PUBLIC/PRIVATE PARTNERSHIP RECLAIMS THE ALBANY THEATRE

The Albany Theatre, built circa 1927, was southwest Georgia's leading movie house and center for the performing arts. With a seating capacity of 2,000, the auditorium provided entertainment for Albany residents in Dougherty and surrounding counties. During segregation, African Americans were admitted to the theatre by a separate "colored" entrance, and viewed stage shows and movies from the "crow's nest," a corner section in the upper balcony. The Albany Theatre will return to its glory as a premier performing arts center for the city through a public/private partnership initiated by a minority development firm.

James R. Miller is the African American founder and president of Oglethorpe Development Group, incorporated in 1996. His company purchased this historical theatre from the estate of Samuel Farkas.

Farkas was a Jewish immigrant who became a prominent citizen in Albany following the Civil War. He established a livery stable and farm implement business on the land that eventually became the site of the Albany Theatre. Adolph Gortakowsky developed the theatre concept while leasing land from Farkas. He submitted his plan to the Farkas estate, who commissioned architect Roy A. Benjamin to design the theatre. Benjamin was the founder of Kemp, Bunch and Jackson. He built the Albany theatre in Classical Revival style, with steel beam construction, the first building of this type erected in the city. Walter Taylor is Benjamin's successor and current chairman and CEO of KBJ Architects, now

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located in Jacksonville, Florida. Taylor found the original blueprints for the Albany Theatre in the firm’s archives just days before their destruction, and this American Institute of Architects Fellow will provide oversight in the rehabilitation, in partnership with Albany engineering and construction firms.

Friends of the Albany Theatre (FATH), incorporated in 1998, is the nonprofit organization that raises funds for the rehabilitation costs required to return it to public use by the community. FATH obtained a partnership agreement with Oglethorpe Development Group in May 2000 that provides first rights to a long-term lease. The partnership with FATH will ensure eligibility for tax incentives. FATH has successfully implemented a corporate fundraising strategy. The FATH board of directors has implemented a five-year “visible benefit” campaign for corporate donors. Benefits include lobby plaques, VIP marquee and seat dedications. Individuals donating $350 are recognized with their names on a brass plate adorning a seat. Corporations donating $5,500 are recognized with a brass plaques identifying the company on a corporate row. Corporate donors include: Procter & Gamble, Target Stores, Jackson’s Janitorial Services, the Ramada Inn of Albany, Shiloh Baptist Church, and WFXL-TV FOX31. Easter Seals-Southern Georgia featured a replica of the Albany Theatre as a holiday tree ornament to promote the theatre’s place in the history of Albany. The Albany-Oglethorpe Historic Preservation Commission has recently provided a $36,000 Community Development Block Grant for roof repairs needed in the auditorium.

Oglethorpe Development Group contacted Charlotte Frazier, chair of the Georgia African American Historic Preservation Network, to obtain information about the process for nominating the property to the National Register. Frazier referred ODG to the National Register Unit of the Historic Preservation Division, and a Historic Property Information Form was submitted to HPD in May 2000. The property meets the National Register criteria and will be nominated pending certification of completed rehabilitation work. The Albany Theatre is a federal and state tax project, and the property must be listed in the National Register within 30 months following the time that the tax credit is earned.

Rehabilitation of the Albany Theatre will be implemented in two phases. Phase I will focus on the 10,000 sq. ft. retail space. Miller envisions a lunch/dinner restaurant and a fast food venue on the first floor, originally occupied by retail shops. Plans for the second floor include executive office suites, conference space, and a roof garden. The auditorium will be restored in Phase II. The former “colored” entrance will lead to VIP seating. When completed, the Albany Theatre will be the largest in southwest Georgia, rivaling the Fox Theatre in Atlanta. Though this process is both lengthy and challenging, Oglethorpe Development Group, Inc., and Friends of the Albany Theatre believe it is adding value to Albany downtown redevelopment, and “stands as a symbol of a united, diversified community.”

