

The Rambler

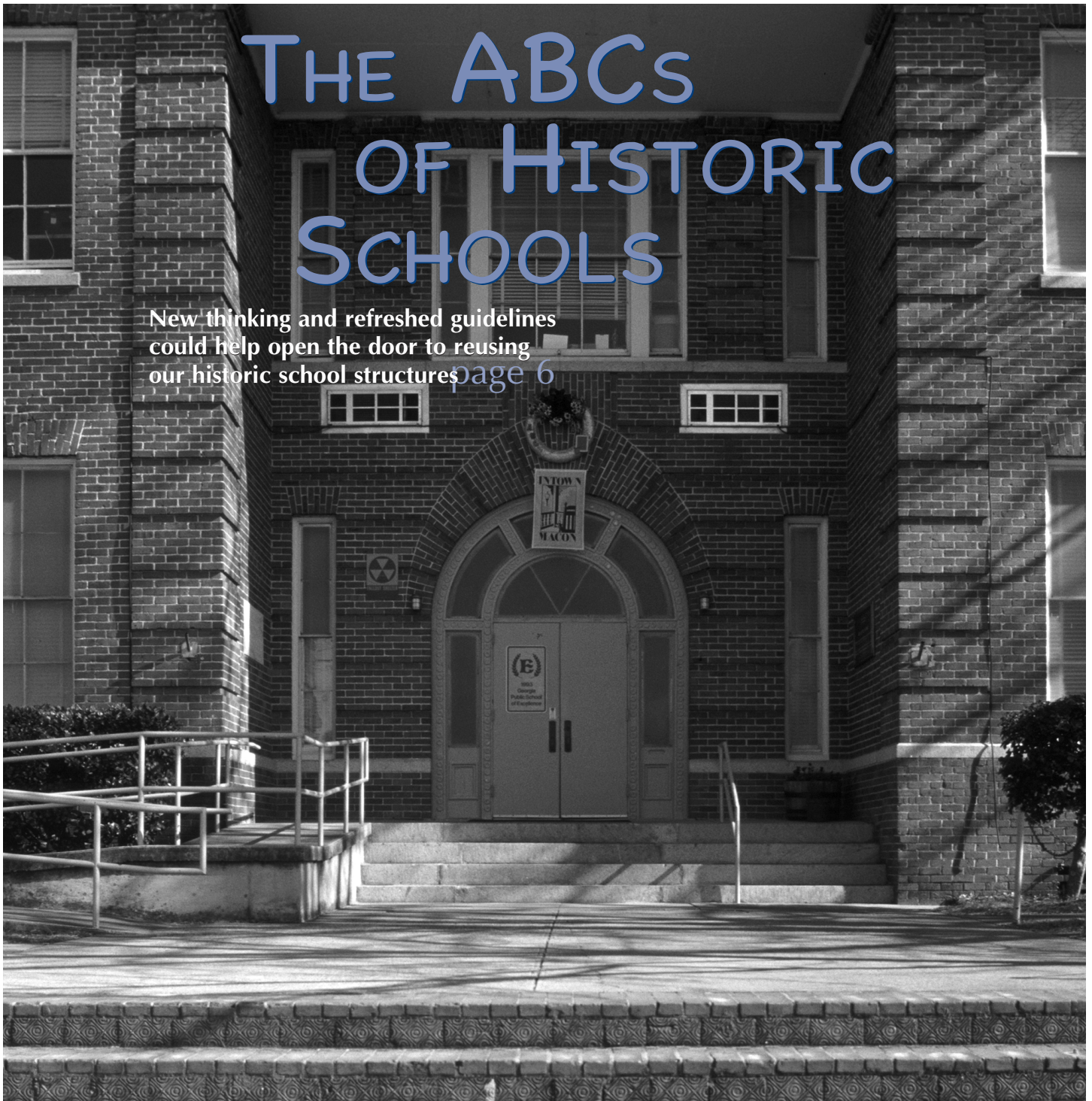
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THE GEORGIA TRUST
RECLAIM • RESTORE • REVITALIZE

THE ABCS OF HISTORIC SCHOOLS

New thinking and refreshed guidelines could help open the door to reusing our historic school structures **page 6**



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The Rambler is a publication of The Georgia Trust for Historic Preservation, the country's largest statewide preservation organization. With the support of more than 8,000 members, the Trust works to protect and preserve Georgia's historic resources and diverse cultural heritage.

The Rambler seeks to increase public awareness and understanding of preservation's economic impact on community revitalization and quality of life by highlighting current preservation challenges and recent success stories as well as how the Trust is active in Georgia's preservation efforts statewide.

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Cover: Alexander II in Macon. Photo by
Jim Lockhart, Historic Preservation Division

Historic Schools Need Community Support

Just six years ago, this column was devoted to a discussion about Georgia's school funding formulas and the fact that they did not encourage smart growth.

At that time, Georgia's formula for more than \$250 million in allocations for school construction was tilted in favor of new construction. It discouraged rehabilitation of older neighborhood schools and provided no help for ongoing maintenance.

The 2000 session of the Georgia General Assembly included language in the Governor's A+ Education Reform Act that was designed to help level the playing field.

So what has happened during the last six years?

On a national basis, the answer is quite a bit.

Twenty-one states have adopted public school facilities policies designed to help preserve historic schools. Our neighbors in Florida, North Carolina and South Carolina can be counted among those.

In May 2003, the National Trust for Historic Preservation published a report reaffirming the contributions made by historic neighborhood schools to their communities.

This report suggested policy direction for state-level elected leadership as well as community preservation advocates who, among other initiatives, were seeking to "preserve and renovate historic neighborhood schools capable of being brought up to 21st-century educational and safety standards."

In July 2005, the Council of Educational Facility Planners International (CEFPI) published a series of documents specifically supporting the maintenance and rehabilitation of older schools. These updated guidelines incorporate many community-friendly changes advocated by the National Trust, The Georgia Trust and others, including significant changes to acreage standards for school grounds and recommendations for sites.

Here in Georgia, however, this growing national interest in historic school preservation has not yet fully blossomed.

Despite the changes in our state's laws designed to help balance funding for historic school rehabilitation and new school construction, Georgia continues to lag other states in this issue.

On page 6, *Rambler* editor Christy White

takes an in-depth look at the challenges, benefits and misconceptions concerning the rehabilitation of historic school structures into viable space for modern classrooms.

And yes, there are a few roots of progress in the state. Among them are Hartwell Elementary School in Hartwell, Wynnton Elementary School in Columbus and the Alexander II math and science magnet school in Macon.

In 2003, the Department of Natural Resources Historic Preservation Division produced an excellent publication, *Preserving Georgia's Historic Schools*, that provides an overview of the issues, successful rehabilitations and continued use case studies, and state and national resources and contacts.

