



**THE GEORGIA TRUST**

RECLAIM • RESTORE • REVITALIZE

# The Rambler

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The Rambler is the newsletter of The Georgia Trust for Historic Preservation.

## Can Nature, History Find Harmony on Cumberland Island?

Long before the Carnegie family built Plum Orchard, before JFK, Jr. and Carolyn Bessette wed in the tiny African-American Settlement church, and even long before a Spanish mission graced the skyline, Native Americans roamed Cumberland Island, Georgia's southernmost Golden Isle. Their large, circular shell mounds still frame the island's northern rim, a remnant of man's earliest footprints on the island.

While many perceive Cumberland Island as wilderness untouched by man, such tangible links to our ancestors have long coincided with the wild horses and sea turtles that now rove the 17.5-mile, 36,415-acre island. Yet a 22-year-old Wilderness designation has prevented much of the National Register-listed historic resources from being properly maintained—until now.

The Cumberland Island Wilderness Boundary Adjustment Act, passed by Congress in December 2004, presents an opportunity to better preserve and interpret the island's cultural heritage while continuing to conserve the ecosystems and animal species that comprise its natural environment. The bill removes the High Point-Half Moon Bluff historic district as well as 25 acres of roads from the Wilderness to allow better access to historic sites, while at the same time designates roughly 231 additional acres as Wilderness.

"The attempt to preserve both natural and historic resources on Cumberland failed under the former plan, with several significant historic resources being demolished by neglect," says Greg Paxton, president and

CEO of the Trust. "The new law provides access to rehabilitate and maintain Georgia's largest historic house, and access to the large historic district at the island's north end."

### HISTORIC BUILDINGS GO WILD

Enacted in 1982, Cumberland Island's Wilderness designation protects its ecosystem and wildlife from the possibility of development. While those with reserved rights, such as island residents, have always been able to drive motorized vehicles through the Wilderness area—an 8,840-acre swath of land covering much of the island's northern half—the bill restricted the national park service and users of Plum Orchard from doing so. (See [www.wilderness.net](http://www.wilderness.net) for more on the designation.)



The 200-year-old, National Register-listed Main Road was recently removed from the Wilderness area.

Yet some areas designated as Wilderness surround sites such as Plum Orchard, High Point, Half Moon Bluff Historic Dis-

trict and the 200-year-old Main Road, for which the National Historic Preservation Act of 1966 mandates preservation.

The subsequent conflict between the two designations has presented a challenge to those attempting to maintain the nearly 40 historic structures near or surrounded by the Wilderness-designated boundaries—especially because historic buildings on the subtropical coast require frequent maintenance and access to avoid rapid deterioration.

"The Wilderness was so restrictive that it made it nearly impossible to do the mainte-

*Continued on page 14*

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*The Rambler* is the newsletter 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.

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# Greater Access by Visitors Won't Harm Cumberland Island

*The following editorial was originally printed as a guest editorial in the Atlanta Journal-Constitution Dec. 9, 2004.*

The long-standing controversy about the conflicting historic and wilderness designations attached to Cumberland Island was recently resolved when Congress passed, as part of a larger spending bill, legislation embracing both.

The Georgia Trust has always sought a balanced management approach: we agree with the environmental community that the natural ecosystems and plant and animal species that comprise the island's unique environment should be conserved. But, we also believe it vital to halt the further degrading of the significant historic resources on the island, which include Indian shell mounds; Gen. Oglethorpe's fort, which formed the southern boundary of the 13 original colonies; a former-slave community; and Plum Orchard, the largest historic house in Georgia. Also:

People have lived on Cumberland Island for 3,000 years and the island was entirely cleared for much of the last 200 years. This legislation will not set a precedent for further development of the island: that is already prohibited in the agreements

met with unmerited lawsuits wasting taxpayers' money.

The language passed is identical to that in a previously introduced bill, which had undergone periods of public comment during which environmental advocates twice testified before Congress, as did I. The bill had bi-partisan support of Sens. Saxby Chambliss and Zell Miller and Reps. Jack Kingston, Sanford Bishop and David Scott.

The Georgia Trust first learned about the language's inclusion in the bill through an article published in the *Atlanta Journal-Constitution*. The fact is that much legislation is passed as this was: as part of larger bills. Rep. Jack Kingston, who added the rider with the clause "de-designating" the already well-used roadways from the

wilderness tract, has long sought a solution for Cumberland and is a nationally recognized leader in preservation.

Realistically, the bill will add little motorized traffic on the island's 200-year-old, one-lane sand main road to the couple of dozen daily trips that are already made. Residents and the small Greyfield Inn have the gener-



Greg Paxton  
President & CEO,  
The Georgia Trust

***The legislation will not increase the number of visitors to Cumberland Island, but allow those who do visit it the more complete experience that the great majority have said they desire, and the chance to understand more fully the important role the island played in Georgia's history.***

between the federal government and families who have used the island for generations, and who donated or bargain-sold their property to the park service years ago to expressly prevent further development, which no one wants to see.

Legislation designating conservation of the island's historic resources preceded the wilderness designation. Overlapping wilderness and historic designations cause conflicts, and the Trust has been among those working to resolve them for over 20 years. For years, every compromise has been

ations-old rights to use the road. Visitors are not, and will not be, permitted to bring vehicles to the island, and additional Park Service tours will be limited to one or two round trips on the average day due to the restricted number of visitors.

The legislation will not increase the number of visitors to Cumberland Island, but allow those who do visit the more complete experience that the great majority have said they desire, and the chance to understand more fully the important role the island played in Georgia's history.

# Thomasville is Preservation Central at Trust's Annual Meeting

Think you've seen every historic site in Thomasville? Join us March 31–April 3 for our Annual Meeting and you may discover new ones as we celebrate preservation and explore historic Thomasville.

Learn all about our recent successes as well as how we're moving forward at our Annual Meeting Saturday morning. Don't miss our annual Preservation Awards presentation, which recognizes outstanding examples of restoration, rehabilitation, stewardship and preservation services, as well as acknowledging the people who have made a significant contribution to the field.

