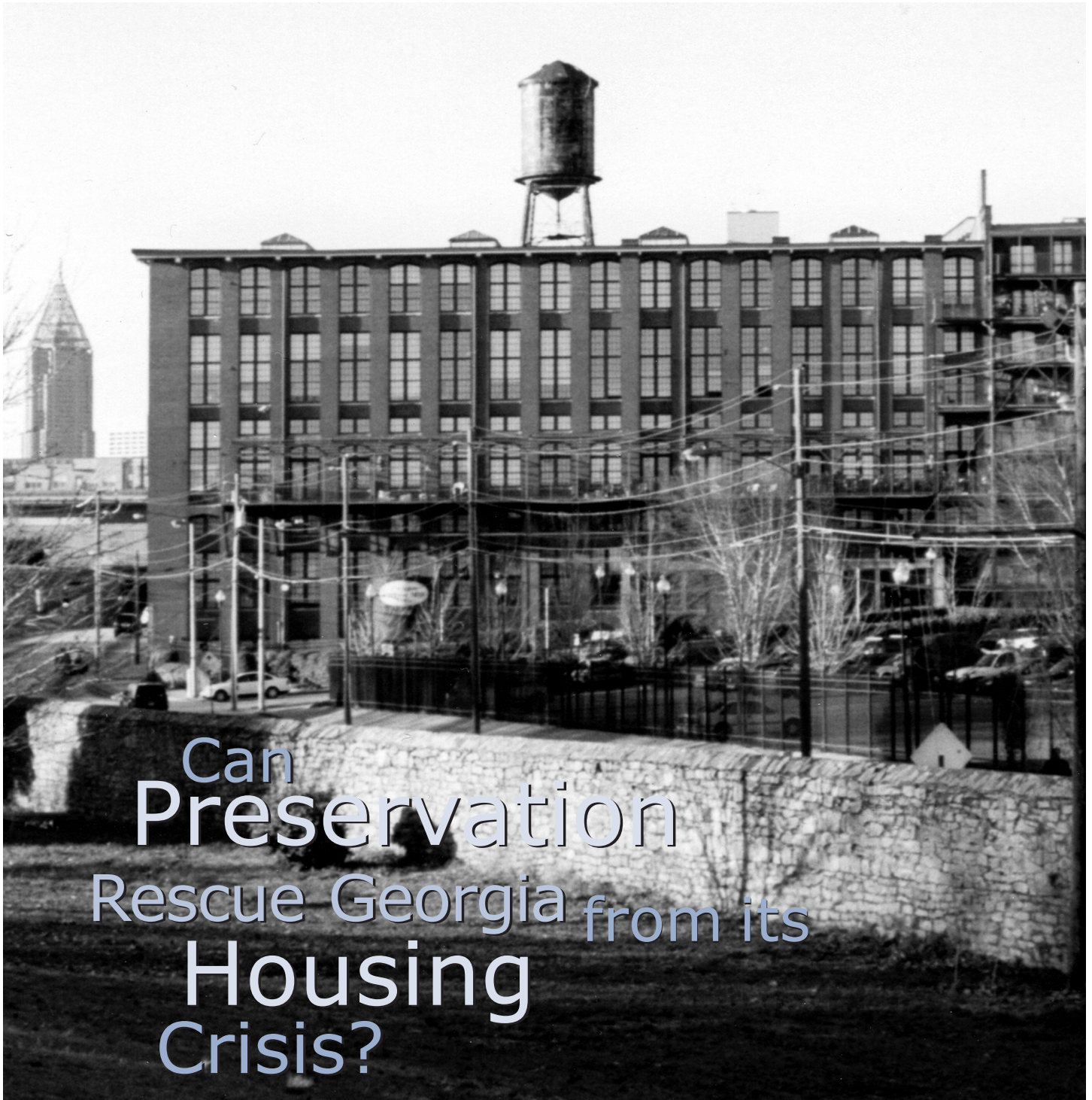


# The Rambler



THE GEORGIA TRUST  
RECLAIM • RESTORE • REVITALIZE



Can  
Preservation  
Rescue Georgia from its  
Housing  
Crisis?

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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.

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# Where Does Eminent Domain Fit Into Historic Preservation Puzzle?