Late last year the Trust placed the Old Hawkinsville High School on its 2006 list of *Places in Peril* throughout the state. The good news is that

through broad community support, the Pulaski County School Board is committed to rehabbing the school for the community's pre-k program and for system administrative offices and other community uses.

While these efforts in Hawkinsville provide an excellent example of community support for retention and reuse of a historic neighborhood school, the bad news is that for every one positive example like Hawkinsville, 10 more facilities with tremendous potential for rehabilitation sit empty and deteriorating.

It's been proven time and again that the presence and use of historic schools serve as indispensable neighborhood anchors for healthy and vital communities. Our state needs to adopt a set of policies that would help ensure that the community take a more thorough look at each historic school before building new.

The Trust understands that not every historic school merits being saved. But decisions need to be based on facts, not on the prejudices, biases and misconceptions that all too often enter the debate from those who live in the world of "new must be better than old."

Change often starts at the community level. Perhaps by talking with friends and neighbors and encouraging your local school board to rethink that old schoolhouse down the street, you can help Georgia amend its approach to our historic schools. ■



Greg Paxton
President & CEO
The Georgia Trust

Preservation Classic Tees Off Oct. 9 at East Lake Golf Club

Join The Georgia Trust Monday, October 9, at Atlanta's East Lake Golf Club for a day of fun to support preservation at the Preservation Classic.

Retrace Bobby Jones' steps through the 7,112-yard, par-72 course with views of the Atlanta skyline, then stay for a hole-in-one competition, awards ceremony and cocktails.

Foursomes for the event, which is sponsored by Mellon Private Wealth Management, are available for \$3,000. The event benefits the Trust's mission to reclaim, restore and revitalize Georgia's historic places.

The club has seen ups and downs during its 98 years of existence, and is now recognized as one of Atlanta's best revitalization success stories.

East Lake first opened in 1908. Famed golf course architect Donald Ross redesigned the Bendelow course in 1913, and the "new" No. 2 course in 1928. The existing three-story English Tudor-style clubhouse was designed by Atlanta architect Philip Shutze of Hentz, Reid & Adler.

The lake itself was once the site of an amusement park in the 1890s, complete with beaches, hot dog stands and a real steamboat that gave sightseers a thrilling ride.

In an effort to save the club, a group of 25 members purchased the original golf course and clubhouse in 1968 from the Atlanta Athletic Club and began operation as the newly formed East Lake Country Club.

In 1970, the East Lake Meadows public housing project was built on the site of the club's former "Number 2" golf course, and the area became a haven for drugs and violence. Middle-income homeowners began to flee the area, and by the 1980s, the golf club was a mostly forgotten relic of the past.

All that began to change in 1993, when the Cousins Foundation purchased East Lake and began to restore it as a tribute to Bobby Jones. In 1994, Reese Jones restored the original golf course layout, and the clubhouse was restored to its 1926 configuration.

The restoration and the Foundation's efforts, including golf lessons for the surrounding community, were a catalyst for revitalizing the surrounding area. Today, all profits from the club support the East Lake Community Foundation to continue revitalization efforts.

In 1999, The Georgia Trust for Historic Preservation recognized East Lake with an Excellence in Rehabilitation Preservation Award.

For details on participating or sponsoring The Preservation Classic, contact Natalie Dietz at 404-885-7812 or ndietz@georgiitrust.org.

Help Us Recognize the 2007 Places in Peril this November!

Hear firsthand which endangered places in Georgia need your help

Bid on artwork by Georgia artists depicting this year's Places in Peril

Enjoy cocktails and hors d'oeuvres in the 1921 former Puritan Chemical Company building

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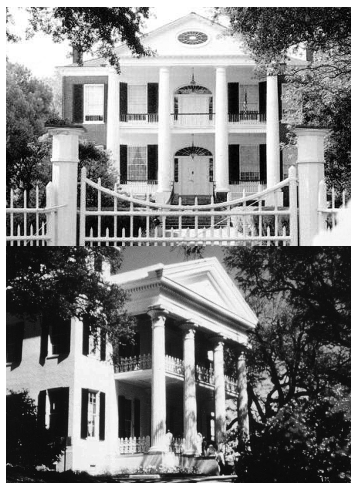
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Georgia Trust to Transfer McDaniel-Tichenor House

The Georgia Trust for Historic Preservation is transferring ownership of the c.1887 McDaniel-Tichenor House in Monroe, Ga., to The McDaniel-Tichenor House, Inc. (MTHI), a Walton County not-for-profit corporation.

Under the terms of the agreement, MTHI will take ownership of the 5,874-sq.-ft., two-story brick house and all its furnishings; 11 acres of land surrounding the house with two additional small houses; and an endowment and other funds of approximately \$1.6 million.

The late Mrs. Emily B. Tichenor, through her last will and testament, transferred her historic family home, stock and cash as an endowment to The Georgia Trust on Aug. 7, 1989. In 1990, the house was appraised for \$600,000.

The agreement with Mrs. Tichenor



McDaniel-Tichenor House is transferring to a Walton County not-for-profit corporation.

provided that the Trust could transfer the property to another organization if, in the Trust's opinion, the receiving organization had the stability and competence needed to manage and preserve the house for the benefit of

the public and as a memorial to the McDaniel and Tichenor families.

"It has been our honor to have been the steward for this exceptional historic house for the past 15 years," says Greg Paxton, Georgia Trust president and CEO. "We're particularly pleased that we're passing the torch of responsibility for the house and its surroundings to the hands of the community where it is located and to the locally based community leadership of MTHI."

MTHI was established to stimulate and encourage education and study of the history, culture and traditions of the Walton County area through the use of McDaniel-Tichenor House and surrounding lands and to operate the house for public benefit as a memorial to the McDaniel and Tichenor families.

Show Your Preservation Spirit with Trust Gear

Are you a member of The Georgia Trust looking for a new way to support preservation? The Trust has recently launched a new line of high-quality merchandise, including picnic blankets, polo shirts, and rain jackets branded with The Georgia Trust logo.

"The line of branded merchandise is a new program for the Trust, and one that our members have been asking for some time," says trustee Carol Chancey-Daigle, who is helming the new initiative. "We've had such great feedback from members on our Rambles that we decided to add a few more products to the line up."

Look for samples of the Trust-branded merchandise at the Fall Ramble!

To browse our online catalog and order ahead of time so you can wear your Georgia Trust baseball hat or polo to the next Ramble, go to What's New at www.georgiitrust.org and download the order form.

For more information, call 404-885-7818.



Georgia Trust merchandise includes picnic blankets, wine coolers, baseball hats and rain jackets.

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For more information, visit www.gashpo.org

AROUND THE HOUSES



HAY HOUSE

Hay Day Spotlighting Life in 1863 a Great Way to Spend the Day with Family

Step onto the grounds of Hay House and back in time during this year's Hay Day 1863 Family Festival.

