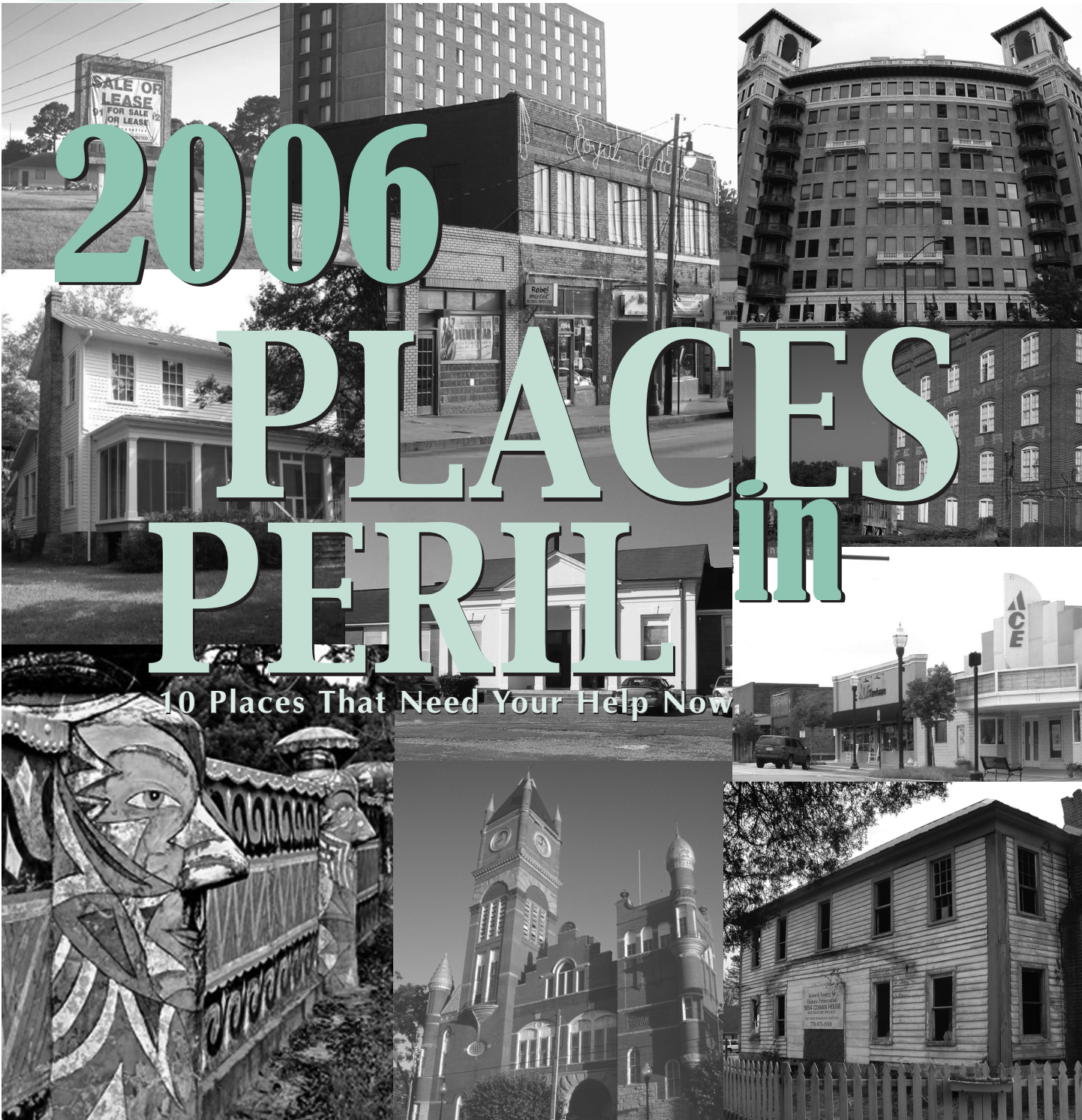


The Rambler



THE GEORGIA TRUST
RECLAIM • RESTORE • REVITALIZE



2006

PLACES PERIL

10 Places That Need Your Help Now

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The Rambler is published by 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.

Address all correspondence to:
Christy White, *The Rambler* Editor,
1516 Peachtree Street, N.W., Atlanta, GA,
30309-2916 or call 404-885-7818.
E-mail: cwhite@georgiitrust.org
www.georgiitrust.org

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10 Places in Peril Represent Hundreds of Endangered Sites Across Georgia

In this issue of *The Rambler*, The Georgia Trust is launching a new initiative and a new look as we announce the 2006 *Places in Peril*, our list of 10 significant locations in Georgia that need your help.

Why did we create this list? Like the National Trust for Historic Preservation's 11 Most Endangered Places list, each *Places in Peril* site is either listed or eligible for listing in the National Register of Historic Places.

Yet we are not attempting to develop a "most endangered" list for Georgia. Instead, our list seeks to identify significant historic, archaeological and cultural resources that are threatened by demolition, neglect, lack of maintenance, inappropriate development or insensitive public policy, but where there is a demonstrable level of community interest, commitment and support for the site.

We hope through this program to encourage owners and individuals, organizations and communities to employ preservation tools, partnerships and resources necessary to preserve and ultimately reuse the sites on our list.

The Georgia Trust would like to help encourage and grow the community com-

Take courthouses for example. While we have put the Terrell County Courthouse on our *Places in Peril* list, there are 132 county courthouses in Georgia listed in the National Register but endangered from lack of funding or maintenance, including courthouses in Appling, Brooks, Clinch, Hancock, Mitchell, Randolph, Schley, Stewart, Talbot, Taliaferro, Taylor, Treutlen, Turner, Wilcox, Wilkes and Wilkinson counties.

Each of these courthouses need funds and community support to help stabilize the structures, find new uses for those that have been abandoned, and rehabilitate the buildings for a new use.

What's next now that the 2006 *Places in Peril* has been announced?

First, as we move through 2006, The Georgia Trust will continue to work with local preservation groups and individuals to promote the significance and needs of each site, help facilitate state appropriations for historic site rehabilitation and maintenance through the General Assembly, and facilitate development of preservation and use plans for the sites.

Second, I encourage you to get involved in your community in saving these proper-

"We hope to draw attention to larger issues facing our historic resources by highlighting endangered buildings or places that threatened sites throughout Georgia."

ties or one like them. To get you started, we've included a list of 10 ways to help save Georgia's *Places in Peril* on page 9.

Third, we are already asking for nominations for the 2007 list. There are hundreds of endangered sites across Georgia. Let us know which ones matter to you by visiting www.georgiitrust.org to download a nomination form.

Finally, it is our hope that five to 10 years from now, the places on our 2006 list will be competing for "best of show" in our annual Georgia Preservation Awards, which recognize people and organizations that reclaim, restore and revitalize Georgia's historic places. 🏆

mitment that already exists at each of the locations on our list. And we would like to encourage the involvement of other states and local partners.