In June 2005, the U.S. Supreme Court ruled in *Kelo v. New London* that the use of eminent domain for economic development met the definition of public purpose.

This ruling not only brought intense and emotional public response, but has resulted in a blaze of legislative activity across the country, including in Georgia.

Eminent domain—also referred to as condemnation—has been used by local and state governments and other public and quasi-public entities for years to acquire private property for both public and private use.

The very rise of today's historic preservation movement came from the public outcry during the 1950s and 1960s, when local governments used eminent domain to remove "blighted" older and historic buildings for "urban renewal"—usually by private entities.

While eminent domain is nothing new, what has changed with the *Kelo* decision is the clarification that "public use" and "public purpose" can include economic development, a broad term that can involve private residential or commercial development.

The case has created a puzzle of sorts for state local governments to piece together. Swirling around the decision are the issues of private property, economic development and what exactly constitutes the public's best interests.

Here in Georgia, the U.S. Supreme Court ruling and what it means legally for the state is a significant issue during the 2006 General Assembly.

Our primary interest is of course in how this ruling and the General Assembly decisions will affect historic preservation.

Will it help or hinder the Trust's and your efforts across the state to revitalize your communities by reusing your historic structures?

The answer could be both.

While eminent domain has often been used to eliminate historic buildings in disrepair, condemnation can—and has been—used to protect historic resources.

In neighborhoods, revitalization occurs through the acquiring, rehabilitating and reselling historic buildings.

Historic Macon Foundation uses the city's power of eminent domain to acquire absentee-owned derelict buildings that are blocking its revitalization efforts.

Monticello condemned a dilapidated building on its downtown square and rehabilitated the structure in 2001 for its City Hall, sparking revival of the whole downtown.

And in Stockbridge, debate swirls over the use of eminent domain to demolish a historic building currently in use to build a multi-use complex with a city hall, retail shops and homes.

While eminent domain can be used as a tool to promote historic preservation, it can also sometimes harm preservation interests.

A few communities still view demolition rather than rehabilitation as the solution to dealing with rundown historic buildings.

A balance can be found between using the power of condemnation to promote community revitalization such as through historic preservation, and using eminent domain for private development at the expense of the community's well being.

The fine line separating the two is community involvement, both in the planning process and in increasing public awareness of the importance of preserving a community's unique character.

What will be the real impact of the *Kelo* decision? Only time will tell how it plays out in the real world, including the preservation community.

Regardless of what the state's General Assembly decides, we continue to encourage the use of a multitude of planning tools and economic incentives so that historic properties are reused, not torn down, and to help raise awareness that preservation can be a very vital piece of the economic development puzzle.

We hope the General Assembly keeps the issue of historic preservation in mind as it deliberates all the issues associated with eminent domain. 🏠



Greg Paxton  
President & CEO,  
The Georgia Trust

# Courthouses Top Priority for 2006

Did you know there are 139 historic Georgia courthouses that are in poor or fair condition? Through its advocacy group, Georgians for Preservation Action (GaPA), the Trust is working with state agencies to coordinate assistance and funding to help Georgia communities raise the funds necessary to restore these historic and often architecturally unique buildings.

To help raise awareness about the high number of courthouses in peril and the need for additional funds to repair these irreplaceable buildings, the Trust listed Terrell County Courthouse as one of its 2006 *Places in Peril*.

The courthouse initiative is just one of several issues The Georgia Trust is supporting in the 2006 legislative session. The Trust is expanding its focus on encouraging downtown revitalization in Georgia's cities by supporting the redevelopment of the Auburn Avenue Historic District in a manner that preserves its unique buildings and sites.

The Trust also continues to support increasing tax credits for rehabilitation of privately owned historic buildings.

In support of these issues, the Trust and GaPA hosted a legislative reception Feb. 14 at the Railroad Freight Depot.

For more information on the legislative session or to join GaPA, call Glen Bennett at 404-885-7804 or e-mail him at [gbennett@georgiatruster.org](mailto:gbennett@georgiatruster.org).

## ORDER YOUR PRESERVATION LICENSE PLATE TODAY!

When you pay your annual car tag, why not upgrade your license plate to a Historic Preservation one for just \$25? All proceeds go toward the Georgia Heritage Grant program, which provides seed money to historic properties across the state to start restoration and rehabilitation efforts. To pre-order your plate, contact Mary Ann Eaddy at 404-651-5283.