On Saturday, Sept. 30 from 10 a.m. to 4 p.m., you and your family are invited to learn about the rich history surrounding Hay House and Macon during the Civil War during this free festival.

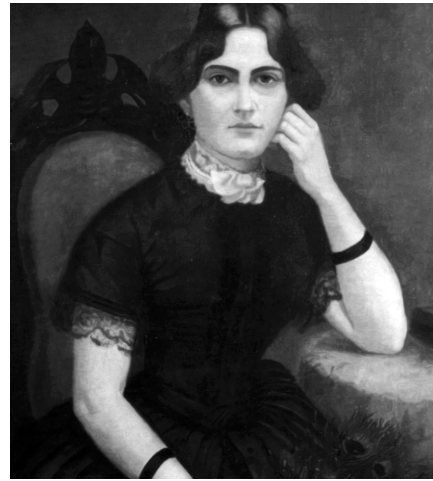
"Civil War history is replete with battle tales and stories of soldiers," says Hay House Education Coordinator Susan Mays. "We will take a look at soldiers' lives, but the focus for our event is on the home front and what life was like here in the mid-19th century. We want to accurately portray how the Civil War affected Hay House in a way that is family friendly."

The wife of Johnston-Felton-Hay House builder William B. Johnston, Anne Tracy Johnston, is known to have fretted over the conflict early on as the impending war precluded her from furnishing and decorating her new mansion at #2 Georgia Avenue.

She almost didn't have a chance to. A Hotchkiss shell fired by forces under the command of Major General George Stoneman barely missed the Johnston's grand house on July 30, 1864, smashing into Judge Asa Holt's Greek Revival home mere yards down the road.

As the war drew closer, tragedy stuck the Johnston family in earnest. Anne Johnston lost her brother Philemon Tracy in the Battle of Antietam in 1862. Her other brother, Edward Dorr Tracy, Jr., was killed near Port Gibson, Miss., in 1863.

Each September, Hay House focuses on a time period or significant event from the past 250 years to show families what it was like to live during a different time and how it influenced and affected Hay House and its occupants.



This portrait of Anne Tracy Johnston shows the young woman of the Georgia Avenue mansion in her mourning attire, with identical black armbands representing the deaths of her brothers in the Civil War.

During this year's Hay Day, enjoy activities for the whole family, including historically based storytelling with Peter Bonner of Jonesboro, first-person interpretations about the life of the Confederate soldier with area re-enactors, demonstrations about ladies' clothing of the period, music by several period groups and a historical toy collection exhibit put together by Frank and Pam Hendricks.

Guests may also watch demonstrations of period spinning and hand arts in addition to riding in a horse-drawn carriage. Children can try out activities such as creating a code, writing with a feather pen and using signal flags.

As with all Hay Day festivals, guests are also invited to take a free self-guided tour of the National Historic Landmark Hay House as part of the day's events.

For more on Hay Day 1863 or other upcoming events, visit www.hayhouse.org or call 478-742-8155. —Amanda J. Respass



RHODES HALL

Peachtree Castle Popular Wedding Destination

During the week, Rhodes Hall is the headquarters of The Georgia Trust for Historic Preservation. On the weekends, however, the 1904 Romanesque Revival house transforms into a romantic castle perfect for weddings of up to 175 guests.

"We've become quite popular with Atlanta brides looking for somewhere unique to get married," says Rhodes Hall Director Laraine Lind, who recently wed at the house herself. "People love the atmosphere inside, and many get a kick out of dancing on the porch out front."

Rhodes Hall has become so popular, the house is booked on Saturdays until December 2006. The house has also become a sought-after spot for rehearsal dinners, corporate events and holiday parties.

The house was recently listed by *The Atlanta Journal-Constitution* as one of "5 Atlanta hotspots" in its Spring 2006 Bridal Guide.

The Georgia Trust is offering a special discount for current Trust members. Book the house for an event held anytime now through March 31, 2007, and receive 20 percent off your rental fee.

For more information on renting



Rhodes Hall, seen here in 1907, has become a popular destination for weddings and rehearsal dinners in Atlanta.

Rhodes Hall for your event or to schedule a rental tour, visit call 404-885-7800 or www.rhodeshall.org.

The ABCs of Historic Neighborhood Schools

Rethink the fundamentals of what makes a school good, and historic neighborhood schools move to the head of the class

Here's a pop quiz for you. Is the historic school in your neighborhood:

- still used as classrooms, but needs maintenance;
- recently rehabilitated and reopened as a new, modern school incorporating historic elements;
- adapted for a new community center, lofts or other use; or
- sitting abandoned and unused, despite community efforts to reuse the building.

If you answered *b* or *c*, congratulations—you can enjoy the benefits of a historic school rehabilitation. If you answered *a* or *d*, your community may need to do some homework on the advantages of rehabilitating a historic school.

But you're not alone. Many of the state's historic schools are located in the center of communities, but are underused or abandoned. The buildings are often the victim of deferred maintenance, development pressure, policies promoting the construction of huge regional schools in outlying areas, and a belief in the superiority of new school construction.

The National Trust recognized the dire emergency facing our country's historic schools in 2000 when it placed historic neighborhood schools on its 11 Most Endangered List. Last year, The Georgia Trust also recognized the threat by placing the Hawkinsville High School on its inaugural *Places in Peril* list, representing endangered historic schools statewide.

While many buildings hold potential for rehabilitation into functional classrooms, many challenges and misconceptions about rehabbing historic schools abound.

A+ for Historic School Benefits

Historic schools often feature inspiring architecture, grand auditoriums, large windows and detailed craftsmanship often lacking in new school construction.

A good school in the middle of a historic neighborhood can help preserve the entire neighborhood, encouraging others to restore homes surrounding the school, generating jobs and creating a center for community activities and meetings.

According to *For Generations to Come*, a report by the 21st Century School Fund, "Good neighborhood schools can be beacons that attract families and raise property values. A revitalized school can help turn a neighborhood in decline into a neighborhood in transition."

More importantly, studies have shown that smaller, neighborhood schools are good for children. Students have better attendance and higher test scores, drop out less and take part in more extracurricular activities than those in larger schools. Parents are more involved with the school, and teachers get to know students better so children are less likely to slip through the cracks.

When historic school buildings are abandoned to build



Alexander II in Macon is just one of the many historic schools rehabilitated for modern use. Still, many more are threatened throughout the state.

new facilities, however, it creates a domino effect of problems. Children must be transported to and from school everyday, increasing traffic congestion, transportation time and expenses for both the school and for parents. New infrastructure must also be built, often on land that was previously farmland or forests.

Historic Schools Up to the Challenge

So why aren't more communities reinvesting in their historic school structures?

Many policies have discouraged the rehabilitation of historic schools, using acreage requirements and the "two-thirds" rule to dissuade communities from rehabilitating an existing structure. Instead, large, windowless buildings are built away from the very people who use them the most.