Thomasville is well known for its historic preservation efforts, and even if you've been to the city before, the Trust will take you to sites not normally open to the public, including Greenwood, Fair Oaks, and Boxhall plantations. Tour historic homes along Dawson Street and Warren Avenue, and visit the Lapham-Patterson House, an unusual addition to Thomasville's many architectural styles.

"Thomasville has a wonderful downtown and seven historic districts, so there's lots to see here," says Mary Beverly, secretary of the Trust's Board of Trustees, who has lived in Thomasville for 32 years and chairs this year's Annual Meeting.

Like our recent Rambles to Dublin and Dalton, the Annual Meeting will include countless opportunities to get to know your fellow Trust members.



Join us March 31–April 3 in Thomasville and surrounding Thomas County, home to seven historic districts, countless historic homes, and 71 plantations.

## The Georgia Trust Annual Meeting & State Preservation Conference

MARCH 31–APRIL 3, 2005  
THOMASVILLE, GA.

VISIT [WWW.GEORGIATRUST.ORG](http://WWW.GEORGIATRUST.ORG)  
TO PURCHASE YOUR TICKETS OR  
FOR MORE INFORMATION



The weekend includes a Saturday night street party downtown, with the town's boutiques staying open just for attendees.

Enjoy dinner at Pebble Hill Plantation Friday, then stay Saturday night for a "street party" in downtown Thomasville, where you can shop in local boutiques, enjoy a catered dinner and mingle with other members and preservationists.

This year, the Trust's Annual Meeting will be held in conjunction with the Georgia Preservation Conference. And while these seminars, lectures and workshops are open to Trust members, the traditional Annual Meeting tours and events will also be held. In fact, with more preservationists in town, it's a great chance to make new friends and see preservation practices in action.

For more on the weekend, go to the Annual Meeting section of Visit Historic Sites at [www.georgiitrust.org](http://www.georgiitrust.org) or call Keri Shea at 404-885-7806.

## Calendar

March 9, 5–7 p.m.

**Allison Dorsey Book Signing: *To Build Our Lives Together: Community Formation in Black Atlanta, 1875-1906***

Rhodes Hall, Atlanta

Join us for a discussion of *To Build Our Lives Together*, which chronicles how a community rooted in slavery adapted to the promise of freedom during Reconstruction. Call 404-885-7800 for details.

March 18

**Salute to American Craft**

Georgia Dome, Atlanta

Don't miss the Trust's biggest party of the year. Call 404-885-7812 or go to [www.georgiitrust.org](http://www.georgiitrust.org) to make your reservation.

March 30, 4:30 p.m.–7:30 p.m.

**Bridal Showcase**

Rhodes Hall, Atlanta

Come to Rhodes Hall's Bridal Showcase to find a great caterer, florist or wedding cake. Door prizes and promotions at the free event include a honeymoon and spa package. Call 404-885-7800 for details.

March 31–April 3

**Annual Meeting & State Preservation Conference**

Thomasville

Join your friends and peers in South Georgia for three days of tours, dinners and networking events. Call 404-885-7806 for more information.

April 16

**Hay Day Family Festival: The Children of Hay House**

Hay House, Macon

This free family festival features children's activities including storytelling, games, crafts and music as well as artifacts of the children who grew up in Hay House. Call 478-746-1461 for details.

April 29–May 1

**Macon Gardens, Mansions & Moonlight**

Hay House, Macon

This "Top 20 Event in the Southeast" features a Secret Gardens Tour in the Vineville Historic District; Historic Homes Tour in intown Macon Historic District; Moonlight Tour of Homes in the Shirley Hills Historic District; and a free garden expo at Central City Park. See page 8 or visit [www.hayhouse.org](http://www.hayhouse.org) for details and to purchase tickets.

For more Georgia Trust and house events, go to the Events Calendar at [www.georgiitrust.org](http://www.georgiitrust.org).



# A Full House at the Preservation Ball

It was a night of dancing, roulette tables, tuxedos and ball gowns for the more than 600 people who turned out to show their support of The Georgia Trust while having a night of fun. Thanks to all our sponsors and volunteers who made the night a winner!



This year, Preservation Ball attendees enjoyed "betting" on the Trust using play money at blackjack and craps tables. Attendees also enjoyed cuisine from 10 of Atlanta's top caterers.

Liquid Pleasure got the crowd rocking and swaying to Motown and dance hits.



Robin and Frances Loudermilk visit with Cole Taylor at this year's Preservation Ball.



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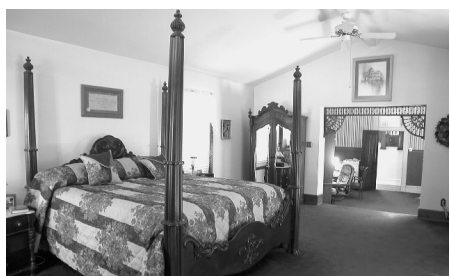
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With a little help from a "Vegas Showgirl," Mose Bond auctioned off nearly \$50,000 in prizes, including a seven-day Mediterranean cruise, a seven-day vacation at a Mexican villa, and a four-night stay at a private island in Belize.

## ADVERTISEMENT

### VICTORIAN-ERA HOME IN NORTH GEORGIA

104-year-old Queen Anne home on 11+ acres in city limits of Lavonia. 6,000-sq.-ft., 6BR/5BA home features 10 fireplaces, restored, + 3BR/1BA furnished guest house (included) rented for \$675.00/mo. Property includes pond, pasture and barn. Commutable to Atlanta, 1 mile from Lake Hartwell. Ideal for family or Bed & Breakfast. Contact Cora at 706-356-2030, yankeenurse@alltel.net.





# Cleveland Family Home Ready for New Brood

For R.T. Kenimer, building the Kenimer-Telford house reflected the building of his life. For as his fortunes and family grew, Kenimer's 1860 home grew as well, from a tiny one-story home to a sprawling 10-room house.

Nearly 150 years later, the Trust's Revolving Fund is helping search for a new owner to enjoy the 3,200-sq.-ft. house, with its six fireplaces, two-story porch and loads of family history.