But we do not presume that these 10 *Places in Peril* represent the "be all and end all" for Georgia.

In truth, there are hundreds of locations that could have been on our list, and they are just as endangered and in need of community help as those named on this list.

Instead, we hope to draw attention to larger issues facing our historic resources by highlighting endangered buildings or places that represent a type of site that is threatened throughout Georgia.



Greg Paxton
President & CEO,
The Georgia Trust

Preservation License Plates a Go

Vote for your favorite design online at www.gashpo.org

After two years of lobbying, the Georgia General Assembly has passed and Gov. Perdue has signed a bill to establish a special Historic Preservation license plate, which will be available to order in 2006.

The Historic Preservation Division (HPD) is currently accepting bids from artists to design the plates. Be sure to check www.gashpo.org during December to vote on your favorite designs.

Proceeds from sales of the plates go toward HPD's Georgia Heritage Grant program, funds for which have dwindled in recent years from \$500,000 in 2002 to \$100,000 in 2006. (See page 12 for a list of this year's grant recipients.)

"The Georgia Heritage Grant program provides much needed seed money for local governments and non-profits that often have no other source of financial assistance for such vital community revitalization projects," says Glen Bennett, senior director of preservation services for The Georgia Trust. "Yet the amount of grant awards are only a small fraction of the real need, as evidenced by a recent needs assessment conducted by the Trust and HPD that identified more than 200 community preservation projects in need of more than \$150 million."

By purchasing a license plate, your contribution will allow more historic sites across Georgia to conduct preliminary studies or restoration projects that otherwise couldn't be completed. And with a preservation license plate on the back of your car, you'll also spread awareness of preservation everywhere you go.

If you are interested in purchasing a license plate when they go on sale in 2006, add your name to the list by contacting Mary Ann Eaddy at 404-651-5283.

Golfers Drive, Pitch, Putt for Trust

It was a beautiful fall day for the 11th annual Preservation Classic Sept. 12, when more than 120 people turned out to play golf in support of The Georgia Trust's mission to reclaim, restore and revitalize our state's historic resources.

Special thanks to our sponsors, event committee and staff for such a great event.

For more information on next year's event, call 404-885-7812 or go to the Events page of What's New at www.georgiitrust.org.



Preservation Classic Chair Allen Nelson (middle) talks with attendees at the afternoon awards reception.

Calendar

Nov. 20 – Dec. 31

Christmas at Hay House

Hay House, Macon
Guided tours will be offered on the hour through 17 rooms spectacularly decorated for the holiday season. Each visitor receives a Christmas book containing detailed information about each room in Hay House. Go to www.hayhouse.org for times and prices. (Closed 3 p.m. Dec. 24 and Dec. 25) or call 478-746-1461.

Dec. 3, 6 – 9 p.m.

Christmas in Olde Macon

Macon, Ga.
Tours of holiday decorations, live music, hot apple cider and other treats are included during a candlelight evening at Hay House, The Cannonball House, the Sidney Lanier Cottage and the c. 1836 Woodruff Mansion. Free transportation provided. Call 478-746-1461 or visit www.hayhouse.org for ticket prices.

Dec. 4 – 7

Old World Santa

Rhodes Hall, Atlanta
Skip the mall and take your children to see the real Santa Claus at this annual event, then stay to enjoy holiday music, arts and crafts, and storytelling. Reservations are required. The event is a benefit for the preservation and continuing restoration of Rhodes Hall. Call 404-885-7800 for more information.

Saturday, Dec. 10, 10 a.m. – 3 p.m.

Carriages, Cookies & Claus

Hay House, Macon
A horse-drawn carriage ride, children's tea party and a photo with Santa at the holiday-decorated Hay House. For children 10 years and younger accompanied by an adult. \$25 for one child and one adult. Reservations required. Call 478-742-8155.

Dec. 12 & 19, 5 – 6:30 p.m.

Behind-the-Scenes Gift Tours

Hay House, Macon
Treat family, friends or co-workers to a special in-depth tour of Hay House including the cupola and its catwalk, which offer breathtaking views of Macon. Tour is limited to 20 persons. Gift certificates are \$20 per person. Call 478-742-8155.

Dec. 13, 14 & 15, 12:30 p.m.

Holiday Luncheons

Hay House, Macon
Enjoy a catered luncheon in the beautifully restored music room, a self-guided tour of Hay House, a special Christmas book and a 10 percent discount in the museum store. Call 478-746-1461.

For more Georgia Trust and house events, go to the Events Calendar at www.georgiitrust.org.

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Central Georgia's Two Great Estates



Fountains, chapel, koi ponds and more . . .

"Waverland", nestled on 16 wooded acres in Macon's Shirley Hills, features a 17,000 sq. ft. main residence; Palace of Versailles fountains; the largest authentic Chinese gardens outside of China; a 100 ft. long walking bridge leading to a 2,800 sq. ft. Gothic Rival style 150 seat chapel, 2 swimming pools, tennis court, indoor aviary and more!

Offered for only \$3,900,000 this estate would cost over \$20,000,000 to build today.

Historic Grandeur

Circa 1889, 397 College Street, an authentic J. Neel Reid 10,000 sq. ft. home, features both a formal living and dining room, sunroom, library, kitchen and breakfast room, 9 fireplaces with stone and marble mantles, expansive terraces and formal gardens. Completely restored in 1999, this 4 bedroom, 6 1/2 bath French neo-classical home with elaborate molding throughout, also has two basement apartments with their own private entrances and parking that make this home truly spectacular.

Appraised at \$1.225 million, the home is offered for immediate sale at \$850,000.



Color brochures available
(Broker participation welcomed)

For sale by owner
478-986-4324
Bill@landpage.com

Hay House Paintings, Glass Being Conserved

As part of the continuing restoration of Hay House, several artifacts and stained glass are currently being conserved in Atlanta.

The portraits of Mr. & Mrs. P. L. (Parks Lee) Hay, the "Peasant Girl" by Jules Lefebvre and a Louis XVI-style gilt gesso and wood mirror are being restored by The Atlanta Art Conservation Center, which was established as a partnership between the Williamstown Art Conservation Center and the High Museum of Art in 2001.



Yasuko Ogino explains how the Atlanta Art Conservation Center is restoring the painting of Mrs. Hay.

The conservation team is removing darkened varnish off the three paintings as well as repairing a tear in the "Peasant Girl" canvas that has occurred over the years.

The Seasons of the Vineyard stained glass window in



Jeff Loose, owner of Studio Glass, shows Trust staff how the stained glass window is being restored.

Hay House's dining room is also being restored by Studio Glass Company, which is disassembling the 6'x11' window, replacing and recementing the lead coming, frame and window sashes. Many pieces of glass are broken, missing or sub-standard replacements from previous repairs.

