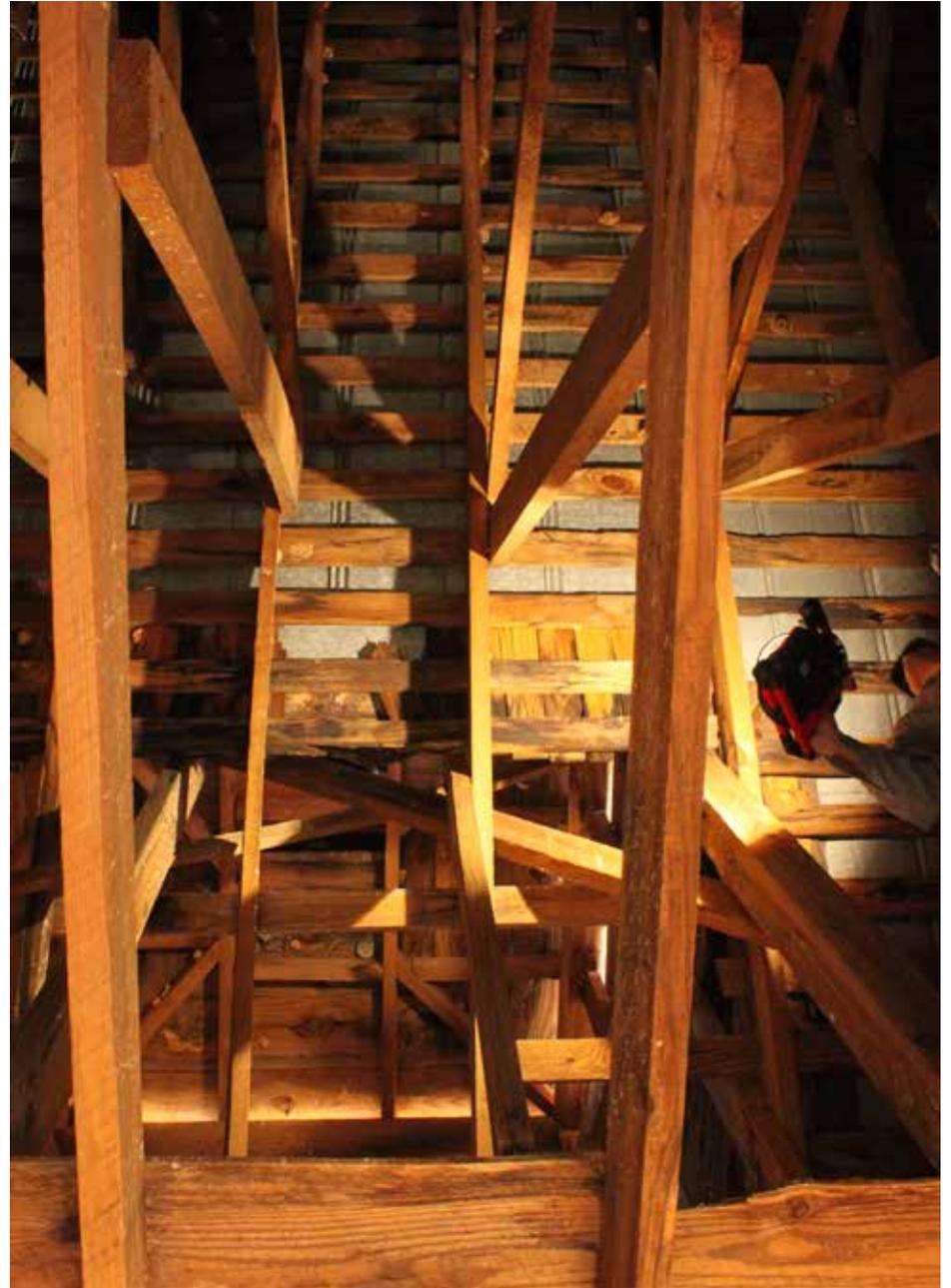


Figure 53. Underneath of metal roof as seen in the attic space

ATTIC SPACE

DESCRIPTION

The open attic runs the length of the building and was accessed through the collapsed ceiling in the women's restroom. A brick chimney that served a (now removed) stove has since been capped and remains enclosed in the attic, suspended over the ceiling of the sanctuary.