"The Kenimer-Telford place is one of the oldest houses in Cleveland and is considered a local landmark," says Mandy Elliott, Revolving Fund coordinator. "Because it has stayed in the same family for more than 100 years, it's been well-maintained and is an important example of vernacular architecture."

R.T. Kenimer was a Renaissance man of the South. A live-stock dealer, wagon builder and banker, he also owned a popular local mercantile store. Known as the "Sears Roebuck of the mountain area," the business stood at the corner of Cleveland's Jarrard Street and North Main Street until 1956.

Built soon after Kenimer came to White County, the house stands atop a small hill adjoining the center of town.



The Kenimer-Telford house, which has been in the same family for more than 100 years, is currently for sale as part of the Trust's Revolving Fund program.

In 1884, a two-story section was added to the small one-story frame house to accommodate Kenimer's 14 children.

The family dressed up to entertain guests in the front parlor room, but most other times they went barefoot, washing their feet on the back porch.

In the winter, the family congregated in the sitting room, dining room and kitchen. During the summer, however, they often gathered on the front porch to rest and entertain visitors.

In the 1910s, the house was yellow with brown trim, but was later painted white. 1920 saw the house become the first in the county to be equipped with electricity. That same year, running water came to the home. A special "fresh water line" ran from the well to the back porch, where a switch pumped water into the house.

Kenimer's descendants are working with the Trust's Revolving Fund to find someone to preserve the home. To view floor plans and photos, go to the Endangered Properties for Sale page at [www.georgiitrust.org](http://www.georgiitrust.org), or call Mandy Elliott at 404-885-7817 for more information.

## New Property Donated

The Revolving Fund has had a productive year preserving endangered properties across Georgia. Not only is the Revolving Fund marketing the Kenimer-Telford House, but the estate of Mary R. Broadhurst has generously donated the E. M. Rogers House in Adel to the fund. (Go to the Properties for Sale page of [www.georgiitrust.org](http://www.georgiitrust.org) for details.)

## STAFF NEWS

The Development Department welcomes two new staff members. Keri Shea joins The Georgia Trust as member events coordinator, organizing our Spring and Fall Rambles, Annual Meetings, conferences, and other Georgia Trust member events. Keri has more than 11 years of customer service and communication with the public, including positions with Delta and Atlantic Southeast airlines. Most recently, Keri was a special events coordinator with Rhodes Hall.

The Trust also welcomes Marguerite Edwards as database manager. A New York City native, Marguerite was previously database manager there for The Ethical Culture Fieldston School, where she maintained the data of 20,000+ constituents.



Marguerite Edwards and Keri Shea

The Trust bids a fond farewell to Cheryl Hardt, former development assistant, and Natalie Perrin, former member events coordinator.

## Study Architecture Abroad

Do you know of an up-and-coming architect interested in preservation? Each year, the Trust sponsors the \$3,500 J. Neel Reid Prize, awarded to an architecture student, architect intern or recently registered architect with a connection to Georgia to study architecture anywhere in the world.

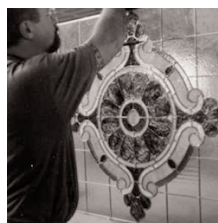
**Deadline: Monday, Feb. 28, 2005.**

For more on how to apply, go to the *Opportunities page of Preservation Resources* at [www.georgiitrust.org](http://www.georgiitrust.org).

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## JEKYLL ISLAND

### Russia Exchanges History with Golden Isle

What do the Russian town of Yaroslavl and Georgia's Jekyll Island have in common? It's certainly not the cold, snowy weather, but rather the participation of both in a foreign exchange program to help foster preservation ties.

Sponsored by the International Council on Monuments and Sites (ICOMOS), an international organization of professionals dedicated to the conservation of the world's historic monuments and sites, the program allows American and Russian volunteers to swap places for four weeks to

participate in historical and cultural preservation projects in both countries.

Five Americans, including former Trust member events coordinator Natalie Perrin, traveled first to Moscow and then on to Yaroslavl, a town of about 700,000 that will celebrate its 1,000th anniversary in 2010.

Three of the five Russian exchange students stayed at the Jekyll Island Club's lodges during much of their exchange. The 240-acre, riverfront compound is one of the largest ongoing restoration projects in the southeastern United States.

For Jekyll Island Authority, participating in the program has helped expand its internship program into a year-round opportunity, providing exchange students insight into U.S. preservation efforts and methods.

"We try to integrate the students into our normal operations so they become aware of how we run museums," says Brian Robinson, who oversaw the program while at Jekyll Island Authority. "It gives them a better, more realistic

perception of what the Authority does, rather than coming up with a program just for them."

The Russian students visited Savannah and Charleston to see how other cities incorporate preservation, and also participated in a variety of projects, from working on the Jekyll Island Museum archives and its furniture collection to assisting with window and shutter repair and restoration.

The program helps foster sustainable relationships between U.S. and Russian non-profit and volunteer organizations that focus on historical and cultural heritage preservation, while also promoting an understanding of the different approaches to historical and cultural heritage preservation.

"It's a reciprocal agreement," Robinson says. "By allowing them to come over and work at the Jekyll Island Museum, we've essentially created the same opportunity for American young professionals to go over there."

To learn more about ICOMOS's exchange program, visit [www.icomos.org](http://www.icomos.org).



The ICOMOS students studied preservation while staying on Jekyll Island this past fall.

## STATEWIDE

### Georgia Sites Aided by Grants

From a former high school in Metter to a historic farm outside Monroe, several pieces of Georgia history recently received funding from the Georgia Heritage Grant program to support preservation efforts.