To learn more about Hay House's restoration efforts, go to www.hayhouse.org.

Old-World Santa Visits Atlanta

Avoid the mall and visit Santa at Rhodes Hall!

Each year, Santa dons his best robes and visits with children in front of a giant Christmas Tree.

Enjoy storytelling, holiday music, arts & crafts and more.

Make your reservations early for this popular event.

December 4 – 7 at Rhodes Hall

Call 404-885-7800 for details,
or make your reservations online at www.rhodeshall.org.

AROUND THE HOUSES



HAY HOUSE

Hay House Holidays

Hay House will show off more than beautiful decorations this holiday season.

The National Historic Landmark has undergone a \$236,000 exterior face lift. The scaffolding and truck lifts have been removed just in time for the holidays, readying Hay House for a host of seasonal events for the entire family.



Visit Hay House during the holidays, when it decorates for the season and hosts several events.

Christmas at Hay House, sponsored by The Medical Center of Central Georgia, features tours Nov. 20 through Dec. 31 of the 18,000-sq.-ft. antebellum mansion's 17 rooms decorated for the holiday season.

This year, new decorations have been purchased from Jim Marvin, who each year assists the White House with its Christmas decorating. The 14-ft. Victorian tree,

Find One-of-a-Kind Gifts at Museum Store

There's no better place to find one-of-a-kind gifts than at the Hay House Museum Store this holiday season.

Items include unique hand-blown glass doll Christmas ornaments from the collection of White House holiday decorator Jim Marvin, stunning beaded evening bags and Victorian-style lace handbags, and Merck Family's Old World Christmas collectible heirloom ornaments, as well as local interest books and cookbooks, children's toys and items that focus on Hay House and its architecture.

The store is open Mondays–Saturdays, 10 a.m.–4 p.m. and Sundays 1 p.m.–4 p.m. inside Hay House.

containing 2,000 little white lights, flickering electric candles and more than 1,000 ornaments and ringed by antique toys, is always a highlight in the 823-sq.-ft. double parlor.

The large entrance hall, with trompe l'oeil marbled walls and 24-carat gold leafing on the ornate ceiling, will feature a tall Christmas tree adorned with colorful ribbons. Ornaments and ribbons throughout the dining room reflect the warm pink and turquoise colors in the large Seasons of the Vineyard stained glass window, which is now being restored (*see page 4*).

For a full list of Hay House holiday events including Christmas in Olde Macon, go to www.hayhouse.org.



RHODES HALL

Library Restored After Ceiling Failure

When Hurricane Katrina came through in August, she brought storms with her to Georgia, which brought trouble to Rhodes Hall.

Georgia Trust staff members came into work the following day to discover the Rhodes Hall's sky-painted library ceiling cracked and about to fall due to vibrations from the storm's wind and thunder. That night a portion of the ceiling finally gave into pressure and fell.

A conservator had examined the ceiling three months earlier to determine why the ceiling dropped two inches in the past year. A brace was then put up to prevent the ceiling from falling until repair work could begin.

"The ceiling composition is plaster anchored on metal framework, and the metal framework is anchored into the concrete walls and floor support," says Patrick Brennan, senior director of properties for The Georgia Trust. "The wires holding the plaster to the framework failed causing a section of the ceiling to crack and drop so that it was only

being supported by the canvas."

"Vibrations from traffic and other noises over the years put strain on the ceiling," adds Andrew Compton, Operations Director for International Fine Art Conservation Studios (IFACS), the company doing the repair. "Vibrations from Katrina finally made the ceiling fall."

To repair the ceiling, IFACS, which has done all paint restoration on Rhodes Hall, first injected a two-part glue—a synthetic plaster—into the ceiling, which took approximately two weeks. The plaster is curing now, and will take another 30 to 90 days to cure based upon the moisture in the ceiling. After the ceiling is stabilized, the rest of the project should take approximately five weeks. In the end, the original sky-painted canvas will return to the ceiling.

The goal is to have the project completed by the beginning of 2006. No matter how long the repair takes, the overall result will make it all worth-



International Fine Art Conservation Studios is restoring the library ceiling after it collapsed in August.

while. IFACS is using traditional material to repair the more than 100-year-old ceiling, keeping the historic integrity and beauty of the house.

"It's times like these that I am grateful that we have donations from Georgia Trust members and others to be able to keep up the integrity and history of the house," Mr. Brennan says.

Once IFACS finishes the Rhodes Hall library ceiling, it will have its early 20th century look returned to the surface, but with 21st century support behind it. —Molly Martin



2006 PLACES IN PERIL

10 Places That Need Your Help Now

Historic Schools. Courthouses. Old textile mills. Many we pass by so often we no longer notice the swooping ornate marble, the 100-year-old brickwork, the grand courthouse clock. But these places and more face threats everyday—perhaps more so because we've grown so used to seeing them.

That's why this year, The Georgia Trust is bringing attention to 10 *Places in Peril* across the state and providing ways you can help in your community. The 10 Places are spotlighted here, but you can find even more pictures and information on our Web site at www.georgiatrust.org.

TERRELL COUNTY COURTHOUSE

Georgia's Historic Courthouses Need Help

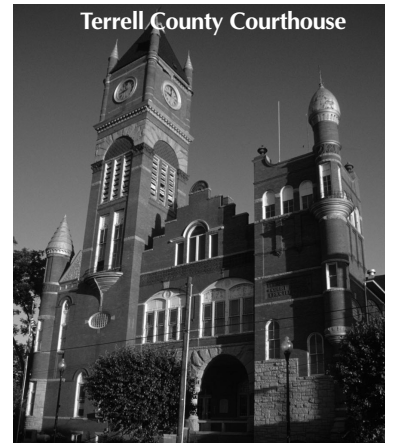
THE STORY: Since 1892, the Terrell County Courthouse has watched over the city of Dawson, a town of 5,000 people just 20 miles northeast of Albany. Local preservation groups have completed minor restoration work on the High Victorian brick courthouse, which was designed by William H. Parkins, one of the state's leading post-Civil War architects. Yet the 25,000-sq.-ft. courthouse has not been continually maintained since government offices moved to the outskirts of town and is suffering from advanced deterioration.

THREAT: Terrell County's courthouse is just one of many across Georgia faced with a threatened future existence. According to a 2002 survey, 157 historic Georgia courthouses comprising 3.16 million square feet risk endangerment, either through lack of use or lack of maintenance. An estimated rehabilitation cost of \$336 million is needed to stabilize the state's courthouses. Terrell County's is in a state of advanced deterioration and needs nearly \$5 million for repairs, making it one of the most threatened.

Lack of funds for rehabilitation and maintenance, particularly in rural counties, is compounding the problem. Without additional sources of funding to preserve the historic integrity of these buildings and provide modern systems that meet 21st century needs, Georgia is in danger of losing some of our downtown's most irreplaceable resources.