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A steel gate to the left of the theatre’s main doors was the entrance for African Americans during segregation. Photo by Jeanne Cyriaque

Miller envisioned the theatre, abandoned since the early 1970s, as a potential economic development cornerstone in the City of Albany’s plans for downtown revitalization. The Albany Downtown Riverfront Master Plan, managed by Albany Tomorrow, Inc., identified the Albany Theatre as a key component of downtown development. In 1999, Oglethorpe Development Group, Inc. was issued $3 million in enterprise, tax-exempt bonds from the Albany-Dougherty Inner City Authority (ADICA), and $1.5 million in taxable bonds, totaling a $4.5 million financing deal for the project. U.S. Senator Max Cleland, Congressman Sanford Bishop, and Lieutenant Governor Mark Taylor recognized the preservation potential of this project as a boon to the Albany community and the state of Georgia. These officials, the Board of Commissioners of Dougherty County, and the Albany Area Chamber of Commerce provided letters of support for the project. The Albany Theatre has received support from the historical theatre community including the Liberty Theatre Cultural Center, Inc., and the Springer Opera House of Columbus. Jomandi Productions of Atlanta has offered to bring tour productions to the Albany theatre when the rehabilitation is completed.

African Americans viewed the Cab Calloway concert in 1940 and “Good-bye My Lady,” a 1955 movie featuring Sidney Poitier, from the “Crow’s Nest” in the balcony of the Albany Theatre. (Lockhart)

The grand staircase can be saved due to its concrete and steel frame. Walnut handrails, supported by cast and wrought iron, withstood 30 years of neglect. Photo by Jeanne Cyriaque
Since 1994, the Georgia Heritage Grant Program has offered matching funds on a statewide competitive basis to local governments and nonprofit organizations for the preservation of Georgia Register and National Register-eligible historic properties. In the program’s first seven years, matching grant funds totaling over $1,600,000 have been awarded to assist in the completion of more than 125 development and predevelopment projects throughout Georgia. Each year, approximately 15 to 20 projects are selected for funding, based on need, degree of threat to the resource, project planning, and community benefit from the resource. Geographical and demographic distribution and variety of resource types and uses are also considered in award decisions.

Many African American historic resources have received grant assistance from the Georgia Heritage program in the past. For example, the Atlanta Life Insurance Company, located in Atlanta’s Auburn Avenue Historic District, received $22,000 for structural stabilization. The First African Baptist Church at Raccoon Bluff on Sapelo Island received $10,000 for roof repair. The City of Columbus received $7,000 for electrical rewiring repair at the Gertrude Pridgett “Ma” Rainey House. The City of Americus received $25,000 for structural stabilization and repairs for three shotgun houses located on Ashby Street in a historically African American neighborhood. The most recent African American resources that were awarded Georgia Heritage grants were The Herndon Home in Atlanta and the Alapaha Colored School in Berrien County.

For State Fiscal Year 2002, a total of $500,000 has been appropriated for the Georgia Heritage Program to provide matching grants for development and predevelopment projects. Development projects include stabilization, preservation, rehabilitation and restoration activities. Predevelopment projects include plans and specifications, feasibility studies, historic structure reports, or other building-specific or site-specific preservation plans. The maximum grant amount that can be requested is $40,000 for development projects, and $20,000 for predevelopment projects.

To be eligible for funding, applicants must be a local government or private secular nonprofit organization and have documentation of matching funds (equal to at least 40% of the project cost). The property for which funds are being requested must be listed in, or eligible for listing in, the Georgia Register of Historic Places, and be listed prior to reimbursement of funds. Eligibility is determined by submission of a Historic Property Information Form. The HPIF includes a description of the property, floor plans and maps identifying the location. A summary narrative documenting the historical significance of the property is included in the HPIF. This information supports the request for a National Register nomination. All grant assisted work must meet the applicable Secretary of the Interior’s “Standards for Archaeology and Historic Preservation.”

