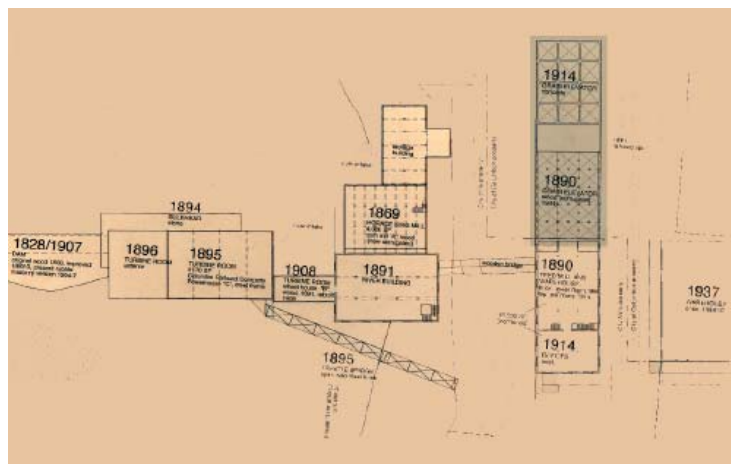


**Building Condition Report and
Adaptive Reuse Study
City Mills Grain Elevators
Columbus, Georgia**

The focus of the report is to investigate the condition of two grain elevator buildings which are a part of the historic City Mills complex located on the Chattahoochee River in Columbus, Georgia. The two areas of investigation are the structural condition of the buildings and the possible adaptive reuse of the property in adherence to the national preservation guidelines. The Georgia legislature established Columbus in 1828 specifically as a “trading town” at the head of navigation of the Chattahoochee River. The first industry to harness the river was City Mills, a grist mill, which began operating before the end of 1828. The surviving structures at City Mills include the Horace King Mill (1869), which milled corn; the River Building (1891), which milled flour; some of the original power transmission and grinding equipment installed from 1890 to 1908; the Feed Mill and Warehouse (1891) with two upper floors added in 1914 and front office added in 1914; the wood-framed Grain Elevator (1890); and the concrete-walled Grain Elevator (1914). Regarding the historical use of the two grain elevators, the 1890 structure was used up until recent times (late 1980s), while the concrete structure had a brief beneficial use only during start-up in 1914. Apparently, shortly after completion of construction, it did not operate to the company’s satisfaction and was abandoned. The entire City Mills site is part of the Columbus Historic Riverfront Industrial District, a *National Historic Landmark*.



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The City of Columbus owns the grain elevator buildings, while the remaining complex is privately owned. The wood-framed and the concrete-framed grain elevator buildings were specifically used for grain storage in series of vertical silos. The wood building is in a state of serious degeneration with failure of upper roofs, some floor systems, and some timber frames. The concrete silo building is in stable condition. Possible reuses of the two structures are considered in relation to the entire complex. The types of facilities discussed include an industrial interpretive museum, special event venue and energy conservation project, office campus, and multi-family housing. Currently the City of Columbus wishes to foster downtown housing development with the aim of bringing people back to the central core district to live while also encouraging supporting services associated with a residential population. The City Mills complex represents a potential site for such housing. Sketches are shown for a special events venue as well as several ideas for housing.