DEFICIENCIES

- Leaning masonry chimney suspended over sanctuary ceiling is at risk of complete failure and presents an immediate threat to life safety.
- Damaged bird wire on attic louvers has allowed birds access to the attic and resulted in a blanketing of droppings.

RECOMMENDATIONS

- **Remove masonry chimney as a life safety precaution. The heavy mass is leaning perilously and potential for imminent collapse presents a very real threat to the safety of anyone entering the structure.**
- Replace bird wire on attic vent louvers.



Figure 54.



Figure 55.

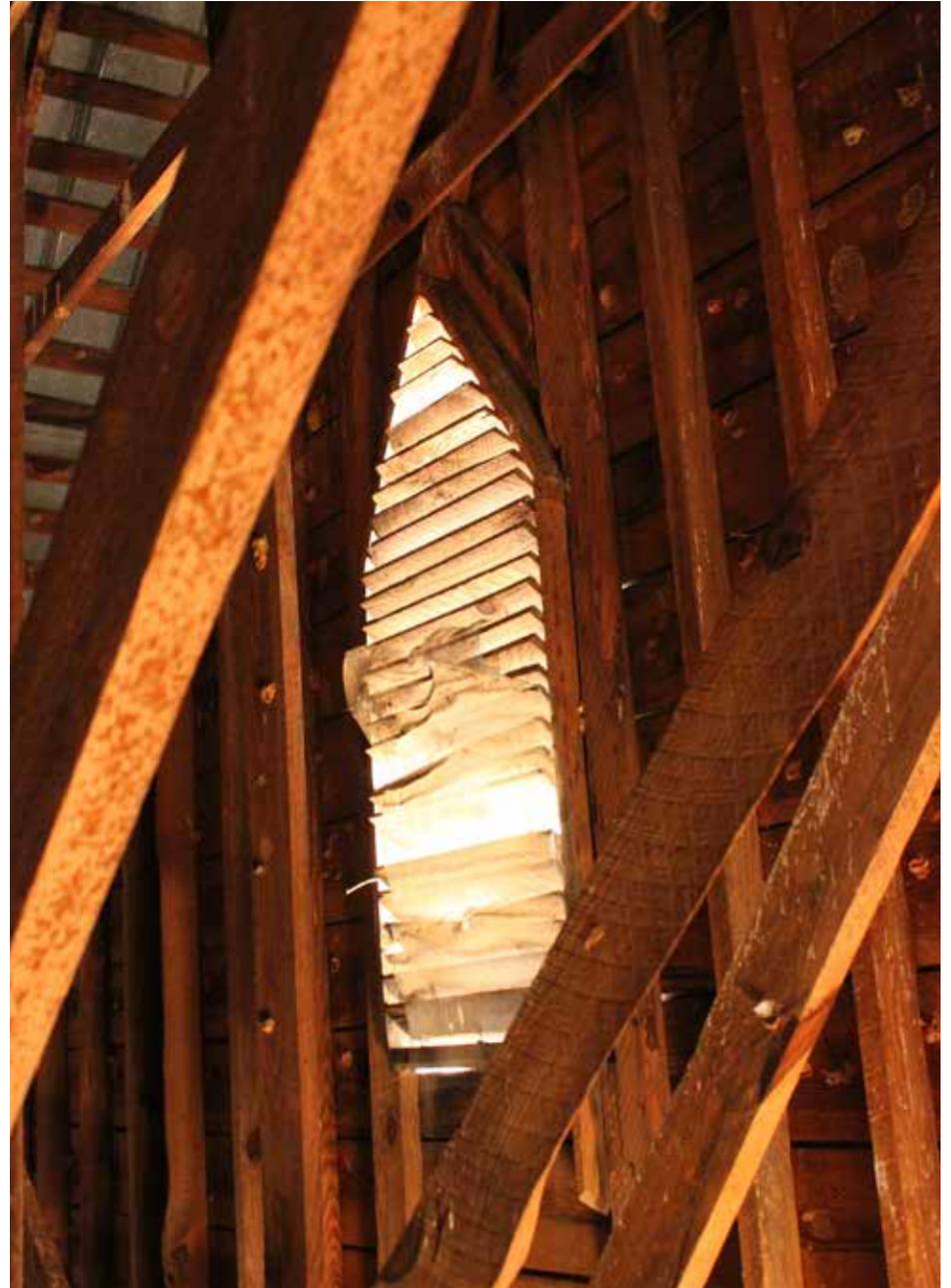


Figure 56.