Until recently, many state education departments have required a minimum number of acres for schools based on the number of students attending.

A typical school today requires acres of land, making many older school buildings located in historic districts difficult to reuse. An average acreage estimate for an elementary school, for example, is 7 acres, which is equivalent to 3½ city blocks!

As a result, either historic homes must be razed to build an addition to the school, or the school must be abandoned for a new, larger school built outside city limits.

Many base these guidelines on those set by the Council of Educational Facility Planners International (CEFPI).

But there's good news. Since historic schools were put on the Most Endangered list in 2000, CEFPI has worked with the National Trust and National Park Service to revise its Guide for Planning Educational Facilities, recognizing that

True or False: Debunking School Rehab Myths

MYTH: The state will not reimburse communities for the renovation of school buildings.

FACT: Most state departments of education do provide funding for renovation, often at equal levels to new construction.

MYTH: It costs more to renovate a historic school than to build a new one.

FACT: Renovation often saves money compared to the construction cost of building a new school. New schools are even more expensive when including: 1) costs of new site acquisition and preparation; 2) old site demolition and disposal of construction waste or stabilization; 3) the costs of creating a new infrastructure (water, sewer, etc.) at the new site; and 4) the cost of transporting the children to the new site once the school is completed.

MYTH: Historic schools can't meet the needs of today's students.

FACT: Needs for modern libraries, state-of-the-art technology, science labs and special needs rooms can be met within historic schools. Older schools may also offer additional amenities, including classrooms with abundant natural light with operable windows providing fresh air.

MYTH: Historic school buildings have classrooms that are too small and cannot be enlarged.

FACT: Many historic schools can be adapted to meet modern requirement for classroom size.

MYTH: Historic schools cannot accommodate acreage standards required for modern schools.

FACT: Small school sites can be creatively and effectively designed to accommodate the needs of the school without consuming any new land. Optimal acreage standards are also guidelines, not law. There also may be opportunities for sharing other facilities within the same community.

its previous "one size fits all" approach is outdated.

Today, CEFPI no longer recommends a minimum acreage for school sites. Instead, the organization now encourages the reuse of historic school structures, and it has also developed several publications educating school administrators on the benefits of reusing existing historic schools.

"CEFPI deserves a lot of credit," says Kate Stevenson, Public Policy Fellow for the National Trust. "CEFPI's new flexibility in acreage and new publications on historic and older schools have encouraged school administrators and school facilities planners to consider reuse of historic and older schools as a viable alternative, rather than immediately turning to new construction."

While CEFPI's acreage recommendations have changed, funding guidelines create yet another challenge.

The "two-thirds" rule adopted by many states, including Georgia, is an arbitrary guideline by which a school system decides if it should restore a historic building or build new. Basically, the cost of rehabilitating a historic school must not exceed two-thirds of the cost to build a new school.

Many school boards and architects skilled in new school construction but not necessarily trained in historic rehabilitation may be unfamiliar with or biased against renovation

alternatives. The state's fixed percentage rule for architect's fees also works against rehabilitation, since architect's costs and thus fees are typically higher for such work. As a result, cost estimates for school renovations are sometimes inflated.

"People automatically assume that a new school is much better than a renovated older school and that it costs more to renovate than to build new," Stevenson says. "Often estimates neglect to consider the cost of demolition and disposal of materials when they propose demolishing an older school."

But the real hidden cost lays in what the community loses when it builds a new school farther away—a center of activity essential to its identity as a community.

Making the Grade in Georgia

Historic schools are disappearing at an alarming rate, but there are signs of success here in Georgia.

Macon's Alexander II magnet school not only received an Excellence in Rehabilitation Preservation Award from The Georgia Trust in 2005, but has also become a catalyst itself for the continued revitalization of the surrounding area.

The Wynnton Academy in Columbus is another of the approximately 120 schools in Georgia listed in the National Register of Historic Places. Built in 1843, the original building is now used as the media center, and is the oldest school in continuous use in the state.


Hartwell Elementary was built in 1934 and continues to serve as an elementary school. In 2002, the school was rehabilitated and a new 24-classroom building was constructed.

While many stellar examples exist in Georgia of communities that have chosen to retain and modernize its older schools, many still believe older school buildings cannot be updated and should be demolished.

Other communities continue to base their decisions on outdated standards. While the new CEFPI guidelines go a long way toward the rehabilitation of our historic schools, it's still not enough to reverse the decades-long trend of moving schools away from their communities.

The question becomes: What are we really saving by moving children to new schools away from the center of town?

There may be no right answer, but community-based education and discussion among educators, parents and others in the neighborhood is as necessary to the solution as regulatory changes at the state level—perhaps even more so.

For more information on the rehabilitation of historic schools, go to www.nationaltrust.org, www.cefpi.org, or www.edfacilities.org/rl/build_or_renovate.cfm. 

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AROUND THE STATE

ATLANTA

Winecoff To Be Transformed Into Boutique Hotel

The memories still linger for many Georgians and the world about the night of Dec. 7, 1946, when 119 people perished inside the Winecoff Hotel on Peachtree Street in downtown Atlanta.

Now, 60 years later, the site of the nation's deadliest hotel fire is being rehabilitated after years of emptiness into The Ellis, a luxury boutique hotel.

Kelco/RD Management with architecture firm Stevens & Wilkinson, Stang & Newdow Inc. and Juneau Construction, is returning the building to its 1913 appearance.

It's no easy task. Water damage, the 1950s renovation that rebuilt most of the interior, mismatched windows and termite infestation all need to be dealt with before the building reopens in the fall of 2007.

Still, the group has grand plans, including rebuilding the second-floor air terrace that once shadowed the sidewalk below—said to be the inspiration for the Ritz's balcony across the street.

A 1950s-era penthouse with aluminum jalousie windows has already been removed from the top of the building to reveal the original cornice. The building's façade on the lower two floors facing Peachtree and Ellis streets had also been covered with a 1950s appearance, which is being removed as part of the project.

"We have a lot of photographic evidence, even though we don't have original drawings," says Ron Stang, principal of Stevens & Wilkinson, Stang & Newdow Inc. and project architect for The Ellis. "We're going to be rebuilding those two facades in a very historically accurate configuration."

The team has applied for tax credits for the \$23 million project, a wise decision that makes many historic restora-

tions and rehabilitations a possibility across the state.

"Tax credits are a huge benefit," Stang says. "A rehabilitation project can be expensive, and tax credits make it more financially viable."

The Winecoff Hotel was built in 1913 and designed by New York architect William Lee Stoddart, who also designed the Georgian Terrace and the Ponce Apartments (listed on the Trust's 2006 *Places in Peril*). While the building was considered "fire-proof" because of its construction using bricks, concrete and steel, it did not have fire escapes, sprinkler systems or fire doors.