# Two Join Trust's Board

## Jeffrey L. Warwick

Mr. Warwick serves as Regional Executive for Bank of America's Mid-South Commercial Real Estate Banking division, and is an active member of numerous industry, civic and charitable institutions, including serving as an Urban Land Institute Atlanta District board member. Mr. Warwick is a Georgia State University graduate and an Atlanta native, and he lives in Alpharetta, Ga., with his family.

## Mark C. Kanaly, Atlanta

Mr. Kanaly is a partner in the Atlanta office of Alston & Bird LLP. A University of Oklahoma alumnus, he graduated cum laude from the Wharton Business School of the University of Pennsylvania. Mark is a member of the Georgia Bankers Association, America's Community Bankers and the Community Bankers Association of Georgia, as well as the Atlanta Bar Association, the State Bar of Georgia and the State Bar of Oklahoma.



(From left) Ardath and Bill Underwood, Carol Chancey-Daigle and Nancy Runion were just a few of the nearly 200 guests who enjoyed historic homes, harness horse racing demonstrations, and roasting marshmallows by bonfire at the 2005 Fall Ramble to Hawkinsville, sponsored by ComSouth. Join us at the next Ramble in Athens as part of The Georgia Trust Annual Meeting & Georgia Preservation Conference April 20-23, 2006. For more information on the event, visit the Annual Meeting page of Visit Historic Sites at [www.georgiatruster.org](http://www.georgiatruster.org).

# Calendar

March 12, 3-5 p.m.

## The Rebuilding of Historic New Orleans Rhodes Hall

As part of the city-wide *Phoenix Flies* event, Lary Hesdorffer, director of the Vieux Carre Commission in New Orleans, will give insight into the preservation and restoration efforts of New Orleans nine months after the Hurricane Katrina devastation. Hesdorffer, a former Trust director, was appointed by New Orleans Mayor Ray Nagin in 2003 to lead the historic preservation efforts of the Commission, which oversees and protects the historic character of the French Quarter. Call 404-885-7800 for more information.

March 21 & 23, 5:30-7 p.m. & 7:30-9 p.m.

## Special Cherry Blossom Tours & Performances by Macon's 1800s Club Hay House, Macon

Members of Macon's 1800s Club in period costumes will perform dances popular in mid 19th century such as The Virginia Reel and Gone With the Wind Reel. A tour of the National Historic Landmark Hay House and refreshments are included. For groups only. Cost \$10 per person. For reservations, contact Susan Mays at 478-742-8155.

April 8, 10 a.m.-4 p.m.

## Hay Day Family Festival: The Art and Architecture of Hay House Hay House, Macon

The Italian Renaissance Revival style of architecture, building and decorative arts and fine arts collection of Hay House will be the focus of this fun-filled event, which includes hands-on activities and demonstrations. There will be opportunities designed especially for children to try activities like plaster molding and gilding. Free. Call 478-742-8155 for details.

April 20-23

## The Georgia Trust Annual Meeting & Georgia Preservation Conference

Athens, Ga.

Join your friends and peers for three days of tours, dinners, seminars and networking events. Call 404-885-7806 or go to the Annual Meeting page of Visit Historic Sites at [www.georgiatruster.org](http://www.georgiatruster.org) for details.

May 5-7

## Macon Gardens, Mansions & Moonlight

Macon, Ga.

Tour some of Macon's finest homes and gardens and enjoy a garden market of select vendors and seminars with nationally recognized garden experts in this acclaimed annual event. Call 478-742-8155 or go to [www.hayhouse.org](http://www.hayhouse.org) for details.

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

# Can Preservation Rescue Georgia from its Housing Crisis?



ABOVE: FULTON COTTON MILL LOFTS IN ATLANTA

Creating market-rate housing in historic buildings is a win-win situation for Georgia's downtowns, but stigma remains.

Owning your own home. It's a simple concept, but thousands across Georgia struggle to find housing that's affordable within their salary range.

At the same time, scores of downtowns across Georgia have abandoned or unused historic properties just waiting to be rehabilitated.

Could preservation be the key to unlocking the door for thousands to home ownership?