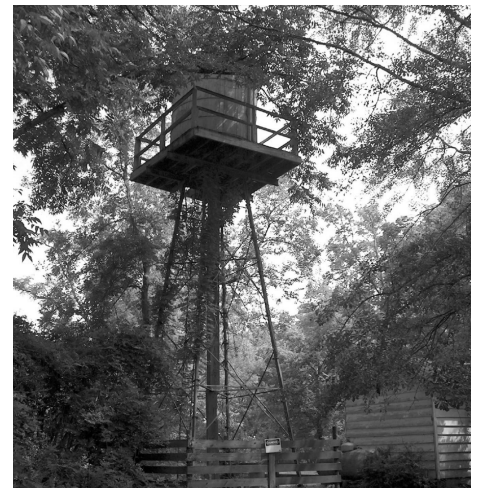
The program, administered by the state's Historic Preservation Division (HPD) and funded by an annual appropriation from the Georgia legislature, received 41 applications requesting a total of \$850,000 in grant assistance, and awarded \$100,000 total to seven projects. The matching grants go towards projects such as stabilization, rehabilitation, feasibility studies, historic structure reports and other building- or site-specific preservation plans. (See page 10 for more on the grant program's funding efforts.)

For Andalusia in Milledgeville, the

grant means a chance to save a significant element of Middle Georgia's agrarian landscape in the 20th century. The former home of author Flannery O'Connor (1925-1964) is using the \$12,100 grant to help restore the water tower behind the 1850s Main House.

The nonprofit must still raise \$8,000 in matching funds for the \$20,000 project, which will repair the foundation, rusted steel joints, platform and the tower's roof.

"I think the grant is a significant seal of approval for us. It's like saying 'Your property is worth saving,'" says Craig Amason, executive director of The Flannery O'Connor-Andalusia Foundation, Inc. "We're very hopeful that the grant will encourage other major donors to recognize the value of Andalusia as a historic literary landmark."



Thanks to a Georgia Heritage Grant, Andalusia is restoring its water tower.

Water towers were once an important component of the agricultural South, but today they are a rare find. "It's such a unique aspect of the agrarian landscape," Amason says. "You don't see too many water towers in



## ATLANTA

### Setting the Stage for a Comeback

For many Georgians, the name Herren's conjures up memories of family Sunday brunches, civil rights, and of course, the restaurant's signature cinnamon rolls. For a new generation, Herren's will also mean live theater in an intimate downtown setting.

Rehabilitation of the former restaurant—now known as The Balzer Theater at Herren's—is part of downtown Atlanta's transformation as a major district for arts and entertainment venues such as the Georgia Aquarium, the Rialto Center for Performing Arts and the Tabernacle music venue.

Originally opened in 1934 by Charlie "Red" Herren in the Fairlie-Poplar district, the Luckie Street restaurant was known as "Atlanta's Place to Meet" throughout the 1940s and '50s. Bought in 1939 by the Negri family and run by Ed Negri until 1987, it was the first Atlanta restaurant to voluntarily desegregate in 1962, leading the way for other establishments. But for the past 15 years, this influential piece of Atlanta history had sat empty.

While Herren's remained unused, Theatrical Outfit was quickly outgrowing its temporary venue at the nearby Rialto. The group began an in-depth search for a new home, only to find the perfect one was just down the road.

"We knew we wanted to stay downtown," says Beth Haynes, director of marketing and development for Theatrical Outfit, who notes they looked at more than 20 sites but found the Herren's building ideal. "We knew going in that there were less expensive places to buy and build, but the goal from the very beginning was to bring live performing arts back to the city."

With a grand opening this past January, The Balzer Theater at Herren's is indeed helping revitalize the downtown area, encouraging more people to view the district as an entertainment destination after dark.

The theater is "consistent with and further enhances the existing historical and entertainment environment that is already strong and growing in the Fairlie-Poplar historic district," says A.J. Robinson, president of Central Atlanta Progress, a nonprofit that encourages downtown

revitalization.

To design the rehabilitation, Theatrical Outfit brought on Surber Barber Choate & Hertlein, with Gay Construction Company as the general contractor.

The theater is one of the first in the country to use the U.S. Green

Building Council's Leadership in Energy & Environmental Design (LEED) program standards for an environmentally friendly and energy-efficient building. Recycled rainwater from the roof is used to flush the toilets, and the use of low volatile organic compound (VOC) ceilings and paints reduces the amount of chemicals used in the rehabilitation.

The LEED certification, coupled with the building's historic status, meant that while it would cost more upfront, the owners would save money in the long run.

The rehabilitation involved converting half of the street-level floor as the lobby and the other half to accommodate seven tiered rows of 229 seats and the 25' x 60' stage. The upstairs level now houses office space and restrooms. The former restaurant's façade is being incorporated into the theater's marquee, and the building's brick walls are now exposed to the auditorium.

"We made an effort to save the spirit of the building," says project manager Tom Little with Surber Barber Choate & Hertlein. Little was one of five panelists at the Trust's recent Industry Council networking event, which included a hard-hat tour through the construction site.

"Going from literally nothing but a shell sitting in a big mud puddle to this has been amazing," Haynes adds. Now if only they can bring back those cinnamon rolls.



The former Herren's Restaurant is being rehabilitated as a live theater venue. See more pictures of the site in our Industry Council section of [www.georgiatruster.org](http://www.georgiatruster.org).

Baldwin County anymore."

More significantly, O'Connor mentions the water tower in her short story, "A Circle in the Fire." "It's more than just the fact that it's a water tower on a farm," Amason says. "It's a water tower on a farm that was used by one of America's greatest writers."

For details on the grant program, call 404-651-5181 or go to [www.gashpo.org](http://www.gashpo.org). For more information on how you can contribute to Andalusia's water tower restoration, call 478-454-4029.

### 2005 Georgia Heritage Grant Recipients

- \* Andalusia, Milledgeville, Baldwin County, \$12,100
- \* Old Metter High School, Metter, Candler County, \$18,000
- \* Statenville School, Statenville, Echols County, \$40,000
- \* Pike County Courthouse, Zebulon, Pike County, \$10,000
- \* Chickamauga Mason Lodge #221, Chickamauga, Walker County, \$2,100
- \* John Ross House, Rossville, Walker County, \$9,500
- \* William Harris Farm, Monroe, Walton County, \$8,300

# AROUND THE HOUSES



## HAY HOUSE

### Macon Opens Doors to Its History

Janet Walker's love affair with an intown Macon Victorian jewel on College Street began when she was a child. From 1934 to 1946, her grandparents and father lived in the 1892 house, built by A.M. and Minnie Rodgers as their dream home.