Grant applications for SFY 2002 are currently available with a submission deadline of July 17, 2001. Grant awards will be announced October 1, 2001. For further information, or to be put on the mailing list to receive an application, contact: Cherie Blizzard, Grants Coordinator, Historic Preservation Division, Department of Natural Resources at 404/651-5181.
Theaters are some of the most significant community landmark historic properties associated with African American culture and history in Georgia. Beginning in the early 1970s, preservationists initiated rehabilitation projects to recognize these properties, resulting in partnerships that led to the creation of the Georgia African American Historic Preservation Network. Working with the Historic Preservation Division, through grant and technical assistance programs, three African American theaters were listed in the National Register of Historic Places, and are functioning symbols of theater and community revitalization efforts. The Douglass Theatre is located in Macon, Bibb County, in the Macon Historic District, listed in the National Register of Historic Places in 1974. Charles H. Douglass, an African American entrepreneur, founded the Douglass Theatre in 1921. During the Jim Crow era, there were no theaters accessible to African Americans in Macon. Douglass recognized the need for a system was upgraded. The Douglass Theatre recently sponsored jazz group Spyro Gyra, and the Douglass Players host four Broadway productions annually. The Douglass Theatre, Inc., is a nonprofit organization. Visit the Douglass Theatre website at www.douglasstheatre.org for membership and event information.

The Morton Building, a four-story, historic structure in Athens, Clarke County, includes the Morton Theatre. This building was listed in the National Register of Historic Places in 1979, and the Historic Preservation Division provided a $27,432 Historic Preservation Fund grant to assist the rehabilitation of the theatre in 1980. Monroe B. “Pink” Morton, a prominent African American contractor and businessman, constructed the building/theatre in 1910. The Morton Building featured storefronts on the ground level to accommodate African American businesses, an example of early 20th century mixed use commercial development. Morton owned 20-30 buildings in Athens, and was publisher of the Progressive Era, an African American newspaper. Many African American physicians, dentists and pharmacists had offices in the Morton Building, including Dr. Ida Mae Johnson Hiram, the first black woman to be licensed in the state of Georgia. The Morton Building and Theatre is located on Athens’ “Hot Corner,” a popular gathering place for African Americans since the late 19th century. “Hot Corner” today includes the Morton Building on Washington Street and Wilson’s Styling Shop, the Manhattan Café and Wilson’s Soul Food on adjacent Hull Street.

performing arts center, and built the theatre as a vaudeville hall and movie house for the community. During the early years of the Douglass Theatre, performers included comedians Butterbeans and Susie and blues legends “Ma” Rainey and Bessie Smith. The Douglass Theatre featured African American films such as Cabin in the Sky and Carmen. Jazz greats Cab Calloway and Duke Ellington played at the Douglass until the Macon City Auditorium offered their shows to white audiences in the 1940s. When R&B music gained enormous popularity in the 1960s, Otis Redding, James Brown and Macon’s own Little Richard performed at the Douglass Theatre.

The Douglass Theatre closed its doors in 1972, and did not reopen until extensive rehabilitation was completed in 1997. The Historic Preservation Division provided Historic Preservation Fund grants in 1979 totaling $40,000 to aid the rehabilitation project. This restored historic theatre upgraded its capacity to 314 seats in the auditorium, adding a 1,500 sq. ft. annex for receptions, special events and a gift shop. The theatre expanded its technology to accommodate激光 shows, high definition movies, and the sound

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The first concert at the Morton Theatre was in 1910. It was a classical concert attended by both African American and white patrons. Ironically, Morton reserved a special section in the balcony for his white patrons during the Jim Crow era. The Morton Theatre has a wooden floor that slopes towards the stage. It has a small orchestra pit and two theater boxes on either side of the stage. The ceiling of the Morton Theatre is pressed tin. Louis Armstrong and Black Patti performed at the Morton Theatre. Today, the Morton Theatre is the only surviving, intact 19th/early 20th century theatre in Athens. The theatre is an excellent example of a public/private partnership, owned by Athens-Clarke County. Visit the Morton Theatre in Athens at mortontheatre@usa.net.