SOLUTION: Courthouse rehabilitations serve as catalysts for downtown revitalization, contributing to a town's economic development and spurring additional public and private investment in the town center. To further that goal, The Georgia Trust is supporting a county courthouse rehabilitation project, which would provide communities funding and technical assistance to rehabilitate courthouses and city halls. The project would also help build a team of architects, contractors and craftsmen skilled in both restoring historic courthouses and updating them for today's needs. Still, community involvement is key to these buildings' survival, and without local support, many will be lost forever.

Terrell County Courthouse



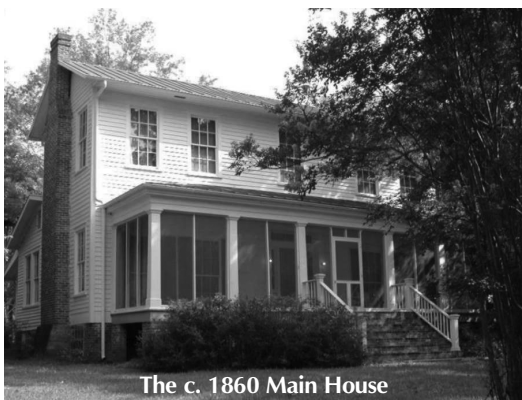
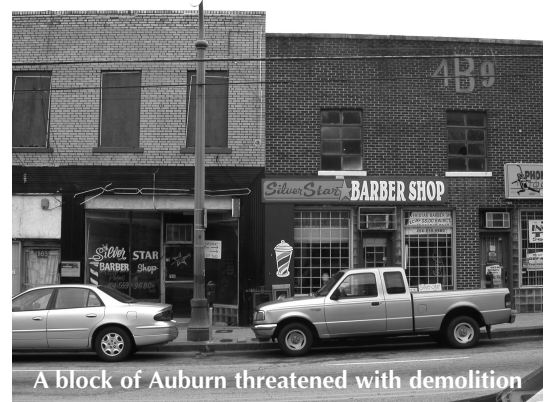
AUBURN/EDGEWOOD AVENUE COMMERCIAL DISTRICT

Epicenter of Civil Rights Threatened by New Development

THE STORY: Internationally recognized as the birthplace of the civil rights movement, the Auburn Avenue Commercial District still contains a long list of landmark historic structures, including the 1914 Odd Fellows Building, Ebenezer Baptist Church, and both the birthplace and gravesite of Martin Luther King, Jr. The mile-and-a-half Sweet Auburn Historic District is at the center of Atlanta’s African American history. By 1930, the Auburn Avenue business district supported 121 black-owned businesses and 39 black professionals, plus several churches and other social organizations—it was a thriving community that exemplified African American success in the South, a refuge and salvation for many during segregation.

THREAT: By the early 1970s after the end of segregation, businesses were closing and residents were moving elsewhere. Today, the remaining businesses mix with boarded up buildings, with a lingering hope that the area will one day become a thriving district once again. Edgewood, which runs parallel to Auburn, is facing a similar challenge. The rebirth has already started there, but unbridled growth could lead to additional demolition of historic buildings along that road as well.

SOLUTION: As the return to intown living continues, many feel the time is ripe to see a rebirth of Auburn Avenue. A master revitalization plan for the area, however, requires demolition of more than 30 historic structures. While revitalization is a positive for the area, it will be difficult to build on Auburn Avenue’s history when it no longer exists. Therefore, The Georgia Trust is working with several local organizations to develop a feasible alternative to demolishing so many historic structures.



ANDALUSIA

Flannery O’Connor’s Home at Risk

THE STORY: One of the most widely respected fiction writers in American literature, Flannery O’Connor (1925-1964) found much of her inspiration at Andalusia, which was purchased by her uncle in 1930 as a dairy farm. Many of O’Connor’s stories, which have been translated into more than 25 languages, are standard fare in high school and college courses, and fans flock to the property today to learn about her life and see first-hand her inspiration. The 544-acre estate consists of a 21-acre farm, which includes 13 structures—such as the c. 1860 Main House, barns, sheds and a water tower—along with hayfields, pasture, livestock ponds, natural wetlands and forests.

THREAT: Andalusia’s threat is two-fold. The farm has not been occupied as a residence since 1964, and until the Flannery O’Connor-Andalusia Foundation acquired the property in 2001, the Plantation Plain Main House and its outbuildings had suffered weathering, vandalism and neglect from the lack of constant use. Jack and Louise Hill’s house, a tenant farmer’s house on the property, and other such outbuildings require emergency stabilization to prevent further damage to roofs, exterior siding, windows, doors, interior finishes and fixtures.

While many of its buildings deteriorate, developers are circling. Andalusia, it seems, is prime real estate. The once secluded farm is not for sale, but it’s located adjacent to a rapidly expanding commercial district along U.S. Hwy. 441. Large-scale residential development is sprouting up to the north, a giant big-box retailer to the south, and auto dealers, motels and retailers sit directly across from the property’s entrance.



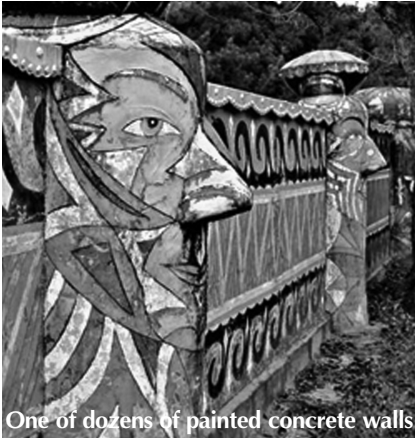
SOLUTION: A sense of urgency lingers over the tranquil landscape. Unless the site is restored and preserved, ideally as a destination for scholars, students, tourists and readers of O’Connor’s work, the farm complex will be lost forever, succumbed to the encroaching urban sprawl. In November 2003, the foundation received a grant to develop a comprehensive plan for the farm’s restoration, and just recently started restoring the water tower thanks to a Georgia Heritage Grant (see p. 6 of the February/March/April issue of *The Rambler* for details.) But the foundation’s work is just the beginning, and additional funding is imperative to provide stable stewardship.

2006 PLACES IN PERIL

ST. EOM'S PASAQUAN

Artist Legacy Threatened by Lack of Funding, Maintenance

THE STORY: In 1957, Eddie Owens Martin returned from New York City to his hometown, Buena Vista, Ga., renamed himself St. EOM and built Pasaquan, an internationally acclaimed visionary art site consisting of six major structures—the oldest a redesigned 1885 farmhouse—painted concrete sculptures, and miles of painted masonry concrete walls. Approximately 15,650 square feet of painted concrete surfaces exist on the exterior structures alone.