## THE SILENT CRISIS

The United States—and Georgia—is facing a housing crisis with no end in sight. The National Association of Home Builders estimates that the U.S. will require 18 million additional housing units during the next 10 years. Yet with homeownership at record levels, the federal Millennial Housing Commission Report recently found that a record 28 million households are already struggling to afford quality housing.

In Atlanta alone, the Atlanta Development Authority reports that the city is facing an acute shortage of affordable housing. Roughly 200,000 units are needed to meet the demand, and at the current rate, it would take 40 years of construction to meet that need.

Yet potential housing is being lost daily. According to statistics from the National Trust for Historic Preservation, in the last 30 years, the United States has lost 6.3 million year-round housing units—that's 577 older and historic homes every day.

Creating affordable market-rate housing out of abandoned or neglected historic properties could help solve the issue of how to reuse a city's historic structures while also providing much needed housing for a large percentage of the population who are currently unable to do so.

So why aren't local governments and developers taking advantage of this resource?

In a word, the term "affordable housing" has become tainted. While many support the concept, most don't want

to be near the perceived crime associated with the term. But the phrase has come to mean more than low-income workforce housing.

Senior citizens, police, firefighters, teachers, nurses, and others who help create a community but are not highly paid all qualify for market-rate housing. Artists, college students and young professionals just starting out can also benefit.

Adapting intown historic properties for such housing can bring a more diverse group of people to a downtown area. With them come more restaurants, stores and other types of businesses to downtowns across the state.

With people moving into downtown, rehabilitated housing can lead to a decrease in area crime and act as a key catalyst to an area's revitalization.

"More downtowns should reconsider affordable housing in historic buildings," says Paul Simo, manager of the Main Street Design Assistance program for The Georgia Trust. "It's another tool to encourage revitalization of our downtowns to create a vibrant, non-gentrified mixed-income community—in essence, the very definition of a successful community."

Workforce housing can reuse virtually any type of historic structure. Industrial and factory buildings, hotels, department stores, former churches and schools—all have been adapted to offer housing to people of all income levels.

Rather than tear down historic structures for new construction or build on empty land, rehabbing abandoned historic buildings takes underused properties and extends their useable lives for another 30 to 50 years—and greatly increases their value on the tax rolls, making it a win-win situation for communities looking for economic development.

## WHEN HISTORY MEETS HOUSING

Several historic buildings across Georgia have been successfully adapted into market-rate housing, including the Newnan Lofts and the Fulton Cotton Mill Lofts in Atlanta.

Located in the Cabbagetown neighborhood, the cotton

mill's nine historic industrial buildings were redeveloped by Aderhold Properties beginning in 1996.

Built in 1881, the mill's primary product was cotton bags for packaging agricultural and industrial products. Though the Mill thrived until the mid-1950s, within 20 years it was completely shut down. With the loss of jobs, Cabbagetown suffered a steady decline to become one of Atlanta's most crime-ridden areas.

The buildings had not been steadily maintained since 1977, and many suffered from lost roofs and exposed interiors. Still, more than 70 percent of the buildings were saved.

The Fulton Cotton Mill rehab created a total of 504 units of housing, 83 of which are offered at reduced rents under the Low Income Housing Tax Credit Program. It remains one of the biggest loft conversions in the United States.

According to some estimates, the redevelopment and construction created nearly 500 new jobs. The additional jobs created by new restaurants and shops that have since sprouted up nearby has boosted the area's economy even more.

Communities such as Cabbagetown remain vital, appealing places to live in part because they have preserved their historic structures, which help build strong real estate values, cultural richness and a sense of place.

Through the Main Street Design Assistance program and the state's Downtown Development Authority, cities can find


## Why Preservation is Good for Housing

- \* IT TAKES ADVANTAGE OF EXISTING RESOURCES. The country has nearly 3 million vacant older and historic housing units.
- \* IT MAKES FINANCIAL SENSE. It puts older buildings back on the tax rolls, and is usually less expensive than equivalent new construction.
- \* IT PREVENTS FURTHER SPRAWL since people live where buildings already are, rather than on formerly open land.
- \* IT KEEPS EXISTING NEIGHBORHOODS vibrant and appealing.
- \* IT PROTECTS THE BUILDINGS that tell America's story.

new uses for historic buildings located downtown, including for affordable and market-rate housing. Tax credits are also available through HPD to help facilitate such projects.