In 1925, Roy E. Martin, white owner of the Martin Theatre Company chain, built the Liberty Theatre in Columbus, Muscogee County. The Liberty Theatre was the only movie house African Americans could attend during the Jim Crow era, and the theatre provided entertainment and a cultural center for the black community in Columbus and soldiers from nearby Fort Benning. The Liberty Theatre had 600 seats, and during the silent movie era, local bands provided entertainment. The Liberty Theatre was a popular location for vaudeville and minstrel shows. Many blues and jazz performers played at the Liberty Theatre, but none were more famous than Columbus native, Gertrude Pridgett “Ma” Rainey, who achieved national recognition as the “Mother of the Blues.” The Liberty hosted numerous singers including Marian Anderson, Ethel Waters, and the Whitman Sisters. Fletcher Henderson and jazz “Big Bands” performed at the Liberty Theatre for 50 years. With the arrival of modern movie houses, the end of segregation, and the decline of road shows, the Liberty Theatre gradually deteriorated and closed in 1974.

Roy Martin donated the Liberty Theatre to the Golden Owlettes, a group of alumnae from the William H. Spencer High School, an African American school in Columbus. With the encouragement of Charlotte Frazier, executive director, the Owlettes and Columbus historian Dr. Joseph B. Mahan, the property was listed in the National Register of Historic Places in 1984. Rehabilitation of the Liberty Theatre was implemented when the City of Columbus and the Spencer Owlettes received a one million dollar grant from the U.S. Department of Housing and Urban Development, in conjunction with the Columbus Fifth and Sixth Avenue Redevelopment Plan in 1993. The rehabilitation project required a nonprofit sponsor, and the Liberty Theatre Cultural Center, Inc. reopened the Liberty Theatre in 1997. Currently, the Liberty Theatre functions as a performing arts center for the Columbus community.

Due to segregation in the Jim Crow south, performing arts were limited to buildings or informal structures that provided stages for African American artists. The structures and the artists who performed in them became collectively known as the famed “Chitlin Circuit.” Georgia was a pivotal state in the formulation of the Chitlin Circuit, as “Ma” Rainey and Fletcher Henderson were natives who performed throughout the south. The Douglass, Morton and Liberty Theatres provided venues for Chitlin Circuit artists. The historical documentation from the nominations in the National Register of Historic Places for these properties provide baseline data for Chitlin Circuit structures and performers. The Georgia African American Historic Preservation Network is conducting further research to identify other theatres or structures used by Chitlin Circuit artists. The Chitlin Circuit research project will help to raise awareness for buildings utilized as performance venues for this important aspect of Georgia’s African American heritage. Should readers have any photos or documentation of Chitlin Circuit structures and performers, please contact Jeanne Cyriaque, Reflections editor (see page 7). Readers who are planning rehabilitation projects for historic theatres may qualify for financial assistance from the Georgia Heritage Grant program or state/federal tax incentives. The National Trust for Historic Preservation’s Curtain Up: New Life for Historic Theatres is a publication that provides additional information and technical assistance sources.

Carol Shull, Keeper of the National Register of Historic Places, Charlene Dwin Vaughn, program analyst with the Advisory Council on Historic Preservation, and Jim Charleton, NPS international programs specialist, provided their expertise in connecting the presentations to current historic preservation practices. Shull pointed out that the “papers provide an important historic context and are valuable sources of information to transfer research questions into policy.” The information provided at the conference will assist NPS in identifying and preparing properties for nomination to the National Register of Historic Places. The National Park Service will use the presentations and essays to develop educational, web-based tools to increase awareness of African Reflections on the American Landscape.

At the conclusion of conference events, 25 participants toured the birth home of Martin Luther King, Jr. The home is located in the Martin Luther King, Jr. National Historic Landmark District in Atlanta, Fulton County. The tour was conducted by Barbara Tagger, National Park Service historian.