One of dozens of painted concrete walls

THREAT: The historic buildings and painted concrete are rapidly deteriorating due to lack of adequate funding to maintain the property. The four-acre site is now managed by the Pasaquan Preservation Society, a volunteer board of trustees that needs funding and other support to help in the preservation efforts, including security to protect the site, its historic buildings and its collections from harm; groundskeeping; visitor reception; educational programming; and conservation needs.

SOLUTION: The organization needs funding to develop a strategic plan, a masterplan for the site and for restoration.



The site includes six historic buildings

HARTWELL DOWNTOWN NATIONAL REGISTER DISTRICT

A Demolished History Could Damage City



THE STORY: Located in the Northeast corner of Georgia, this city of about 4,000 people was designated a Main Street city in 1997, and its downtown has seen a marked turnaround as a result. Its historic district encompasses several blocks of historic buildings, ranging from the 1890s to a 1930s Pure Oil building.

THREAT: Preservation of historic buildings has been the key catalyst of revitalization efforts in downtowns across Georgia, and now national chains are interested in moving in. These chains are a welcome addition when they work within their urban context, but some propose tearing down historic buildings to build new. In Hartwell, national drugstore chain CVS wants to open a location downtown, but its plans include the demolition of an entire block of historic buildings. In their place, the company wants to build a store with a drive-through window and blank wall facing the street—a design incompatible with Hartwell's efforts to create a walkable, pedestrian-friendly downtown.

SOLUTION: The National Trust, Georgia's Department of Community Affairs, and the Trust's Main Street Design Assistance (MSDA) program have all become involved to encourage CVS to resite its building and save the majority of the block's historic buildings. While the drugstore has made an agreement with the National Trust not to tear down or alter any National Register-listed historic buildings, the Hartwell National Register district has not been updated since its creation to include some of its more recent historic construction, including the block of buildings eyed by CVS.

The influx of retail chains into downtown is positive, but what may work in an auto-oriented suburban location does not fit into the context of downtown. Traditional urban centers across Georgia can take a page from Hartwell's story and update their historic downtown National Register listing to include buildings that have become eligible since the district's original listing.

From top: A block of downtown Hartwell as it looks today; the CVS-proposed drive-thru model facing the courthouse square; and the Trust's MSDA rendering of a more pedestrian-friendly building that complements a walkable environment and still includes the national chain.

OLD HIGHWAY 17: GATEWAY TO HISTORIC BRUNSWICK AND THE GOLDEN ISLES

Land for Sale Welcomes Sprawl, Threatens Historic Resources

THE STORY: With its open views to the marshlands, 1950s motor hotels, the WWII-era Liberty Ship Boatworks and Victorian structures dotting the landscape, the road most often associated with heading to Brunswick, St. Simons and Jekyll Island is filled with remnants of the past. Many preservationists and local organizations have tried to preserve Highway 17, known as the “Gateway to Historic Brunswick and The Golden Isles,” but up to now, there has been no large-scale organized effort.

THREAT: Along a two- to three-mile stretch of U.S. Highway 17 lies an enormous potential for well-planned development that not only incorporates the remaining historic structures and stunning vistas, but also celebrates them—kind of like a Route 66 for the South. Yet while some areas flanking the road are parklands and private buildings already in use, about 80 percent of the remaining land is now up for sale or lease for development. With no local zoning or design guidelines in place to halt unplanned development, the former Ocean Highway could lose a chance for an attractive revitalized future.

Old Highway 17 is just one of many stretches of land leading to Georgia’s historic downtowns that are becoming engulfed with unplanned development. Instead of picturesque vistas and thriving businesses, these gateways instead are a sea of asphalt parking lots, gas stations and sprawling strip centers.

SOLUTION: Now is the time to plan for the future of this historic area in a manner that would benefit property owners and developers, business and patrons, tourists and locals. Developing a master plan for the Gateway and determining National Register status of buildings along Old Highway 17 offers a golden opportunity.



Historic buildings and grand vistas intersperse with rundown properties and for sale signs along Old Highway 17.

10 Ways to Help Save Georgia’s Places in Peril

1 Call The Georgia Trust at 404-885-7817 for advice and council, or ask your local preservation organization what they are doing to save the property.

2 Volunteer for your local historic preservation organization.

3 Work with your local historical organization to keep local media informed of any changes in the property’s status and/or efforts to preserve it. They won’t cover every new development, but steady contact will ensure they won’t let it fall off their radar, either.

4 For properties with heavily deferred maintenance costs, enlist the help of civic organizations, from Rotary or Kiwanis Clubs to Boy Scouts, looking for community projects, or organize a volunteer’s clean-up day through your local preservation group.

5 Donate to The Georgia Trust or your local historic group. To make a donation to the Trust, go to www.georgiatrust.org and click on “Donate.”

6 Work with local groups or businesses that would occupy or acquire a threatened structure.

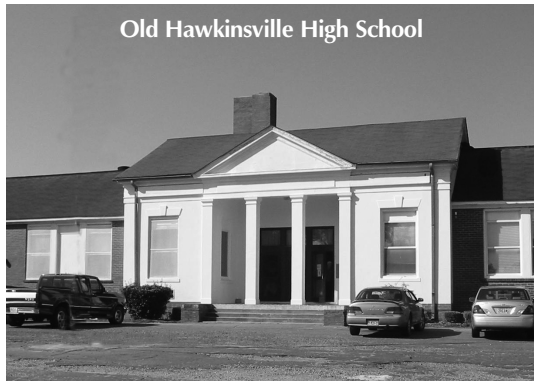
7 Write letters to your city officials describing the problem and offering solutions. Email a copy to friends, family and colleagues, encourage them to forward it along and link them to www.georgiatrust.org for background on the imperiled place.

8 Start a written petition of support for the property’s protection. Gather as many signatures as you can. If you are Web-savvy, post a Web page to gather “signatures” (full name and ZIP code) online. Share the petition with the same elected officials who received your letter.

9 Ask your elected officials what their position is on a specific *Places in Peril* site. Make sure your representative knows of your interest in saving the site, and encourage your state legislators to support historic preservation funding.

10 Join The Georgia Trust for Historic Preservation’s advocacy group, Georgians for Preservation Action (GaPA) by e-mailing Mandy Elliott at melliott@georgiatrust.org, then join us this January for our annual legislative reception.

2006 PLACES IN PERIL



OLD HAWKINSVILLE HIGH SCHOOL School May be Out for Good

THE STORY: Built in 1936, the Old Hawkinsville High School served as a neighborhood school for Pulaski County until 1976. Since that time, the local schools have continued to use the building for after-school events.

THREAT: As more and more communities build new schools on vacant land on the outskirts of town, schools such as the Old Hawkinsville High School are falling into disrepair, and many towns are having trouble finding new uses for such large structures. The Pulaski County Board of Education has done its best to maintain the building, but due to state budget

restrictions, are finding their maintenance funds running out. While the school board and several local organizations all would like to see the building saved and reused, if a new use or influx of funds for preservation and ongoing maintenance are not found within the next two years, the building will be demolished.