With the right mix of community involvement, private investment, government-funded housing programs and tax incentives, the resulting housing benefits more than just the building's residences; it also stabilizes and revitalizes neighborhoods, creating thriving places to live and work.

For more information on obtaining tax credits for rehabilitation projects, go to [www.gashpo.org](http://www.gashpo.org).

For more information on preservation and affordable housing, visit [www.nationaltrust.org](http://www.nationaltrust.org). 



**1848 HOUSE**, Marietta, 1848. Built by Marietta's first mayor, this Greek Revival home was originally known as Bushy Park. The heart pine house features 8 fireplaces and 11 rooms, and was a restaurant for 23 years. The 4+ acre property would be ideal for continued use as a restaurant and/or special events facility. \$1,375,000. Contact Frank White at 404-885-7807.



**E.M. ROGERS HOUSE**, Adel, c. 1907. Purchased in 1913 by E.M. Rogers for his bride, the one-story Queen Anne cottage features 14' ceilings, heart pine floors and a steeply pitched hipped roof. The 2,000-sq.-ft. house also contains 6 fireplaces, 7 rooms and 2 full baths. The surrounding 1/2-acre property includes 3 outbuildings. \$149,500. Contact Frank White at 404-885-7807.

**GEORGIA TRUST  
REVOLVING FUND  
PROPERTIES  
FOR SALE**

Visit the  
Properties for Sale section  
of [www.georgiitrust.org](http://www.georgiitrust.org)  
for more info and photos.



**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.



**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.



**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. \$69,500. Contact Frank White at 404-885-7807.

# Preservation in the Cards for the Trust

More than 450 people turned out for the 22nd annual Preservation Ball, the Trust's black-tie gala benefiting its mission to reclaim, restore and revitalize Georgia's historic properties. The Biltmore Ballrooms was transformed into the Mississippi Delta, replete with can-can dancers, a musical quartet and gambling tables. Atlanta caterers and restaurants showcased their cuisine, and the crowd danced to the Motown sounds of Liquid Pleasure. See pictures of this year's event at [www.georgiatruster.org](http://www.georgiatruster.org), and plan to join us next November for the 23th Preservation Ball.



A group gathers round the blackjack table, where guests used play money to place bets.



Preservation Ball Chair Dean DuBose Smith (left) and her mother, Honorary Chair Frances Woodruff "Duffie" DuBose (right).



Dancers kick it up a notch as they can-can for the crowd.

## Cocktails and Conversation

Sea Island and Augusta are just two of the stops made recently to introduce area residents to the work of The Georgia Trust. Upcoming events are planned for Atlanta, Columbus and Americus.

"Cocktails and Conversation events provide an opportunity for the Trust to reconnect with members and friends in communities across the state, while also allowing us to meet new friends and aspiring preservationists," says Board of Trustees member Virginia Almand, who serves as Chair of the Trust's Membership Committee.

Members who would like to help plan future Cocktails and Conversation events can contact Membership Manager Haley Coleman at 404-885-7805 or [hcoleman@georgiatruster.org](mailto:hcoleman@georgiatruster.org).



(From left) Shell Knox and Thomas and Vickie Jones attend the Cocktails & Conversation event at Augusta's 1878 Enterprise Mill to introduce area residents to The Georgia Trust. Special thanks to Trustee Clay Boardman for hosting the event.

Kevin Watson, city president of Central Bank of Georgia, sponsor of Seasons of the Vineyard Wine Tasting and Auction, and event chair Elizabeth Flournoy Thompson enjoy the fourth annual fund raiser for Hay House. The night featured more than 20 wines, heavy hors d'oeuvres, and both live and silent auctions.



## Staff News

The Georgia Trust welcomes Laurie Grant Nichols as Senior Director of Development. Laurie joins us from the Atlanta Botanical Garden, where she was director of development and membership. She is also past-president of the Georgia Executive Women's Network and is a member of the Buckhead Business Association Leadership Development Program, Class of 2006.

The Trust also said goodbye to two staff members. Special Events Coordinator Sarah McCullough has moved to Mississippi for a position with the state's economic development office promoting Mississippi's heritage tourism internationally, and Member Events Coordinator Keri Shea has left the Trust for a special event position at an Atlanta-area country club.