SANCTUARY FLOORS

DESCRIPTION

Wood floors run the length of the sanctuary. Based on their appearance and evidence visible underneath the building, they do not appear original to the structure.

DEFICIENCIES

- Deteriorated flooring covered by plywood in the southern and eastern corners.
- Scattered holes
- Gouges under column supporting chimney.

RECOMMENDATIONS

- Remove all deteriorated flooring and replace with flooring to match existing in species, dimension, and joints.
- Holes to be filled and gouges to be repaired by qualified carpenter once the chimney and its requisite supporting column have been removed.



Figure 57.



Figure 58. The blocks are covering a substantial hole in the floor



Figure 59. Plywood has been placed at the base of the door, likely to cover deteriorated wood.



Figure 60.

SANCTUARY WALLS

DESCRIPTION

The walls are decorated with tongue and groove beadboard wainscoting. The beadboard runs vertically everywhere except for the rear (southwest entry) wall, where it runs horizontally. The entirety of the walls above the wainscoting are concealed by drywall, though it appears to have horizontal beadboard underneath.

DEFICIENCIES

- Inappropriate drywall is cracking and portions are pulling away from the beadboard underneath.
- South corner covered in plywood.

RECOMMENDATIONS

- Remove all drywall. This removal should be performed carefully so as not to damage the beadboard underneath. Condition of the concealed beadboard remains unknown, but repairs can be reasonably expected. Based on an assessment of the materials, selective replacement of beadboard should be carried out if necessary. New beadboard should match the adjacent material in species, dimension, and profile. Loose beadboard should be attached to framing.
- Remove plywood to assess the condition of framing and beadboard underneath. This corner is directly

under some of the significant framing deterioration seen in the attic. Any assessment by a structural engineer, if deemed necessary, should also include an assessment of the framing presently concealed by the plywood. Once the plywood has been removed, and a structural assessment has been made, it is assumed that repairs will be necessary to the framing. These repairs should be undertaken by a qualified carpenter. The beadboard should be replaced in this corner to match the adjacent beadboard in species, dimension, and profile.

RESTORATION/REHABILITATION

NOTES: If a comprehensive restoration takes place, a historic finish analysis should be conducted to determine historic finish colors. All damaged details should be repaired while missing elements should be replaced. Such work needs to be based on historic or physical evidence.



Figure 61.



Figure 62.



Figure 63.

INTERIOR TRIM

DEFICIENCIES

- Deteriorating window sills
- Loose / Missing chair rail
- Loose window trim
- Biological growth
- Failed paint

RECOMMENDATIONS

- Repair window sills to eliminate minor deterioration where required. Loose material will be removed in order to establish stable material. Deteriorated areas will be treated with a wood consolidant. Minor voids will then be filled with a wood repair epoxy. Larger areas of deterioration will be repaired with an in-kind Dutchman. Severely deteriorated window sill members will be replaced where necessary. Replacement sill members will match existing in species and dimension. Minor deterioration will be consolidated where required.
- Re-attach all loose chair rail and window trim in good repair with appropriate fasteners.
- Limited replacement of rotten, damaged, or missing chair rail and trim with elements that match in size, species, and dimension.
- Biological growth should be gently removed by hand.

NOTE

A comprehensive finish analysis should be conducted to determine historic finishes prior to any interior painting. Once analysis samples have been taken, scrape loose and failing paint using hand tools. Great care should be taken to avoid gouging the wood. Sand to remove rough surfaces and previous careless tool marks. Appropriate primer and paint should then be applied with brushes.