On Dec. 7, 1946, the Winecoff caught fire, killing 119 people including the owners and 30 high school students attending a YMCA-sponsored event. To this day, it still remains the most lethal hotel fire in U.S. history.

Over the years, the building has been reused as a hotel and senior citizen apartments. Since 1981, though, it had sat vacant as plans swirled for reuse as a Georgia State dormitory, apartment building or all-suites hotel.

Why is this project destined to succeed after so many other attempts have failed? Fish, and lots of them.

The opening of the Georgia Aquarium is generating lots of interest in downtown Atlanta as more people venture into the city to see Ralph, Norton and the whole gang.

That's translating into a renewed interest by conventioners and tourists, who need a place to stay while in town. According to Smith Travel Research, downtown Atlanta has already experienced an 18.9 percent increase in hotel occupancy from 2005 to 2006.



The former Winecoff Hotel is currently undergoing rehabilitation to become The Ellis boutique hotel.

STATEWIDE

10 Communities Receive Grants for Preservation

A total of \$67,749 in Historic Preservation Fund grants were given to 10 communities in Georgia this summer to help with historic resource surveys, National Register nominations, heritage tourism studies and more.

Each year, Georgia's 72 Certified Local Governments (CLGs) are eligible to apply annually for these matching 60 percent federal/40 percent local grants, which are provided through the U.S. Department of the Interior's National Park Service and are administered by the Georgia Department of Natural Resources Historic Preservation Division (HPD).

Any city, town or county that has enacted a historic preservation ordinance, enforces that ordinance through a

Historic Preservation Fund Grant Recipients

Ashburn · \$7,740	Greensboro · \$10,000
Cobb County · \$6,000	Gainesville · \$9,000
Cordele · \$6,000	Hawkinsville · \$3,000
Douglasville · \$8,500	Tifton · \$7,591
Ft. Valley · \$2,368	Wrens · \$7,750

local preservation commission, and has met requirements outlined in the Procedures for Georgia's Certified Local Government Program is eligible to become a CLG and receives many benefits as a result.

For more on the grants or CLGs, go to www.gashpo.org.

SAVANNAH

Preservation Academy Welcomes First Class This Fall

Preservation may be rooted in the past, but for the field to flourish, it must look to the next generation for a future.

Now, after years of coordination, the Historic Preservation Academy is opening its doors in Savannah this fall to provide preservation education to area high school students.

The magnet school is a result of a partnership between Historic Savannah Foundation, Savannah Technical College, the Savannah College of Art & Design, and the Chatham County-Savannah School System.

Students will continue to attend core classes like math, science and English, but will also attend classes taught by a preservation teacher and visit historic sites under construction for hands-on experience.

With Savannah's robust tourism industry rooted in the revitalization of its historic buildings, the city is the perfect place to launch the school.

"The timing is ripe to connect our youth to what is really driving Savan-

ah's economy, and that's preservation, but it is the first in the region. Brooklyn High for the Arts developed a similar program in 2000 and is the first high school in the nation to integrate historic preservation into its academic and vocational curriculum.

Savannah's high school program will combine classroom learning with hands-on practice in preservation planning, drafting, historical research documentation, and construction techniques and technology. By partnering with Savannah Tech, students will also earn college credits, expanding their opportunities after graduation.

"The idea is to give students choices," says Dr. Lucy Phillip, executive director of the College in High School Project for the Department of Technical & Adult Education. "They can get a skilled job after high school. They can easily go on to a technical college, and they can certainly go on to a university. They'll have the choice to do anything."

Students will also get a chance to explore Savannah's historic architecture and planned neighborhoods as part of their exposure to fields such as architecture, historic site administration and specialized restoration.

Several local business partners have pledged to put the Historic Preservation Academy students in apprenticeships and internship as they progress through high school.

Students who graduate from the program will be in high demand, since it's hard to find skilled artisans in the United States.

"A lot of people are excited because they know there's a need," Jest says. "They have a need for workers who are interested, and more importantly, trained in some basics."



Students at a Hands-On-History Camp learn about the epoxy process from instructor Billy Graham. Many attending the camp will be students in the Historic Preservation Academy this fall.



Two students use microscopes to examine craters during this summer's paint analysis workshop, hosted by the Coastal Heritage Society and Historic Savannah Foundation.

nah's economy, and that's preservation," says Melissa Jest with the Historic Savannah Foundation. "I think this program will expose them to a whole other side of Savannah that they didn't know anything about."

Savannah is not the first city to launch an academy dedicated to his-

"There's just a big need in construction trades right now," Phillip agrees. "The timing in Savannah—sometimes the stars seem to align."

The school is forming at a time when preservation itself is maturing, and more and more people are seeing the economic benefits of restoring and revitalizing historic buildings.

"At one time, preservation was just for ... people who liked tinkering with old buildings," Jest says. "But since more data is out there to confirm that historic buildings rebound faster and build value faster than new construction, a lot of people are seeing that older buildings are a smart investment."

That smart investment can quickly become expensive when developers need to look as far as Eastern Europe to find craftspeople skilled in restoring or repairing ornamental plasterwork.

With fewer skilled artisans available, the ability to properly restore historic structures is itself endangered. Through the academy, however, a new generation of preservationists will be skilled in the crafts while also gaining an appreciation for history and the city around them.

For more information on how to get involved with the Historic Preservation Academy, contact Michele Hartzell at the Savannah/Chatham County Public Schools at 912-201-5600.

Listing on the National Register: Is It For You?

More than 59,000 historic houses in Georgia are listed on the National Register of Historic Places. With so many, what does this listing really mean, and is it worth it to list your own property on the register?

Administered by the National Park Service, the National Register is our country's official list of historic buildings, structures, sites, objects and districts worthy of preservation.

Most of those 59,000 properties are part of a historic district; far fewer are individual houses of significance. More than likely, if your house is located in a historic district, it's already on the National Register as a contributing property.

While the National Register doesn't directly protect properties from being torn down, it does offer many benefits such as recognition, protection, property value and tax benefits.

RECOGNITION. National Register properties are often featured in national magazines and on TV shows, bringing well-deserved attention to the homeowner's hard work as well as to the surrounding community, often resulting in attracting tourists and dollars to town. While the National Register does not require owners to open their homes to the public, many homeowners like to participate in historic home tours to show off their house's history and beauty.

Another way to recognize a National Register-listed property is with a bronze plaque, which informs visitors of the house's history and National Register status.

PROTECTION. Listing a property on the National Register guarantees that the state is aware of the building's significance and they must take it into consideration when planning state or federally funded or licensed projects. Properties cannot be harmed or demolished without evalu-



Listing a historic home on the National Register offers many benefits.

ation by the President's Advisory Council on Historic Preservation (ACHP), an independent federal agency that promotes the preservation, enhancement and productive use of our nation's historic resources and advises the President and Congress on national historic preservation policy. Although the listing requires the government to consider the property's historic significance, however, it does not always block projects or new construction.