In 1997, Janet and husband Billy had the opportunity to make the 5,000-sq.-ft. mansion their own dream home. Today, the house has undergone extensive restoration and still retains much of its original character, from the Bradley and Hubbard gasoliers to the 1892 wine cellar.

Sold in 1932 for \$6,200 on the courthouse steps for a missed mortgage payment, the house was converted to five apartments in 1946. Once again a private residence, the Walker House will be part of Hay House's fourth annual Historic Homes tour during Macon Gardens, Mansions & Moonlight, Friday, April 29–Sunday, May 1.

Hay House patrons are invited to attend a garden expo preview party Thursday night, April 28.

The Historic Homes tour will be held in the intown Macon Historic District. Other weekend events will include the 12th annual Secret Gardens tour in the Vineville Historic District and the second annual Candlelight Tour in the Shirley Hills Historic District. A garden expo in Macon's Central City Park will feature demonstrations, unique plants, garden antiques and furniture, and other garden-related items.

For the past two years, Macon Gardens, Mansions & Moonlight—one of Hay House's key annual fundraisers for operating funds—has been named a Top 20 Event in the Southeast by the Southeastern Tourism Society.

Purchase your combination ticket for the three tours for \$39 by April 28; it's \$44 after that date. The group rate for a



The home of Billy and Janet Walker on College Street will be on the fourth annual Historic Homes Tour in the intown Macon Historic District.



Macon Gardens, Mansions & Moonlight includes a garden expo full of plants for sale, gardening demonstrations and more.

combination ticket (20 or more persons) is \$35. You can also purchase tickets for the individual tours: \$20 for the Historic Homes Tour only; \$15 for the Secret Gardens Tour by April 28 and \$20 after that date; and \$8 for the Candlelight Homes Tour only.

For tour time information or to order tickets, call 478-742-8155 or go to [www.hayhouse.org](http://www.hayhouse.org).



## RHODES HALL

### April Party Launches New Garden Club

Have a penchant for pansies? Are you an avid azalea aficionado?

Rhodes Hall is launching a new garden club just for you. Learn about the landscaping history of this 1904 "castle" on Peachtree Street at our Garden Party Saturday, May 21. Then join other green thumbs to plant flowers, trees and shrubs to recreate Mrs. Rhodes's original landscaping using the house's master landscaping architect's plan, as well as design floral arrangements, create container gardens, and add other plants throughout Rhodes Hall.

"Rhodes Hall had a popular garden club several years ago, and we thought it was time to reinstitute such a fun tradition," says Rhodes Hall Manager Andy Beard. "It's a great chance to learn about historic landscapes and meet other plant people."

Several garden clubs are already looking forward to participating, and individual gardeners are also welcome! For details or to join, call 404-885-7800.

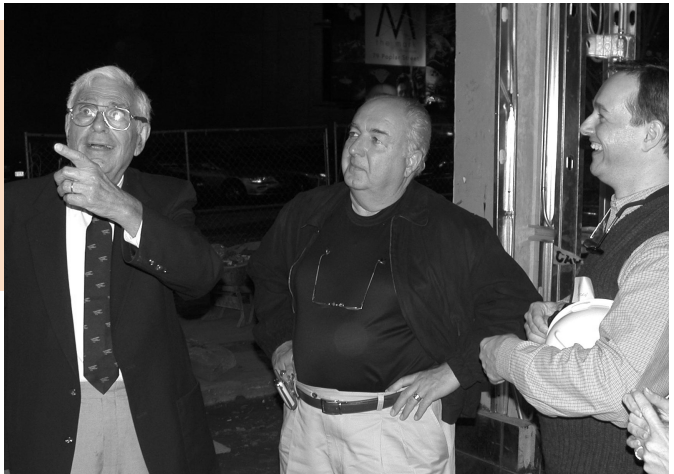


Join fellow gardeners this spring at Rhodes Hall's Garden Club May 21.



# THE GEORGIA TRUST PHOTO GALLERY

**A Look at the Past:** **Ed Negri** (left) reminisces about the former Herren's Restaurant with Theatrical Outfit staff at the Industry Council hard-hat tour Nov. 18. The theater group is rehabilitating the Atlanta landmark as a live performance venue. For more photos from the event, go to [www.georgiitrust.org](http://www.georgiitrust.org) and click on the Industry Council link.



**Setting the Table for Hay House:** (left to right) **Bonnie Dowling**, chair of the Hay House Restoration Committee, **Virginia Solomon** and her mother **Betty Hay Curtis** attended the "Tablescapes" seminar presented by **Wendell Garrett** (center), editor-in-chief of *The Magazine Antiques* and a consultant on Americana to Sotheby's. Garrett spoke on "Remembrance of Things Past: The Genteel Art of Dining" as part of the weeklong exhibit of fine china, crystal and silver.

**Winston-Salem Charms Trust Visitors:** **Gloria Thornwall** is greeted by historic home owner **Carmen Poehling** at her restored Second Empire-style mansion, one of four private historic homes opened for the Winston-Salem study tour this past October. Call 1-800-843-9839 for more information on next year's study tour.



**Making a List and Checking it Twice:** **Paige Ladd** goes over her Christmas wish list with Old-World Santa at Rhodes Hall, an annual tradition for hundreds of metro Atlantans. Next year, event organizers plan to expand the event to four days to accommodate its increasing popularity.

# Driving Toward License Plates and Larger Tax Credits

How would you like a special license plate for your vehicle to show your support of preservation? Hundreds of historic sites across Georgia could benefit from a preservation license plate—but it needs your support to happen.

A bill to establish a special license plate whose net proceeds would fund the Historic Preservation Division's (HPD) Georgia Heritage Grant program was passed by the state Senate last year but stalled in the House.

Funding for the grants program dropped from \$500,000 in 2002 to \$120,000 in 2005. The license plates would renew funding for the grants, which provide seed money for sites across the state to conduct preliminary studies or restoration projects that otherwise could not be done (*see page 6 for more on this year's grant recipients*).

"The grants program has been cut during the downturn in the state budget, but we have lots of resources that need additional funding to help preserve them," says Ray Luce, HPD director, who notes the license plates' benefits are twofold. "They also serve as a mini-billboard going around the state reminding people how important historic preservation is to the state of Georgia."