SOLUTION: For the Old Hawkinsville High School, development of a preservation and use plan is the next step. As more people return to intown neighborhoods that are still rebuilding their educational system, historic schools such as the Old Hawkinsville High School are often the linchpin of the area's revitalization. Once rehabilitated and updated for today's needs, many in larger communities are ideal new homes for local charter schools. Other communities have adapted former school buildings into cultural centers, non-profit offices or loft apartments.

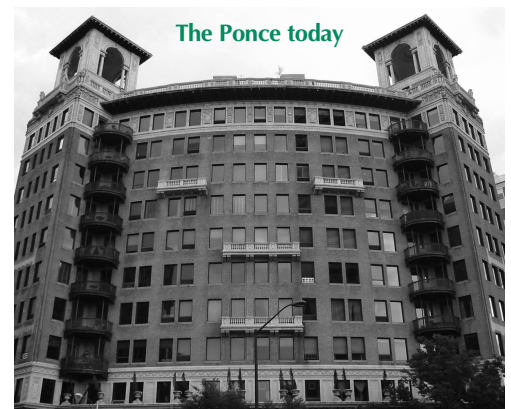
Many can take advantage of the Council of Educational Facility Planners (CEFPI) guidelines, which the Georgia Department of Education could adopt to balance regulations and incentives for school rehabilitation with those for new school construction and permit funding for rehabilitation efforts.

PONCE DE LEON APARTMENTS

One of Atlanta's First High-Rise Apartments Last of its Kind

THE STORY: Located opposite the Fox Theatre at the corner of Atlanta's Ponce de Leon Avenue and Peachtree Street, the Ponce de Leon Apartments opened in 1913, a time when stately homes lined the intersection and Atlanta was rapidly expanding north along its streetcar lines.

Most Atlantans are familiar with the building's two looming towers, but few know its importance to the city's architectural history. Designed by William L. Stoddart as a companion piece to his two-year-old Georgian Terrace Hotel across the street, the building is an example of the grand apartment trend of the early 20th century and displays classical elements of both the Beaux-Arts and Renaissance Revival styles. One of the city's first luxurious high-rise dwellings, the 11-story building housed Atlanta's first penthouse on the apartment roof, and visiting opera stars performing at the nearby Fox Theatre once attended moonlit parties on the apartment's rooftop terrace.



THREAT: The Ponce has seen city residents come and go through its lobby for 92 years, and its story reflects the revolving door of the surrounding area as it has gone from an oasis for the affluent through the 1940s to a time when the wealthy started to escape downtown. During the 1970s, many floors with two large apartments were broken into smaller units to house less affluent residents moving into the area.

The Ponce represents issues that many historic condominiums may face in the future. After an incomplete condominium conversion in the early 1980s, the building's fate is up in the air. Some units of The Ponce, as it is now known, have not been occupied since. Water damage and other issues remain unresolved in the building, which needs significant interior restoration work and maintenance to ensure it lasts into the future.

SOLUTION: The neighborhood is on the edge of yet another transformation as more reconsider moving to the nearby and once desolate SoNo neighborhood (South of North Avenue). The building needs funding to rehabilitate the property for continued residential use, or perhaps even new ownership.

CITY MILLS

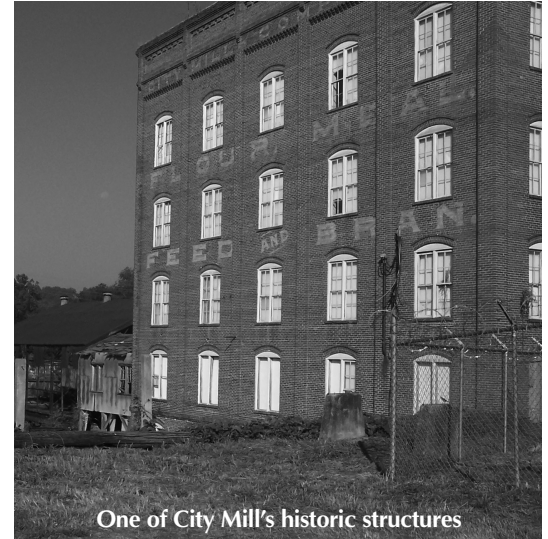
Uncertainty Lingers for Columbus Mill

THE STORY: Originally established by wealthy planter Seaborn Jones in 1828, City Mills spent 150 years grinding corn and wheat, corn meal and flour, while at the same time generating the hydropower that made Columbus one of the earliest large-scale textile centers in the South. The Mill is part of the Columbus Historic Riverfront Industrial National Landmark District and comprises an 1890 wooden grain elevator and two-story warehouse, a 1914 concrete silo and a “flour mill” grinding facility.

THREAT: Since the mill stopped production in the early 1980s, it has sat empty and been slowly deteriorating ever since. Over the past 20 years, the owners have been unable to find a new use for the buildings and the turbines, electrical equipment and milling machinery in them. Just last year, a permit to demolish several non-historic structures was obtained. But without permission, one of the only surviving mill structures built by Horace King, a freed slave known for his post-Civil War covered bridges and wooden buildings throughout Georgia and Alabama, was illegally razed. The 1869 three-story wooden structure, known as the “corn mill,” was one of the last known wooden structures designed by King.

SOLUTION: Recent events may have cleared the way for new ownership, but the future of the mill and the National Historic Landmark District is uncertain.

Georgia has dozens of such mills across the state sitting vacant. Such large buildings are challenging to find new uses for, but there are already several success stories, including City Mill’s neighbor, the Eagle and Phenix Mill, which with its loft apartments, condominiums, office space, retail shops and restaurants under construction will continue the revitalization of the Columbus’s downtown district.



One of City Mill's historic structures



Inside the Cowen Farmstead

COWEN FARMSTEAD

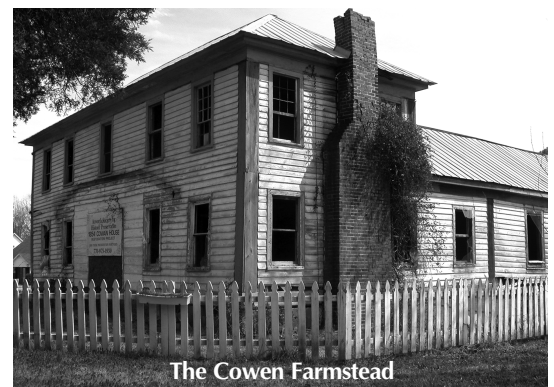
150-Year-Old Acworth Farm Changes Hands

THE STORY: While the popular image of a rural antebellum South revolves around sprawling Tara-like plantations, in reality, the majority of Georgia’s pre-Civil War farms had fewer than 500 acres. The Cowen Farmstead, built between 1854 and 1855 by Stephen D. Cowen in Acworth, was one such property. While much of the town was torched by Sherman’s troops, the Plantation Plain house survived. Still, through the years, the farmstead was reduced from 479 acres at its peak to 3 acres by 1959. For more than 140 years, the house continued as a private owner-occupied residence until the mid-1990s. Slated for demolition to make way for townhomes, the house was saved by Acworth preservationists, who encouraged the developer to deed the house and 1/3-acre of land to the Acworth Society for Historic Preservation in 1998.