PROPERTY VALUE. Studies have shown that listing a property on the National Register increases property value and enhances the surrounding neighborhood. Listing a property on the National Register does not restrict homeowners from making changes to their property as many fear. Instead, owners are free to make any changes they wish, such as updating the kitchen or plumbing. Extensive alterations, however, could result in loss of property value and the property being removed from the register. It is the owner's responsibility—and their choice—to maintain the integrity of the structure.

TAX BENEFITS. If you are considering restoring or rehabilitating a historic income-producing building, one of the chief benefits of listing a property on the National Register is that it allows owners to apply for certain tax benefits. Restoring an older property can be expensive, and there are measures the federal and state governments have taken to alleviate those costs. Thanks to the Tax Reform Act of 1986, owners of income-producing depreciable buildings, such as a bed and breakfast or apartments, can be eligible for a 20 percent federal income tax credit.

Taking the time to apply for National Register listing can provide many benefits, but it does not make the property immune from destruction. It does, however, give the owner added protection and prestige while still allowing them the freedom to enjoy their property with modern amenities.

Ultimately, it's up to local officials to protect their historic resources through zoning laws and historic districts, which provide guidelines for altering historic properties while still maintaining historic integrity and property value.

For more on the National Register of Historic Places, visit the National Park Service at www.cr.nps.gov/nr. Details on tax credits are available at www.gashpo.org.

How To List Your Home in the National Register

Interested in nominating a property but don't know where to start? First, know that placing a property on the National Register automatically adds it to the Georgia Register, making the owner eligible for additional tax incentives.

Next, determine if your property is eligible. Generally a property must be more than 50 years old, have most of its historic fabric intact, have historic or architectural significance, and still be in its original location.

Historic places are nominated in Georgia by the Historic Preservation Division of the Department of Natural Resources (HPD). You don't have to be a city official to nominate a property; anyone can prepare a nomination to the National Register.

Go to www.gashpo.org to download a form. The site also has a wealth of information on preservation and the National Register.

Also visit the National Park Services' Web site at www.cr.nps.gov/nr for guidance on how to complete the form and additional information about the Register.

Once you submit your nomination, the process can take a minimum of 90 days, so don't get discouraged if you don't hear anything for several months. Once you're listed, buy a bronze plaque, brag about your home or property and start enjoying the benefits a National Register-listed home brings.

Keystone Society Another Way to Give to the Trust

Are you interested in helping The Georgia Trust's mission to protect and preserve our state's historic resources, but want to do more than your annual membership donation?

Consider including the Trust in your estate plan to leave a legacy and help ensure the future of the services and programs the Trust provides to Georgia's communities.

We recently spoke with former Board Chair and active member and advisor Tom Wight about why he decided to give to the Trust through the Keystone Society.

Q: How long have you been involved with The Georgia Trust?

A: I joined the Hay House board in 1993 and have been active ever since. I'm now an advisor for Hay House and for the Trust. I joined the Keystone Society when it was proposed by The Georgia Trust.

Q: What led you to make a planned gift to The Georgia Trust?

A: I believe in the value of historic preservation for all of us. It makes good sense to reclaim, restore and revitalize our historic assets—whatever they may be for each community. It's good business and it saves our past so that we can all learn from our past and our historic assets. While we have a wealth of riches in historic assets here in Macon, Hay House is at the pinnacle because it was so far ahead of its time when it was built and because its decorative finishes are among the finest in the country for a house of that era. I want people—in years to come after I am gone—to be able to discover Hay House and learn and become excited about what amazing things happened in the past.

Q: Why do you believe in making planned gifts?

A: I think planned gifts are good because you can direct



Tom Wight

Planned Giving Provides Many Donor Benefits

Including the Trust in your planned giving provides many benefits to you as the donor. Aside from many tax advantages, you'll receive exclusive invitations to Keystone Society events and recognition in the Trust's annual report and in *The Rambler*.

There are many ways to include the Trust in your planned giving, such as naming the Trust as a beneficiary of your 401(k) or IRA, purchasing a life insurance policy naming the Trust as the beneficiary, or donating mutual funds, publicly traded and closely held stocks, bonds or real estate.

your assets to benefit things that you believe are important. Also, as our tax laws are now, the saving of estate taxes pays for almost half of the gift.

Q: What advice do you have for members and friends of the Trust who are considering a planned gift?

A: If you believe in the mission of the Trust, make a planned gift so that the work of the Trust can continue and grow. Any planned gift is a gift that will keep on giving. It can be as simple as a direct bequest in a will. Other ways to make planned gifts allow tax benefits to the donor now such as a charitable remainder trust (you keep the income on an asset for your life, and the Trust receives the asset when you are gone). If anyone wants to know more about different ways to make planned gifts, the Trust can certainly help them determine the one that works best for them.

For more information regarding planned giving opportunities at The Georgia Trust, please contact Laurie Nichols, senior director of development, at 404-885-7803 or lnichols@georgiitrust.org.



Jim Barfield of the Historic Rose Hill Cemetery Foundation leads 15 teachers from Bibb, Houston and Peach counties through Macon's most famous cemetery as part of a recent weeklong *Talking Walls* workshop. The group not only learned about the cemetery's history, but also discovered burial sites of many famous figures, including J. Neel Reid. Each summer, Hay House sponsors the workshop with help from the Historic Macon Foundation and many other historic sites in Macon.

WELCOME THREE NEW TRUSTEES!

The Georgia Trust welcomed three new Trustees at its quarterly board meeting June 23 at the Federal Home Loan Bank of Atlanta headquarters.

Atlanta residents Mrs. Ruth Anthony, Dr. Anne Haddix and Richard Laub were elected to the Board of Trustees.

The Trust currently has 38 trustees who live throughout the state of Georgia. To see a full list, go to page 2.



THE GEORGIA TRUST

RECLAIM • RESTORE • REVITALIZE



AMERICUS, 1895. Large Victorian-era house in very good condition in the heart of the Historic District. Deep, inviting front porch and rear deck overlooking nicely landscaped yard. Interior has beautiful heart-pine floors, interesting mantels, columns and paneled wainscot. House has been thoroughly updated with new eat-in kitchen. Featured on the 2005 annual Tour of Homes. \$325,000. Mark Pace, Southern Land & Realty, 229-924-0189 or www.southernlandandrealty.com.



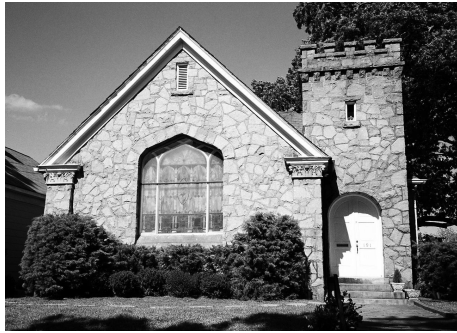
ATHENS, c. 1910. Morton-Cooley Home. Craftsman blocks from UGA in Athens's popular 5-Points. Completely and accurately restored with period lighting and hardware. Five bedrooms, three and one-half bathrooms. 4,700 sq. ft. plus basement. \$1,250,000. Contact Louise Hyers, 706-296-8664 or Mike Geyer, 706-202-1660. Coldwell Banker 706-543-4000. Lots more pictures at: www.jjcooley.com.