To add your name to the list of those interested in purchasing a license plate, call Vivian Pugh at 404-651-5177.

## REHABBING CITY CENTERS, BOOSTING TAX CREDITS

In addition, Georgians for Preservation Action (GaPA) is advocating establishing a state program that would provide communities funding and technical assistance to rehabilitate courthouses and city halls. Organized in 1987, GaPA advocates laws, programs and policies that promote the preservation of Georgia's historic resources through grassroots efforts.

"These buildings are so important to Georgia's downtowns, but many are in pretty bad shape," says Glen Bennett, senior director of preservation. "This program would provide much-needed funds to rehabilitate them, which would in turn help revitalize the surrounding downtown areas."

A recent study by the Office of Jack Pyburn, Architect, estimates there are 157 existing courthouses and 158 city

halls built prior to 1960, more than half of which are in poor or fair condition. It will cost between \$1 million and \$2.5 million to rehabilitate each of these buildings, for a statewide total of \$466 million.

If you own a historic building, you know the challenges of rehabilitating it. A state tax credit passed in 2002 offers some financial relief, but GaPA aims to provide more.

Currently, owners can receive a 20 percent credit on their state income tax for rehabilitating historic income-producing properties and a 10 percent credit for residential properties. However, the \$5,000 credit cap per project makes many projects economically unfeasible.

To encourage more preservation projects, GaPA is supporting an increase of the commercial credit to 25 percent and the residential credit from 10 percent to 30 percent, as well as removal of the credit cap and allowance for the transfer of the tax credit. Such changes could persuade more people to rehabilitate their properties, which would in turn enhance the vitality and economy of Georgia's communities.

Increasing the tax credit could have broad economic impact. "It will keep us competitive with other neighboring states, some of whom do not have a cap on their projects," Luce says. "If someone is looking at doing a project, and there are more incentives to do the project in North Carolina, for example, they may well do it there rather than in Georgia."

Want to know how you can get involved? Go to the GaPA page of What We Do at [www.georgiitrust.org](http://www.georgiitrust.org), where you'll find legislative updates, ways to contact your legislator and information on joining, or call 404-885-7804.

## Join Us February 16

The Georgia Trust for Historic Preservation and GaPA are hosting a legislative reception Feb. 16 at the Railroad Freight Depot across from the State Capitol. Join us to show your support of preservation and speak with legislators about what preservation issues are important to you. For more information, call Glen Bennett at 404-885-7804.

## Kudos for Georgia Downtowns

At the recent Georgia Downtown conference in Americus, 11 Georgia cities received recognition for their revitalization accomplishments through community programs, volunteering efforts and rehabilitation projects.

Sponsored by The Georgia Downtown Association (GDA), Georgia's Department of Community Affairs (DCA) and the Main Street office in the host city, the annual gathering is an educational and networking opportunity for professionals engaged in revitalizing the state's downtowns. The highlight of the weekend, the Georgia

Downtown Awards recognize contributions to improving Georgia's downtowns and traditional town centers. This year they included the following preservation-related awards:

✧ **Design-Based Activities:** Mr. & Mrs. Ira Levy & Forrest Place, LLC for the sensitive rehabilitation of Forrest Hotel in Rome, Ga.

✧ **Economic Redevelopment, Problem Solving:** Thomasville DDA and Flower Foods, Inc. for the relocation of Flower Foods' service center into downtown and re-use of the 1930s era J.C. Penny building

✧ **GDA Downtown of Excellence:** Lyons, Ga./Better Hometown Lyons for overall achievement in the "four points of Main Street"

✧ **DCA Excellence in Leadership:** Darla McAfee of Cartersville

The Georgia Trust's Main Street Design Manager, Paul Simo, co-chaired this year's awards committee with Cindy Eidson of DCA. Congratulations to all of Georgia's downtown winners, including Albany, Elberton, Rome and Suwanee. For a complete list of winners, go to Preservation Resources at [www.georgiitrust.org](http://www.georgiitrust.org).



## Welcome New Members

(List Period: Oct. 1, 2004 – Nov. 30, 2004)

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Ms. Diane Bartlett  
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**ATLANTA, 1902.** Victorian farmhouse in Inman Park. 5 bedrooms, 3 full baths, 8 fireplaces, heart pine floors, leaded glass, 10' ceilings. All the best historic features are retained, but families of today can rely on all new systems, new roof and updated kitchen with huge keeping room. \$799,000 Masarek/Meadows Group, Dwellings Real Estate. 404-314-1104, [www.m2-realty.com](http://www.m2-realty.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 Tricia at 678-486-2124 or Lisa at 404-428-2400.



**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 outbuildings. 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 two guest houses, 8-stable barn, smoke house and 4-car garage. \$1,250,000. [www.brookfieldplantation.org](http://www.brookfieldplantation.org). Contact Barbara Anne Eaton, Keller Williams Realty First Atlanta, 404-818-1947.



**LAGRANGE, 1830s.** Nutwood Plantation. Stately sited on approximately 12 acres, this classical Greek Revival-style home was designed by architect and builder Cullen Rogers. Impeccably restored, the 3BR/2.5BA home features formal dining room, library, 12' ceilings and 6 fireplaces. The property includes an original smoke house, well house and kitchen house. \$1,495,000. Harry Norman, Realtors, Laura Blalock: 404-495-8362 or Tripp Garrison: 770-632-4812.



**MACON, 1889.** Old Macon Library. This three-story Victorian structure features a turret, stained-glass windows, rusticated stone lintels and sills, and a high, vaulted, second-story reading room with wood trusses and clerestory windows. The building is situated across from the county courthouse. Asking \$500,000. Call Historic Macon Foundation Inc. at 478-742-5084.



**MACON, 1904.** Old Telephone Building. This building with Italian Renaissance elements is notable for its excellent brownstone trim, including window and entrance decoration. The interior is wide-open industrial space, ideal for loft conversion. Asking \$474,000. Call Bette-Lou Brown at Historic Macon Foundation Inc. at 478-742-5084.