THREAT: The building has suffered damage through the years: the front porch has been lost to time and the window sashes destroyed by vandals. While listed on the National Register, the farmstead’s owners could no longer maintain the property, and the city is being pushed to condemn the land.

The property is just one of several significant historic properties throughout the rapidly developing metro Atlanta that were formerly in rural areas but are now threatened by impending development and sprawl.

SOLUTION: The Georgia Trust was approached to receive donation of the property, and took ownership in October 2005 as part of our Revolving Fund. In coming months, the Trust will be seeking cash and in-kind donations to initiate exterior restoration work, including the foundation, roof and window repair and painting, and the house will be resold. Located between I-75 and downtown Acworth, the house could be rehabilitated for office use, and whoever purchases the house will complete the remaining interior restoration work. 🏠



The Cowen Farmstead

2006 Ga. Heritage Grants

- * The Roosevelt Cabin, Floyd Co., \$13,600 for a historic structure assessment
- * Jackson County Courthouse, Jackson Co., \$12,000 for a preservation plan
- * The Grice House, Johnson Co., \$6,400 for a new roof
- * Lyons Woman's Club, Toombs Co., \$9,300 for brick repair
- * Forsyth City Hall, Monroe Co., \$9,900 for a preservation plan
- * Farmer's Alliance Hall, McIntosh Co. (Sapelo Island), \$20,000 for new roof/miscellaneous repairs
- * Chattooga Academy, Walker Co., \$8,800 for a preservation plan
- * Thomas Jefferson Elder School, Washington Co., \$20,000 for new roof/miscellaneous repairs

State Awards Heritage Grants

Six sites chosen from nearly 50 applicants

Gov. Sonny Perdue recently announced eight grants totaling \$100,000 for the 2006 Georgia Heritage Grant program.

This year, 43 applications were received requesting a total of \$1 million in grant assistance to complete more than \$2.7 million in project work.

The stark difference in need and awards tells a tale of dwindling funding for the program in recent years.

"Hopefully, the recently passed historic preservation license plate will encourage more people to contribute to preserving Georgia's historic resources," says Glen Bennett, senior director of preservation services for The Georgia Trust. "Dozens of endangered historic sites rely on these grants for seed money to get restoration projects started, but with less funds every year, fewer sites are able to benefit."

The grants are administered by the Historic Preservation Division of the Georgia Department of Natural Resources and provide matching funds for development and predevelopment projects including stabilization, preservation rehabilitation, feasibility studies and historic structure reports.

For more information on the program, visit www.gashpo.org.

GEORGIA TRUST REVOLVING FUND PROPERTIES FOR SALE

Visit www.georgiatrust.org for more info and photos.



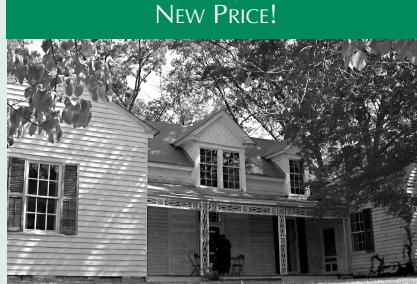
COWEN FARMSTEAD, Acworth, c. 1854. Plantation Plain house on 1/3 acre ideal for commercial or office space. For more information, contact Frank White at 404-885-7807 or Mandy Elliott at 404-885-7817.



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 six fireplaces, 7 rooms and 2 full baths. The surrounding 1/2-acre property includes 3 outbuildings. \$149,500. Contact Frank White at 404-885-7807.



KENIMER-TELFORD HOUSE, Cleveland, c. 1870, c. 1893. Built by Riley Terrell Kenimer in 1870 and later expanded, this 3,200-sq.-ft., 10-room Folk Victorian home with 6 fireplaces sits on 1/2 acre near downtown. One of the oldest houses in Cleveland, the property is currently zoned residential but can be rezoned for business use. \$249,500. Contact Frank White at 404-885-7807.



ROSSITER-LITTLE HOUSE, Sparta, 1797. Considered the oldest house in Sparta, the house was built by Dr. Timothy Rossiter. Contains many original features, including doors, mantels and hand-planed board walls and ceilings. Two front wings were added before the Civil War. **NEW PRICE:** \$69,500. Contact Frank White at 404-885-7807.

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Georgia Trust merchandise is now available!

Visit our Web site to see our new line of golf shirts, hats, umbrellas, blankets and more.

All profits benefit
The Georgia Trust

Go to www.georgiatrust.org
and click on Merchandise

THE GEORGIA TRUST'S ANNUAL MEETING & GEORGIA PRESERVATION CONFERENCE

Athens-Clarke County, Ga.

Dates have changed!
April 20-23, 2006

Visit the Annual Meeting page
of Visit Historic Sites at
www.georgiatrust.org
for more information!

Welcome New Members

(List Period: July 1–Sept. 30, 2005)

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Mr. Joel Laseter
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AMERICUS, c. 1840-1850. Tanyard Hill Farm. Beautiful 270-acre tract; pasture and wood with 1/2-mile of creekfront. Creole-style, National Register-listed main house is beautifully restored and fully updated, as are the 2 guest houses. 6 working fireplaces, 5 barns (great set-up for horses), swimming pool and tennis court. Wonderfully landscaped gardens. \$1.5 million. Mark Pace or Charles Crisp, Southern Land & Realty, 229-924-0189 or buyrealestate@bellsouth.net.



AMERICUS, 1880s. Exceptional Victorian house with fine original detailing inside and out. Fully updated mechanical systems, contemporary kitchen and baths. Unusual curved staircase. 4BR/2BA with beautiful heart pine floors throughout. Original exterior shutters. Freshly painted. Large corner lot within the Historic District includes private patio and detached garage. Approx. 2 hrs. drive SW of Atlanta. \$229,900. Charles Crisp, Southern Land & Realty, 229-924-0189 or buyrealestate@bellsouth.net.



RURAL ATHENS, 1880/1905. James Monroe Smith Plantation. Greek Revival on 12 acres w/ brick dairy barn once belonged to Col. Jim Smith, agricultural innovator, Ga. legislator and Senator. The 4BR/2.5BA main house served the largest working farm in Ga. in the late 1880s, with 20,000+ acres and its own railroad. 11' ceilings, 10 fireplaces, pasture views, light-filled formal rooms and updated kitchen. \$740,000. Jim Wright, 404-694-8864, Wight Mixon, 404-495-8376.