Figure 64. asdf



Figure 65.



Figure 66.



Figure 67.

SANCTUARY CEILING

DESCRIPTION

Beadboard ceiling, likely arranged in a decorative pattern, has been completely covered with drywall.

DEFICIENCIES

- Mold
- Cracks in drywall
- Sections of drywall completely missing
- Chimney support pushing into drywall ceiling

RECOMMENDATIONS

- Remove all inappropriate drywall. This removal should be performed carefully so as not to damage the beadboard underneath. Condition of the concealed beadboard remains unknown, but repairs can be reasonably expected. Loose beadboard should be re-attached to ceiling joists. Based on an assessment of the materials, selective replacement of beadboard should be carried out if necessary. New beadboard should match the adjacent material in species, dimension, and profile.
- **Removal of chimney mass in attic will**

enable the removal of the supporting column.

RESTORATION/REHABILITATION

NOTES: If a comprehensive restoration takes place, a historic finish analysis should be conducted to determine historic finish colors. All damaged details should be repaired while missing elements should be replaced. Such work needs to be based on historic or physical evidence.



Figure 68.



Figure 69.



Figure 70.



Figure 71.

PEWS

DESCRIPTION

The sanctuary holds thirty-one wood pews, twenty-eight of which are box pews.

DEFICIENCIES

- Varying degrees of cracks
- Missing sections of wood
- Gouges in wood

RECOMMENDATIONS

- Retain all pews found within the building. Should removal of the pews be required to perform any of the work recommended in this assessment, great care should be taken to remove said pews. They are to remain in a secure area on site.



Figure 72.



Figure 73.



Figure 74.



Figure 75.



Figure 76.

RESTROOMS

MEN'S AND WOMEN'S RESTROOMS

DEFICIENCIES

- Large portions of the floor have rotted away and collapsed.
- Ceilings have completely collapsed.
- Framing and drywall finishes show extensive water damage.

RECOMMENDATIONS

- Remove and replace all deteriorated wood flooring and subflooring. New flooring should match existing in species, dimension, and profile.
- Due to the extensive damage present in both bathrooms, the removal of all drywall is recommended.

RESTORATION/REHABILITATION

NOTES: The above recommendations are given with the express goal of ensuring life safety and arresting deterioration; the result will be bare rooms with open ceilings and stud walls. Though the rooms will not serve as functional restrooms, the proposed strategy will allow the rooms to exist in a stable state while further research into historic wall finishes can be pursued and decisions about ultimate use can be made.

If new restrooms are to be installed in the future, the work should be compatible and follow the Secretary of Interior's Standards for Restoration or Rehabilitation.