ATLANTA, c. 1896. Stonehurst is on Midtown's largest residential lot (triple lot) one block from Piedmont Park. Currently B&B w/ guest suites and private owners quarters. 7BR/5.5BA main house with 2 small rental cottages. Front and rear porches, music room w/ original inglenook and leaded glass windows, banquet-sized DR, renovated eat-in kitchen. 11' ceilings, 7 FP, off-street parking. \$1,800,000. Contact Alan Hanratty 404-876-0000 at RE/MAX Greater Atlanta or visit www.showing247.com/stonehurst.



ATLANTA, c. 1897. Whittier family home located in Whittier Mills Village, Creative Loafing's 2005 "Best Intown Neighborhood." 10 rooms, 6 fireplaces, wraparound porch, bay windows, heart pine, many original details, beautifully sited, perennial garden with small pond, brick walks. \$459,000. Contact Laura 404-794-9494 or 770-949-2787. Sold as is. Renovation ready. Shown by appointment only.



ATLANTA/INMAN PARK, 1907. Stunning conversion of Romanesque Revival-style church into extraordinary 3BR/2BA residence. Solid granite structure elegantly situated on a spacious double-sized lot with lovely garden setting. Lots of interesting history. Original stained glass and heart pine floors. Tower with ladder to secret room and rooftop deck. \$874,900. Call Owner/Designer Eric Willadsen, 404-681-2819. Agents welcome. FMLS ID#: 3168626. www.homesscenes.com



ATLANTA, c. 1910. Classic Atlanta Historic Estate. This beautiful home within walking distance of downtown Kirkwood features a formal entry, large separate LR & DR, wet bar, separate breakfast area, large open kitchen with island and built-ins, granite and corian countertops and a massive home theatre w/ state-of-the-art projector and built-in couches and chairs! A wonderful rose garden and koi pond grace the backyard. \$579,900, Dan Pennywell, Bo Bridgeport Brokers. <http://139howard.bobridgeport.com>.



AUGUSTA, c. 1799. Built by Thomas Goodale, the Fitzsimmons/Hampton House, or "Goodale" as it is known, is said to be the oldest brick house in the state. Originally a 500-acre plantation, this 3,800 sq.-ft. house sits on approximately 2 acres. Some restoration has begun. \$198,900. Contact Gwen Fulcher Young & Associates Real Estate Co. at 706-737-9115 or visit www.gwenfulcheryoung.com.



BALL GROUND. The Anderson House is situated on 1 acre and meets criteria for the National Register of Historic Places. Renovated and ready to move in! Highlights include 10' ceilings on main floor, 100-year-old pine floors in dining room, wraparound porch, 4 outbuildings and much more. For information, please call Jim Glover at 678-581-7305 or Lisa at 404-428-2400.



DECATUR, c. 1939. "Beautiful Dreamer." One of the finest examples of Classic Georgian Revival in the Clairemont Historic District and Clairemont Elementary school district. Impeccably maintained 4BR/3BA. 10' ceilings, hardwoods w/ orig. waxed finish. 3rd floor billiard room, orig. Venetian chandelier, new slate roof, boxwood gardens throughout on corner lot of Clairemont Ave. & Garden Lane. Sidewalk stroll to Historic Decatur Square, B&B opportunity or move-in and enjoy. \$769,000. Frank Wynne 404-310-5742.



DUBLIN, c. 1912. Renovated and spectacular Neoclassical in downtown Dublin. More than 13,000 sq. ft. on 3 floors on 3/4-acre lot. Currently a 5BR/8BA personal residence with 2 kitchens, 3 bars, stage with dance floor, 2 decks, interior sprinkler, fitness center, irrigation and much more. Would work well as office, retail, lodging or residential. To be featured on an upcoming episode of HGTV's "Rezoned." \$675,000. 478-275-2565. www.jenniferandassociates.com.



EATONTON, c. 1811. Fully restored I-house on 1.3 acres. Six large rooms with 12' ceilings, heart pine throughout, 6 fireplaces, new stainless steel kitchen with heart pine cabinets, 2 new bathrooms, 3 porches. New HVAC, plumbing, wiring and roof. Extensive flower gardens and an original outbuilding. \$275,000. Owner, 404-213-8244.



LAVONIA, 1901. 104-year-old Queen Anne home on 11+ acres in city limits. 6,000-sq.-ft., 6BR/5BA home features 10 fireplaces, restored, +3BR/1BA furnished guest house (included) rented for \$675/mo. Property includes pond, pasture and barn. Commutable to Atlanta, 1 mile from Lake Hartwell. Ideal for family or Bed & Breakfast. \$895,000. Contact Cora at 706-356-2030, yankeenurse@bellsouth.net.



MACON, 1911. Fabulous completely updated Neel Reid home listed in the National Register of Historic Places. This majestic brick has 4 bedrooms, 4.5 baths, 3 levels and 5 fireplaces. Features include hardwood floors, designer original window treatments, sunroom off the upstairs master bath and an elevator to third floor suite. \$375,000. Call Barbara Knight at 800-329-9980. View virtual tour at www.sheridansolomon.com.



MADISON 1907. Georgian Revival 4,400-sq.-ft. 6BR/4BA home, tastefully renovated in a perfect blend of old and new. Formal living and dining rooms flow easily to make entertaining easy. Kitchen features marble and tile countertops, custom cabinet, and top-end appliances. French doors lead to the covered patio, screened in porch, landscaped lawns and terraced gardens complete with gazebo. \$724,500. Contact Celia at 770-596-1956. www.historicmadisonhomes.com.



MONROE, 1915. Heart Pine Lovers Dream. This beautifully restored Cottage with Craftsman elements is one of a kind. Immaculate kitchen w/ granite countertops, 3BR/2.5BA, country setting home on 3 acres. Additional 24 can be purchased. Too many extras. \$499,000. Call Lisa at Reynolds Real Estate at 678-283-8166 or visit www.reynoldsrealestate.com.



SANDERSVILLE, c. 1900. This 2,678 sq. ft. home features four bedrooms, two full baths and two 3/4-baths, living room, dining room and large hallway, as well as three fireplaces, a screened porch, covered front porch and rear deck. The property also includes three outbuildings, a cookhouse and two storage buildings. \$139,000. Contact Beverly Webb, Town & Country Real Estate, 478-552-5681 or visit www.tandcrealestate.com.