**MILLEDGEVILLE, c. 1822.** An architectural masterpiece attributed to Daniel Pratt. For five generations, one distinguished family has kept most original details remarkably intact. Move in or easily restore this simply beautiful National Register home. Magnificent fanlights. Large lot. Detached 3-car garage. 11 rooms, 3.5 baths. Short walk to campus and downtown. Call Charles Moore, 478-453-3459.



**NEWNAN, 1923.** Spectacular 2-story Neo-Classical brick mansion on 1½-acres in downtown College Temple Historic District. 2 master suites w/lg. BAs, 3 additional BR, 4½ BA. LR and paneled library w/fireplaces. 12' ceilings downstairs and deep hand-run plaster moldings. Completely updated kitchen, carriage house and large fenced backyard. Original wooden barn could be converted to guesthouse or artist studio. Call Gandy Glover, Lindsey's, Inc. Realtors, 770-329-6624.



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**RUTLEDGE, c. 1890.** Completely remodeled 3BR/2.5BA home that maintains its historic integrity while offering every modern convenience! High ceilings, hardwood floors, huge windows, crown molding, formal LR, DR, and fabulous country kitchen w/ custom cabinetry and granite counters! Master suite has sitting room and bath w/ tile floors and whirlpool. 2-car garage w/ unfinished bonus above. \$399,000. MLS# 1601018. Byer Realty, 706-557-7760.



**SHILOH, mid-1800s.** Two-story farmhouse, 4BR/2.5BA, 2,500+ square feet, central heat and air, large screened porch, large attached greenhouse, fireplaces, heart pine floors, 16+ acres, creek w/ waterfall, mostly wooded, wildlife, interesting outbuildings. Located in Talbot County. Evans Realty, 706-846-2000, evansrealty@alltel.net.



**SOCIAL CIRCLE, c. 1840.** The Hurst-Bouchelle-Hester house is designated a Walton County landmark and National Register Antebellum home. The 4-over-4 core home was substantially remodeled to a Victorian-era style in the 1880s. The 15-room home has 8 fireplaces, 3 baths and 3 outbuildings on a 1.67-acre site adjacent to town square. The home has been seen in numerous movies and TV shows. Contact Bill Hardin, 404-876-8006.

**GEORGIA TRUST REVOLVING FUND PROPERTIES FOR SALE**  
 Visit [www.georgiitrust.org](http://www.georgiitrust.org) for more info and photos.



**WASHINGTON, c. 1838.** Beautiful Greek Revival on almost 2 acres of flowers, shrubs and towering magnolias. The 2-story house features heart pine floors throughout, 11' ceilings downstairs and 10' ceilings upstairs, 9 fireplaces, 2 parlors and a banquet-sized dining room. The property also includes a 100-year-old child's playhouse, swimming pool, pool house and a 3-car garage. \$499,000. Contact Jody Weatherly, Harry Norman Realtors, 404-495-8354 or [jody@jodyweatherly.com](mailto:jody@jodyweatherly.com).



**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.



**HOUSWORTH HOMEPLACE, Lithonia, c. 1890.** 1,600-sq. ft. Folk Victorian home sits on 9 acres near Arabia Mountain Nature Preserve. The 2BR/1.5BA house features 4 fireplaces, hardwood floors and original gingerbread detailing. Outbuildings include c. 1830 log kitchen, barn, log corncrib and a 1960s garage/workshop. \$239,500. Contact Frank White at 404-885-7807.



**ROSSITER-LITTLE HOUSE, Sparta, c. 1800.** One of the oldest homes 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.



**WAYCROSS, c. 1885.** Queen Anne mansion, 5,000 sq. ft. on National Register. Beautiful total restoration w/ the finest; on many tours. Wrap-around porch, exquisite staircase w/ matching lady newel post lamps, ornate ceiling, fretwork, lots of stained glass, period lighting, 4-5BR/3BA, 3-car carriage house, fence w/ electric gates, koi pond, 9 fireplaces restored. C/A, swim pool, 60 miles from coast. \$495,000 OBO. Owner, 912-283-7444.

# Cumberland Island

Continued from page 1

nance jobs we needed to do with the resources that we had," says Jerre Brumbelow, superintendent of the Cumberland Island National Seashore.

## ACCESS HELPS PRESERVE HISTORY

While the Wilderness and Historic designations have been in conflict over the past 20 years, the recent bill offers a resolution that should enhance the island's historic structures for years to come.

The bill states that the 25-foot-wide Main Road, Plum Orchard Spur Road and the North Cut Road are removed from Wilderness designation and shall be maintained for continued vehicle use.

Lack of accessibility to more than 30 historic sites within or bordered by Wilderness allowed many of them to deteriorate—the Plum Orchard Carriage House has already fallen to the ground from neglect. More than half of the 13 structures located in The Settlement and Half Moon Bluff have also been lost.

Still, others now have the chance to be saved thanks to the bill's passage. The 1898 Plum Orchard, for example, the state's largest single-family historic house and itself a historic district, is surrounded by Wilderness. Maintenance vehicles were not permitted to drive through the Wilderness to reach the site, which is on both the World Heritage Threatened list and the National Trust's Most Endangered list. The 22,000-sq.-ft. structure has suffered damage, but preservationists now have the means to access the site for stabilization, restoration and use.

## MORE ACCESS GRANTED—BUT STILL LIMITED

Now that the bill has passed, "it doesn't change much from what we're doing now, except we will spend a little bit more time on the north end of the island because the structures are in disrepair," Brumbelow says.

Under the newly passed bill, the National Park Service can

make no more than eight round trips a day on the Main Road north of the Plum Orchard Spur and the North Cut Road for the purpose of transporting visitors to and from the historic sites located adjacent to—not within—the Wilderness. Previously, island visitors could reach historic sites at the northern tip of the island only by a 30-mile round-trip hike.

The bill does not, however, increase the daily allowance of visitors to the island, which remains at 300. Nor does it allow the general public access to drive on the road.

"The fact is, that bill is not going to be responsible for changing the pristine nature of the island at all," Brumbelow says. "It's probably going to end up enhancing [the island] with more studies and figuring out the proper utilization of the island."