Figure 77. Caved in floor

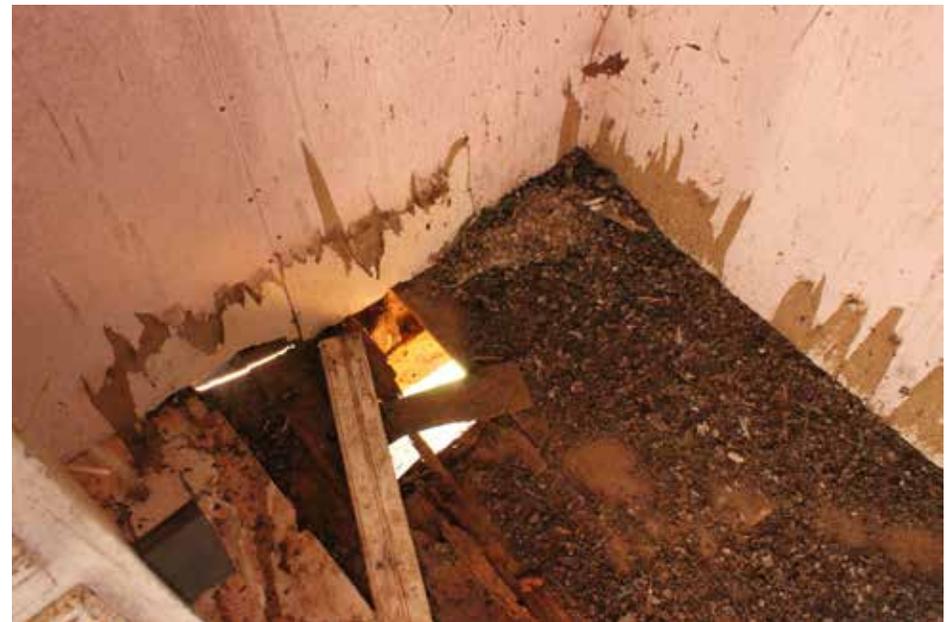


Figure 78. Caved in floor



Figure 79. The ceilings have collapsed in the restrooms



Figure 80.

UTILITY SYSTEMS

ELECTRICAL, PLUMBING, HVAC, AND NATURAL GAS

DESCRIPTION

Various fixtures remain in the building. The fixtures are not currently functional and are past serviceability.

RECOMMENDATIONS

- Confirm status of utilities.
- Retain all fixtures found within the building or site. Should removal of fixtures be required to perform any of the work recommended in this assessment, great care should be taken to remove said fixtures. All fixtures are to remain in a secure area on site.

RESTORATION/REHABILITATION

NOTES: For future use, new services to include electrical, plumbing, and HVAC need to be installed in a discrete, concealed, and sympathetic manner. The Secretary of Interior Standards for Rehabilitation provides guidance on how to properly install utility systems.



Figure 81.



Figure 82.



Figure 83.



Figure 84. Part of a gas line and hookup.

GRAVEYARD

DEFICIENCIES

- Unmarked graves
- Overgrown markers
- Damaged or broken grave markers
- Build up of dirt and grime

RECOMMENDATIONS

- Ensure that all graves are clearly marked, to include unmarked graves, and are visible
- Defoliate, by hand, any overgrown grave makers to ensure visibility.
- Identify unmarked graves using ground penetrating radar (GPR), cadaver dogs, or similar methods

RESTORATION/REHABILITATION NOTES: Future efforts in the graveyard should begin with a Historic Cemetery Preservation Plan. The Georgia Department of Natural Resources Historic Cemetary PReservation Plan Guidelines are included as Appendix C in this report A 1984 Cemetery Census by Taliaferro County is as included a starting point in Appendix B of this document.



Figure 85.

APPENDIX B: ANTIOCH BAPTIST CHURCH GRAVEYARD

TALIAFERRO COUNTY, GA - Cemeteries Antioch Baptist Church
<http://files.usgwarchives.net/ga/taliaferro/cemeteries/antioch.txt>

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<http://www.usgwarchives.net/ga/gafiles.htm>

This file was contributed for use in the USGenWeb Archives by:
Ms. B. Browning

Source:
Rest in Peace: A Cemetery Census of Taliaferro County -
Wiley B. Jones Wilkes Pub. Co. (Washington, Ga. 1984)
83 pages. Used with permission

ANTIOCH BAPTIST CHURCH

Antioch Baptist Church is located about eight miles south of Crawfordville on the east side of Highway 22 near the junction of the Carters Ford Road.

Graves identified by engraved stones as of 11-25-77:

Albert Allen -1960
Bertha Allen 1898-1926
Odell Allen 1900-1939
Jesse L. Barksdale 1917-1966
Richard Barksdale 1912-1975
Arkie Battle -1940
John Callier -1969
Lucy Callier -1970
Percell Callier -1969
Percy Callier -1973
Willie Cody -1976
Bridie D. Collins 1903-1960

Fannie Daniel 1864-1914
Janie Daniel 1886-1908
Rev. William H. Darden 1856-1898
Robert L. Johnson Tech Sgt
726 AAA Searchlight Btry CAC 1908-1946
John Jones Pvt 369 Inf 93 Div -1935
Mary Jones -1954
Hilliard Lightfoot 1870-1926
Mary Lizzie Lightfoot 1874-1909
Lewis Mapp 1905-1970
Dock Peek 1852-1925
Louise Moss Poss 1920-1941
Martha Seabrooks 1907-1970
Carrie Seals age 23 -1913
Frank Smith -1962
C. C. (Jake) Turner 1897-1915
Nathan Turner 1875-1937
Willie Turner (female) 1876-1961