ATLANTA, c. 1890. The landmark Griggs/Beath Mansion is featured on the Walking Tour of Atlanta and has been highlighted in numerous Atlanta and national publications. The Inman Park home has been meticulously renovated, with all original moulding, inlaid hardwood floors, mantels, paneling and beveled windows, a "chefs" kitchen, stunning spa baths and all new systems, plus a pool, beautiful gardens and four-car garage. \$1,999,000. Contact Amy Hunley 404-661-1501 at Jenny Pruitt & Associates.



ATLANTA, c. 1920. Located in desirable Ansley Park, this spacious bungalow has been fully renovated; original details combine w/ sleek, high-end finishes. 3BR/3BA, all with custom tile and stone, hardwood floors throughout, original mouldings and windows. Master suite w/ coffered ceiling, stunning bath and enormous shower, fireside keeping room and gracious covered porch. Contact Clark Cummings, The M2 Group w/ Dwellings Real Estate, 404-583-2525, www.m2-realty.com.



CLARKSTON, c. 1892. This 3BR/3BA, 3,000-sq.-ft. home sits on approximately one acre and features a wraparound porch, large foyer with French doors, tall ceilings and hardwood floors. A large sitting area behind the master bedroom has been transformed into a master bath with double vanity, jetted tub and separate shower. Dual heating and air. \$379,000. Contact Stephanie Smith, Apple Realty, Inc., 678-725-1749.



COVINGTON, c. 1835. "Whitehall," historic Greek Revival plantation home. Totally renovated, 11 fireplaces, 12' ceilings, original heart pine construction on 3+ landscaped acres. Swimming pool, putting green, columned summer house, 7BR/6BA, 2 parlors, formal circular DR, mahogany library, huge kitchen/breakfast/great room, screen porch, solarium, 12'-wide central hall up/down. \$1,899,000. Contact Sam Bayne, Vawter Group at Jenny Pruitt, 404-375-8628 or sam@vawtervision.com.



COVINGTON, c. 1855. "The Cottage." Listed on the National Register, this 4,500 sq. ft., Greek Revival Raised Cottage features twin parlors, 3BR/3.5BA, den, spa, huge kitchen, 13' ceilings, and 7 fireplaces. Original heart pine construction, grained doors with silver knobs, abundant closets and storage. Separate 4-car garage, workshop. New plumbing, electric, HVAC. Beautifully landscaped. 4 blocks from courthouse square. \$1,110,000. By owner. 770-787-1848, pathilda2@aol.com.



COVINGTON, c. 1899. Ivy Cottage. Beautifully renovated two-story, 5,200-sq.-ft. Victorian located on 1/2-acre lot in the historic district just seconds off the square. Features include 12' ceilings, heart pine floors, 6+ bedrooms, 6 bathrooms, 9 fire places, new central heating and air, upgraded plumbing and electrical, antique chandeliers. Mid \$400,000s. Contact John Grotheer, 678-873-9482 or 770-784-9901, or e-mail dgd@covcable.com.



EATONTON, c. 1810s, 1840s, 1880s. Gothic Revival Jenkins House on 11+ acres landscaped in 1909 by Augusta National's Berckmans Co. Beautiful plaster medallions, crown mouldings, graining, marble mantels, heart pine throughout, 12' ceilings, 14 rooms, 6 porches, 2 out-buildings. New wiring, plumbing, roof and structural repairs; awaiting your decoration. Romantic gem 1 hour east of I-285. REDUCED to \$429,000. Owner, 706-342-3700.



GRIFFIN, c. 1875. Brookfield Plantation is located just 45 minutes south of downtown Atlanta. Seventeen-acre plantation includes 2 guest houses, 8-stable barn, smoke house and 4-car garage. \$995,000. www.brookfieldplantation.org. Contact Barbara Anne Eaton, Keller Williams Realty First Atlanta, 404-818-1947.



LAGRANGE, 1830s. Listed on the National Register of Historic Places and situated on 30 acres, this historic, renovated home features heart pine floors, 5 fireplaces and original wainscoting. Freshly painted inside and out. Property also features a barn, spring house and smokehouse. Contact J. Copeland Realty, 706-884-2824 or Jenny Copeland at 706-402-4084. www.jcopelandrealty.com.



LAGRANGE, 1928. Ivy & Crook were commissioned to design and oversee the construction of this classic home in 1928. Soundly built of the best materials, this exceptional home is in excellent condition and features hardwood floors throughout, leaded glass around the front door, beautiful mouldings, plantation shutters and 10' ceilings. \$299,000. Contact J. Copeland Realty, 706-884-2824 or Jenny Copeland at 706-402-4084. www.jcopelandrealty.com.



LAKEMONT, c. 1925. This historic and beloved country store in Lakemont, Ga., is being offered for sale. The property includes the store and fixtures, four-bedroom residence above, all situated on 1.92 creekside acres. Upstairs' home has potential for apartment, antique store or gallery. \$499,000. Contact Michael McGaughey at Rabun Realty at 706-782-3099 or 706-982-9030.



LUMPKIN, 1830 & 1836 + Remodeling c. 1910. One of the 2 oldest houses in Lumpkin, the Beall-Pearson House is in a National Register historic district. Located a half-block from the Stewart Co. courthouse square, the 2,800-sq.-ft. home offers 4 rooms down, 2 up, plus enclosed back porch and attached kitchen/dining. The extended family who owned the home gave it to Historic Westville 20 years ago. \$125,000 w/ protective covenant. 888-733-1850, matthew@westville.org. www.westville.org/house.htm.



MACON, c. 1881. Wonderful historic home in the Historic District. This house has central heat and air installed in 2000, a gourmet kitchen remodeled in 2000. Fantastic house for entertaining. Filled with built-ins and extra storage space. Over 4,800 sq. ft. of hardwoods. Large deck in fenced backyard. Close to Mercer University, Mt.deSales and the Medical Center. See more pictures at www.fickling.com and www.realtor.com. Call Gale Smith at 478-745-4932 or 478-808-4705.



MARIETTA, c. 1900. Neoclassical mansion on Whitlock Avenue features dual rotundas lined with leaded glass windows, three-sided porch, a dramatic arched entry with leaded fanlight and sidelights, spectacular millwork, slate roof, dual parlors, pocket doors, hardwood floors throughout, 7 fireplaces, window seats, 2 enclosed porches, tastefully updated kitchen. 5BR/4 1/2BA. \$1,490,000. Call Jim Glover, Harry Norman Realtors, at 678-581-7305.



MILNER, c. 1904-1906. Historic home and 10 acres in a quiet rural setting. This Victorian farmhouse has approximately 3,200 square feet and features high ceilings and heart pine floors. Four mantled fireplaces and cast-iron cooking stove in kitchen. House and outbuildings need restoration but have great potential. Contact Kris Cawley, Harry Norman, Realtors, 678-898-5784, or Beverly Richter 404-513-1361.

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