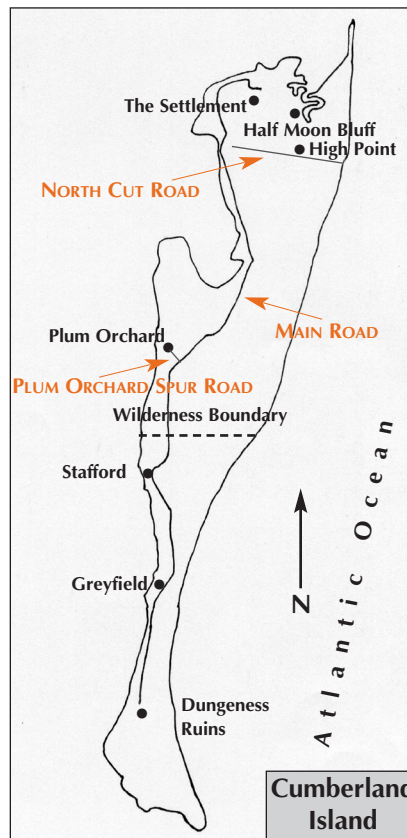
While the Park Service is excited about the easier access to such historic sites—and the opportunity to educate the public about the island's history—it is intent on preserving Cumberland Island's pristine nature.


"Part of my job is to enhance the wilderness experience for people going through the Wilderness," Brumbelow says, noting that his priority is determining how to move people along the non-Wilderness roads without destroying that experience.

The bill provides one year for the National Park Service to develop a plan to transport people to the north end of the island without disturbing the surrounding Wilderness. The park service hopes to use environmentally compatible transportation. In addition, a new welcome center is being built on the mainland in St. Mary's, from which ferries depart to the barrier island.

Meanwhile, the sea turtles and wild horses will continue to roam the island as they have for centuries before—in coexistence with human history's memories.

To learn more about the history of Cumberland Island, its ecosystem, historic resources and previous legislation, go to the Preservation Resources page of What's New at [www.georgiatruster.org](http://www.georgiatruster.org).



  
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## Answering Your Questions About Cumberland Island

Recent press has covered the controversy swirling around the bill to remove Cumberland Island's Main Road from the Wilderness designation, but what does the change really mean for the island—and for you?

**Q: How will visitors access the historic properties?**

A: The new bill permits the National Park Service to conduct anywhere from five to eight motorized tours to the sites. The bill allows the Park Service one year to research and develop a plan for transporting visitors to the island's north end.

**Q: Will bicycles be allowed on the Main Road?**

A: Yes. You can now ride a bicycle along the Main Road and its offshoot roads—but not at all through the Wilderness.

**Q: Will the public be able to drive cars on the island?**

A: Absolutely not, says Jerre Brumbelow, superintendent of the Cumberland Island National Seashore. While the bill removes the three roads from wilderness status, it does not include language permitting the public to drive on the

island. "If you allow the general public to take vehicles over there, they would be running all over places they're not supposed to be. The Park Service has the responsibility and the right to limit those types of actions, and that's something we would never allow to happen."

**Q: Are private boats allowed to dock on the island, or do all visitors need to arrive by ferry?**

A: While a commercial operation other than the ferry cannot bring people to the island, private boats such as kayaks, motorboats and yachts carrying daytrippers have always been and will continue to be allowed to land on the beach or pull up to the Sea Camp, Plum Orchard or Dungeness docks.

**Q: Will the number of daily visitors allowed on the island increase?**

A: It will stay at its current limit of about 300 people a day. "If there's a decision to make a significant change to that number at some time in the future, there will be public comment before—if—we do that," Brumbelow says. "But there's no immediate push or need to do that because the 300-person limit fits the island just fine right now."

**Q: Will removing roads from the Wilderness status lead to new construction and commercialization of the island?**

A: No, and there's no intent to commercialize the island. "Commercialization as in 'we're putting a McDonald's on the island,' which is what everybody thinks of commercialization," says Brumbelow, "absolutely not."

**Q. Will the new bill decrease the acreage designated as Wilderness?**

A: No. In fact, while the bill removes portions of the historic roads through the area, it also adds 231 additional acres to the Wilderness boundaries.

**Q. Will allowing visitor access to the historic sites at the north end of the island require additional construction for restrooms and other amenities?**

A: Not necessarily. The park owns a non-historic ranger cabin that, because of the limited access, has not been in use and could be retrofitted for amenities. The park services does not, however, plan to build any additional structures in the area.



This African-American church at The Settlement site once witnessed the 1996 wedding of John F. Kennedy, Jr. and Carolyn Bessette. The remote location that attracted the couple also makes the building and its surrounding structures difficult to visit and maintain.

### ADVERTISEMENT



## NORTH GEORGIA LOG CABINS FOR SALE

This Chatsworth property, located in Ramhurst, includes several historic log structures on 60+ acres in the Chattahoochee National Forest. The c. 1840s main house is a beautiful rehabilitation and integration of 3 separate log homes, each over 150 years old. Other historic structures include a unique "cantilever barn," hay manger, spring and smoke house, live-



stock barn + 2 additional residences and onsite caretaker/property manager. \$1.8 million. Contact Andy Bailie & Jerrilyn Levetan, 800-226-3123, janda11@mindspring.com.

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# Trust Your Crafty Side to Salute

Sip, savor and show your style at this year's *Salute to American Craft*, The Georgia Trust's biggest party of the year! This time, *Salute* will be held March 18 on opening night. Several artists will discuss their craft throughout the evening, plus you'll get a peek inside interior design vignettes for ideas on integrating craft art in your home. Live entertainment, cocktails and culinary crafts, and a raffle with exciting prizes are all part of the fun.



## Salute to American Craft

*American craft—designed for life*

Friday, March 18, 2005  
Georgia Dome  
7–10 p.m.

Tickets: \$100 per person;  
\$60 Young Craft Collector  
(age 35 and under)

Honorary Chair: William Banks,  
owner of Newnan's 1820s Bankshaven  
estate and long-time Trust Advisor

For details and to  
purchase your tickets,  
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