The following unmarked graves were identified by Rufus Alexander and George Turner:

Alice Allen
Dan Allen
Eula Asbury
Reece Askew
Arnie Barksdale
John Henry Barksdale
Romer Barksdale
Viola Barksdale
John (Tripp) Beazley
Bob Callier
Harry Callier
Laura Callier
Roy Callier
Henry Change
Sallie Mae Cody
John Daniel

Abe Frazier
Uly Gunn
Ed Howell
Jay Howell
Jefferson (Tank) Howell
Martha Howell
Tom Howell
Willie Howell (female)

Alice Johnson
Duck Johnson
Hattie Johnson
Henry Johnson
Viola Johnson
Anna Jones
Felix Jones
Henry Jones
Jim Jones
Kate Jones
Marshall Jones
Robert Jones
Sibley Jones
Tease Jones
Charlie Lattimer
Robert Lattimer - 1937
Joe Lewis
Nannie Lewis
Henry Lightfoot
King Lightfoot
Sceney Lightfoot
Anderson Lynn
Carrie Lynn
Frank Lynn
Jim Lynn

Leona Lynn
Peter Lynn
Sarah Jane L. Mapp
Will Miller
Eula Mae Moss
Lucy Blanche Moss

Lillie Peek
Deacon Rich peek
Willie Mae Peek
Charity Phelps
Rye Phelps (female)
Minie Seals
Hass Simmons
Hattie Maude Simmons
Lucy Smith
Turner child
Susie Mae Washington
Cap Williams
Clarence Williams
Garnie Williams
Willie Williams
Eli Young
Wiley Young

APPENDIX C: HISTORIC CEMETERY PRESERVATION PLAN GUIDELINES



HISTORIC CEMETERY PRESERVATION PLAN GUIDELINES

What is a Historic Cemetery Preservation Plan?

A Historic Cemetery Preservation Plan is a preservation, rehabilitation, and management tool used by owners or responsible advocacy organizations to better care for and be stewards of historic cemeteries. A Historic Cemetery Preservation Plan characterizes and evaluates a historic cemetery to provide the necessary information for responsibly dealing with existing issues and concerns about the cemetery, plan for its future use and management, guide implementation of the plan's recommendations, and act as a reference source. It should also be organized so that it provides this necessary information in a manner understandable by the end user, who may not be an expert in the field.

Pre-Planning Requirements

Before a Historic Cemetery Preservation Plan is commissioned, the cemetery owner or advocacy organization needs to accomplish pre-planning activities to establish the objectives of the plan. These activities include gathering existing information about the cemetery, such as maps, histories, burial records, use regulations, and maintenance records, consulting with other cemetery entities to find out what they have done, reviewing existing cemetery preservation plans and guidance materials, and determining what financial resources are available for planning purposes. Using this information and the following guidelines, planning objectives can then be refined to establish the plan's scope of work.

Components of a Historic Cemetery Preservation Plan

A Historic Cemetery Preservation Plan is a comprehensive document that should be developed for all historic cemeteries. However, that does not mean it has to be produced from a single effort. If resources are limited, a series of companion reports can be done in phases, which combined become the comprehensive plan. The major components of a Historic Cemetery Preservation Plan are the Conditions Assessment Report, plot condition surveys, maintenance plan, and cemetery management plan.

Consultants

Although some activities associated with producing a Historic Cemetery Preservation Plan can likely be done by members of the cemetery advocacy organization or other volunteers, engaging a professional cemetery consultant will be necessary in order to incorporate specialized technical analysis and treatment measures into the plan. When hiring a cemetery consultant, their qualifications should be evaluated in the context of the planning project objectives. Considerations should include the consultant's education, training, and experience, but also review of their previous work and contacting references to find out how end users are using those planning documents. However, in selecting a consultant, it is also important to remember the limits of their role in the planning process. While they gather information and make recommendations, it is the responsibility of the cemetery owner/advocacy organization commissioning the Historic Cemetery Preservation Plan to understand and establish the plan's objectives so that the consultant understands expectations.