SOCIAL CIRCLE, c. 1840. Very ornate home in the National Register Historic District. 13 rooms, 7 bedrooms, 3 full baths and 10 fireplaces on 1.56 acres. Within walking distance of shops and the Blue Willow Restaurant. Excellent for an inn or bed & breakfast. \$469,000. Emory Thompson, Conner Smith Realty. 770-601-0122.



WAYNESBORO, c. 1827-1837. Registered in the local Historic District with a National Register application pending, the house is the oldest home in town built between 1827 and 1837. American four square peg design, heart pine floors, 4 bedrooms, 3 baths, approximately 3,312 sq. ft. on .58 acres. Contact Gardelle Lewis, Jr. at 706-736-3375 or visit www.gardellelewis.com.

SPECIAL EVENT CORPORATE & FOUNDATION SUPPORT

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Welcome New Members

(List Period: May 1–June 30, 2006)

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Homerville Better Hometown

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Know someone interested in historic preservation?
They can join The Georgia Trust online!

Just go to
www.georgiitrust.org
and click on Join Us Now.

Or call Haley Coleman at 404-885-7805 to receive
a membership brochure by mail.

ADVERTISEMENT



Augusta—Italianate design by noted southern architect Willis Irvin, Sr. Built in 1921 and located in the historic Summerville area. Notable features in the design are tall French doors on the front of the house and the leaded glass Palladian window in the stairwell. Two six-foot-high mantels grace the fireplaces in the living and dining rooms. Four large bedrooms. Garden features swimming pool, guest house, tennis court and fabulous statuary. The home has been featured in *Southern Home*, *Augusta Magazine* and a front-cover national promotion for Publisher's Clearing House. \$1,300,000. Call Jane Barrett, Evalyn Bennett or Toni Peacock at Blanchard and Calhoun 706-863-8953.

Toccoa

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The Georgia Trust has received donations in honor of:

Stevi Smith Wansley

Mr. & Mrs. William Dunn Wansley

Elizabeth Dunn Wansley

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The Georgia Trust has received donations in memory of:

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Hay House has received donations in memory of:

Elliott Dumwody

Mr. & Mrs. James L. Solomon



CABANISS-HUNGERFORD-HANBERRY HOUSE, Jones County, c. 1805. This National Register-listed house sits on 19½ acres north of Bradley. The Jeffersonian Classicism house was built by Revolutionary War soldier George Cabaniss. Elaborately carved mantelpieces, cornices, doors and paneled wainscoting plus 6 fireplaces. Exterior completely stabilized in 1999, but interior awaits rehabilitation. \$169,500. Contact Frank White, 404-885-7807.

GEORGIA TRUST REVOLVING FUND PROPERTIES FOR SALE

Visit the "Properties for Sale" section of www.georgiatrust.org for more information and additional photos.



STOVALL HOUSE, Sautee, c. 1837. Built by Moses Harshaw, this National Register-listed house operated as a bed and breakfast and restaurant for more than 20 years. The property sits on 28 acres of rolling green hills and would be ideal for a vineyard or continued use as a small inn and/or restaurant. \$2,500,000. Contact Frank White at 404-885-7807.



GACHET HOUSE, Barnesville, 1825. This Plantation Plain home was built by Benjamin Gachet, a French nobleman. The 2,700-sq.-ft. 4BR/2.5BA house is arranged in a central-hall plan and retains original Federal mantels, staircase, heart pine floors and mouldings. Sits on 2.5 acres w/ 63 additional acres for sale. \$385,000. Contact Frank White at 404-885-7807.



COWEN FARMSTEAD, Acworth, c. 1854. Plantation Plain house on 1/3 acre ideal for commercial or office space. For more information, contact Frank White at 404-885-7807 or Mandy Elliott at 404-885-7817.



E.M. ROGERS HOUSE, Adel, c. 1907. Purchased in 1913 by E.M. Rogers for his bride, the one-story Queen Anne cottage features 14' ceilings, heart pine floors and a steeply pitched hipped roof. The 2,000-sq.-ft. house also contains 6 fireplaces, 7 rooms and 2 full baths. The surrounding ½-acre property includes 3 outbuildings. \$110,000. Contact Frank White at 404-885-7807.

Advertise Your Historic Property in *The Rambler*

For as low as \$135, you may place your historic property in front of a statewide audience that cares about preservation and purchases historic properties. To advertise, your listing must be on or eligible for the National Register of Historic Places, and must be more than 50 years old, have most of its historic features intact, and still be in its original location. For more information, call 404-885-7818 or go to the Publications section of www.georgiatrust.org.

Upcoming Events

September 18–28

Grand Tour of Italy

Retrace William Butler and Anne Tracey Johnston's 1852 Grand Honeymoon Tour that inspired them to build their home, Hay House. For details, call 478-742-8155 or visit www.hayhouse.org.

September 30

Hay Day 1863 Family Festival

This free family festival focuses on the Civil War era, featuring music, games and activities for children as well as self-guided tours of Hay House. 10 a.m.–4 p.m. Call 478-742-8155 or visit www.hayhouse.org.

October 6–7

Fall Ramble to Green County

Join the Trust as we tour through Greene County, home of Lake Oconee, the historic downtown of Greensboro and five National Historic Districts. For details, visit www.georgiitrust.org.

October 7–8 & 21–22

Behind the Scenes Tours of Hay House

Experience all seven levels including the cupola and its catwalk, which offer breathtaking view of Macon. \$20 per person; limited to 20 persons. Reservations required. Call 478-742-8155 or visit www.hayhouse.org.

October 9

Preservation Classic

Enjoy a round of golf at East Lake Golf Club followed by a cocktail buffet and reception. Call 404-885-7812 for sponsorship information or to reserve your foursome.

November 2–5

Georgia Trust Study Tour to Natchez, Mississippi

Join fellow Trust members on a tour to one of the South's most famous historic districts. For details, call Ken Ward Travel at 404-261-1688 or 1-800-843-9839 or Laurie Nichols at 404-885-7803.

Every Sunday

Behind-the-Scenes Tours of Rhodes Hall

Tour the upper floors of this Atlanta "castle" not usually open to the public. \$8 per person; noon to 3 p.m. Please call Rhodes Hall at 404-885-7800 for details.

For more upcoming events, go to the Events Calendar at www.georgiitrust.org.

Ramble to Greene County October 6–7

Join The Georgia Trust as we explore the hidden history of Greensboro and the lands surrounding Lake Oconee.

The two-day event includes tours through private homes and the historic downtown, along with a Friday night dinner at historic Shoulderbone Plantation and Saturday afternoon lunch.



Look for your invitations in the mail soon!

To register, return the order form included in the invitation or go online to www.georgiitrust.org.

For more information, go to the Rambles page of the Visit Historic Sites section at www.georgiitrust.org, or contact Haley Coleman at 404-885-7805, hcoleman@georgiitrust.org.



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