Photo by Jeanne Currie

NATIONAL TRUST FOR HISTORIC PRESERVATION ANNUAL CONFERENCE SCHOLARSHIPS

African American Preservationists Honored

The Historic Preservation Division announced its fourth annual Preservation Achievement Awards on May 18, 2001. The awards presentation is a highlight of Historic Preservation Month in Georgia. Each year HPD staff nominate individuals who make significant personal commitment to historic preservation in Georgia. Two African American preservationists received awards this year.

Isaac Johnson, treasurer of the Georgia African American Historic Preservation Network, received an award for his significant contributions to preservation in Georgia. Johnson is a founding member of GAAHPN, and his stewardship of the Springfield Baptist Church in Augusta was one of the initial preservation projects that led to the formation of the Network. Johnson was a key participant in a feasibility analysis that evolved into the restoration of the St. Johns Building, the original church.

Springfield Baptist Church was listed in the National Register of Historic Places in 1982. Johnson is the historian of the church, and he is a member of the Springfield Village Park Foundation, Inc. He was the local coordinator for the recent Southeast Regional African American Preservation Alliance conference hosted by GAAHPN, and is committed to a number of preservation initiatives in Augusta. Johnson is a member of Historic Augusta, the National Trust for Historic Preservation and The Georgia Trust. His knowledge of local African American history, expertise in preservation, skills in consensus building and genuine enthusiasm for helping others makes him an invaluable member of GAAHPN and an effective ambassador for preservation throughout Georgia.

Cecil N. McKithan is currently chief of the National Register Programs Division of the National Park Service southeastern office in Atlanta. McKithan has collaborated with numerous HPD/NPS initiatives. Since the 1980s, he has coordinated various programs impacting preservation in Georgia, including National Historic Landmarks and the Historically Black Colleges and Universities grants. McKithan's work with the federal Tax Incentives Program was exceptional, as he managed the division that reviewed tax applications for the southeastern United States. Among notable projects, McKithan led the team review of the Fulton Bag and Cotton Mill in Atlanta. His support of Georgia's Tax Program was invaluable in completing this complex project.

Throughout his career with the National Park Service, McKithan's primary concern has been the successful rehabilitation of Georgia's historic buildings. He generously shares his time and expertise to work with HPD staff, developers and architects to ensure a sound project. In times of differing opinions and interpretations, McKithan remains focused, diligent, and concerned about what works best for the programs and the historic resources. His commitment to preservation makes him most deserving of a Preservation Achievement Award.

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Reflections on the Web

Reflections, the quarterly newsletter of the Georgia African American Historic Preservation Network, is now available on the Historic Preservation Division website. Visit www.gashpo.org and click the newsletter sidebar to view previous Reflections editions with color photos. All GAAHPN members in the database will continue to receive printed versions. HPD posts weekly updates of current preservation news and events. At press time, network membership has increased to over 575 preservationists. If you would like to become a member of the GAAHPN preservation movement, feel free to contact me or Steering Committee members.

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**Reflections**

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**About GAAHPN**

The Georgia African American Historic Preservation Network (GAAHPN) was established in January 1989. It is composed of representatives from neighborhood organizations and preservation groups throughout the state. GAAHPN was formed in response to a growing interest in preserving the cultural and ethnic diversity of Georgia's African American heritage. This interest has translated into a number of efforts which emphasize greater recognition of African American culture and contributions to Georgia's history. The Network meets regularly to plan and implement ways to develop programs that will foster heritage education, neighborhood revitalization, and support community and economic development.

The Network is an informal group of over 575 people from around the state who have an interest in preservation. Members are briefed on the status of current and planned projects and are encouraged to offer ideas, comments and suggestions. The meetings provide an opportunity to share and learn from the preservation experience of others and to receive technical information through workshops. Members receive a newsletter, *Reflections*, produced by the Network. Membership in the Network is open to all, and Georgians are invited to find out more about their work.