Context

The size and degree of detail in a Historic Cemetery Preservation Plan is dependent on the complexity of the cemetery, the amount of information available or attainable, previous documentation, cemetery organization resources available to commission or develop the plan, and its intended use as a planning tool. As a tool, a Historic Cemetery Preservation Plan or components are not static documents, but ones that should be regularly revised and updated as information and circumstances allow. Once produced, it should also be the primary reference for developing and implementing preservation and other work within the cemetery and use of the cemetery; in other words, anything that has a physical impact on the cemetery should be considered within the context of the plan.

A Historic Cemetery Preservation Plan should include:

Generally, a Historic Cemetery Preservation Plan should be divided into sections addressing the following items. Also, for quick reference and as applicable, recommendations should be summarized in list form at the end of sections with page/subsection/figure references to associated text.

1. Introductory information, including a table of contents, property identification information, including: address, ownership, listing on historic registries, type (city, family, church), etc, and an executive summary, including acknowledgements, why the plan is being done, its current use (active, full, abandoned, etc.), restrictions on use (if applicable), requirements for management or use, etc.
2. Cemetery history, including an introduction section on the historical development of cemeteries, burial practices, and symbolism, date and details of the cemetery's founding, identification of cemetery type, expansions (if any), prominent burials, significant features, etc. In cases where an adequate separate cemetery history has already been written, a summary history is appropriate, which should include reference to the more complete history.
3. Terminology, including definitions of features, objects, and vegetation typically found in cemeteries and cited in the descriptive sections of the plan document, including types of grave markers, monuments, plot enclosures, grave offerings, ornamentation, landscape features, etc. To the extent possible, definitions should also include photo or illustration examples of the terminology.
4. Location and boundary information, including location of the cemetery on a local/county map and a site plan showing the cemetery's boundaries, orientation to streets/roads, entrances, roadways and pathways, and major geographical features. Global Positioning System (GPS) technology should be used if available.
5. Conditions Assessment Report (CAR)* for the cemetery's built and landscape features, including grave markers, monuments, plot enclosures, fencing, site furniture and amenities, retaining walls, roadways, pedestrian paths, buildings, etc. Content of the CAR should include:
 - Identification/categorization of type of features
 - Quantification of different types of features
 - Documentation of drainage and erosion issues
 - Documentation of vegetation, trees, and plantings, including descriptions of types and quantities, analysis of their health, and growth control issues
 - Plot surveys** – site-specific recordation, including photo-documentation and physical condition assessment of features in all individual burial plots, including descriptions of existing damage and repair needs
6. Unmarked grave investigation and recordation to determine locations, probable locations, and delineate exact boundaries of the cemetery using appropriate archaeological methods.
7. Recommendations for stabilization, repair, conservation, cleaning, or restoration treatments, as applicable, for the cemetery's built, landscape, and other features, **including** a list of projects prioritized according to their urgency, projects requiring professional services, and projects that can be accomplished with volunteer labor (with training). Recommendations should be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, *Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes*, *Secretary of the Interior's Standards and Guidelines for Archaeological Documentation*, and other applicable guidance.
8. Project information, including as applicable or available, estimates, material quantities, material specifications, equipment and tool requirements, training requirements, and material, products, and service vendors, etc.
9. Analysis of mapping needs for the cemetery and associated recommendations. Analysis should include adequacy of existing maps, if any, and address accuracy of boundaries, marked and unmarked grave locations and their orientation, locations of landscape and built features, roadways, fencing and gates, etc. Recommendations should also include providing location information of cemetery on local, county, state, and USGS topological maps using Global Positioning System (GPS) coordinates.
10. Analysis of recordation needs for cemetery and associated recommendations, including developing gravesite inventory information forms. Information that should be recorded on inventory information forms includes, as applicable, type of marker, inscription, symbols, type of stone, and other distinguishing information, such as stone carver or manufacturer's identity. Recordation of gravesites should also include photos of the plot, including markers, enclosure materials, objects, plantings, and other features.

11. Routine maintenance plan, including recommendations and guidelines for lawn care, plant care, tree pruning, invasive vegetation control, seasonal work projects, such as weeding and special planting, replacement of trees and plants, procedures for minor repairs to landscape features and markers, such as masonry retaining wall repairs, resetting fallen markers, spot roadway maintenance, and trash removal, etc.
12. Cemetery management plan, including recommendations for daily administration of the cemetery covering regulating visitation and special event use, visitor conduct, funerals, private work activities on cemetery lots, security, including visitor safety and vandalism and theft control, maintaining roadways, parking areas, and visitor amenities, signage, lighting, funding cemetery administrative and maintenance needs, etc. The cemetery management plan should also include analysis of existing planning documents, rules and regulations, etc. regarding their adequacy with associated recommendations for their revision, modification, or development, etc.
13. Interpretation, public outreach and education plan, including analysis of appropriate opportunities and associated recommendations, including heritage tourism possibilities, public school education programs, interpretive signage and cemetery tour guides, etc.
14. Supplemental information, including additional maps and site plans, photos, aerial photos, and technical reports, such as from arborists regarding treatment and health of trees and horticulturalists, botanists, or plant historians regarding plantings.
15. References and bibliography of cemetery publications cited in the planning document and/or containing information that more thoroughly addresses cemetery care and treatment issues, cemetery and burial related laws, and information about cemetery symbolism, objects, and burial traditions.

* *Note on Condition Assessment Reports (CAR)* –

A CAR may be developed as a stand-alone document if the organization commissioning the planning document does not have sufficient resources for a complete Historic Cemetery Preservation Plan or cases where an adequate management plan is already in place. As a stand-alone document, a CAR should include items 1 through 7, 11, 14, and 15 as a minimum. Items 8, 9, and 10 should also be included if resources allow.

** *Note on plot surveys* –

Plot surveys, inventories, or site assessments can be completed for two primary purposes: (1) to record existing features and their condition for an individual burial plot for documentation purposes and initial treatment prioritization evaluation – these can likely be done by trained volunteers using standardized forms, and (2) to assess specific conditions in order to determine repair or other treatment costs – these will have to be done by professional cemetery consultants bidding for associated work and should be done at a time when implementation of the project is imminent so that cost estimates are accurate.

Suggested Reading and Other Resources: (in addition to the *Secretary of the Interior's Standards and Guidelines*)

Preservation Guidelines for Municipally Owned Historic Burial Grounds and Cemeteries. Massachusetts Dept. of Environmental Management. Contact Jessica Rowcroft, Dept. of Conservation and Recreation, ph: 617.626.1380, email: jessica.rowcroft@state.ma.us

Michigan Historic Cemeteries Preservation Guide, by Gregg G. King, Michigan State Historic Preservation Office. Available online at: http://www.michigan.gov/documents/hal_mhc_shpo_Cemetery_Guide_105082_7.pdf

Grave Intentions: A Comprehensive Guide to Preserving Historic Cemeteries in Georgia, by Christine Van Voorhies. Contact Historic Chattahoochee Commission, ph: 877.766.2443, website: www.hcc-al-ga.org

Grave Concerns: A Preservation Manual for Historic Cemeteries in Arkansas, by Tammie Trippe-Dillon, Arkansas Historic Preservation Program. Available online at: http://www.arkansaspreservation.org/pdf/publications/Grave_Concerns.pdf

AHC Cemetery Pamphlet Guide, Alabama Historical Commission. Contact Lee Anne Wofford, ph: 334.230.2659, email: lawofford@preserveala.org

Landscapes of Memories: A Guide for Conserving Historic Cemeteries, Repairing Tombstones, by Tamara Anson-Cartwright, Ontario Ministry of Citizenship, Culture and Recreation. 1998.

Preservation of Historical Burial Grounds, by Lynette Strangstad. National Trust Publication (order online from National Trust for Historic Preservation, www.preservationbooks.org - item 2I76)

National Park Service – National Center for Preservation Technology & Training (NCPTT) website: <http://www.ncptt.nps.gov/> Product Catalog has numerous publications addressing cemetery preservation issues.