# AROUND THE HOUSES



## RHODES HALL

### Hear About New Orleans Restoration Efforts This March at Rhodes Hall

Ever since Hurricane Katrina slammed into New Orleans and the Gulf Coast in August, Lary Hesdorffer, director of the Vieux Carré Commission (VCC), has been busy helping to salvage what remains and ensure that the city's most important historic resources are restored and rehabilitated.

Hear his story Sunday, March 12, from 3 to 5 p.m. at Rhodes Hall in a lecture on the restoration of New Orleans and how the city is rebuilding nine months later.

A former Senior Director of Properties for The Georgia Trust, Mr. Hesdorffer was appointed by New Orleans Mayor Ray Nagin in 2003 to lead the historic preservation efforts of the Vieux Carre Commission. The nonprofit organization oversees and protects the historic character of the French Quarter, the nation's second oldest historic preservation district.

Mr. Hesdorffer's visit is part of *The Fourth Annual Phoenix Flies: A Citywide Celebration of Living Landmarks*, a series of events March 4-12, 2006, spotlighting Atlanta's historic sites.

Presented by the Atlanta Preservation Center (APC), the weeklong celebration includes 56 activities at 30 venues, including tours of the Fox Theatre, Sweet Auburn/Martin Luther King Jr. Historic District, the Academy of Medicine and intown neighborhoods including Inman Park, Druid Hills and Grant Park. Most Phoenix Flies events are free, including the lecture at Rhodes Hall.

To learn more about Rhodes Hall or the New Orleans lecture, which costs \$5, visit [www.rhodeshall.org](http://www.rhodeshall.org). To learn more about the *Phoenix Flies* event, visit [www.preserveatlanta.com](http://www.preserveatlanta.com) or call 404-688-3353, ext. 11.



Rhodes Hall recently helped the Make a Wish Foundation of Georgia and Alabama, Inc. grant the wish of Danielle McKay, 5, to be a princess for a day. Danielle has severe sickle cell, a life-threatening illness. Also pictured is Rhodes Hall Special Events Manager Laraine Evans (left) and Special Events Assistant Keegan Peterson (right).



## HAY HOUSE

### Dancers Step Into 1860s for Macon Cherry Blossom Festival

A romantic period of the Old South will be brought to life at Hay House during the Macon Cherry Blossom Festival by a group of 25 Southern ladies and gentlemen in period costumes who share their hospitality through dance.



The Macon 1800s Club will perform dances popular from the 1860s as part of the Macon Cherry Blossom Festival March 21 and 23.

On Tuesday, March 21, and Thursday, March 23, The Macon 1800s Club will perform dances popular during the mid 19th century such as "Gone With the Wind" Reel, The Star Reel, The Virginia Reel and Contra Dances. By the end of a performance, visitors might find themselves bowing and swinging partners, too.

The performances will be held in the spectacular Hay House music room with its 30-foot gold leafed ceiling.

The Macon 1800s Club was invited to represent the United States in Madrid, Spain, at the 1992 World's Fair and appeared in the movie "The Rose and the Jackal" with Christopher Reeve filmed at Hay House.

Visitors will also receive a tour of the National Historic Landmark Hay House, considered one of the finest antebellum houses in America, and

enjoy refreshments.

Designed for groups of 40-50, the performances and tours will be held 5:30-7 p.m. and 7:30-9 p.m. Call Hay House Education Coordinator Susan Mays at 478-742-8155 for reservations.

### HAY HOUSE "GRAND TOUR TO ITALY" FROM NICE TO ROME

Retrace William Butler and Anne Johnston's 1852 Grand Honeymoon Tour that inspired them to build their home, The Johnston-Felton-Hay House.

SEPT. 18-28, 2006

\$500 for reservation by March 24  
Total cost \$3,740—balance due June 16

For more information,  
call Hay House at 478-742-8155 or  
visit [www.hayhouse.org](http://www.hayhouse.org).

# AROUND THE STATE

## ATLANTA

### Hip Restaurant Takes It to the Bank with 1960s Rehab

Been to any good restaurants lately? If you're in Atlanta, check out piebar, one of the hottest restaurants in town—in part because of its unusual rehabilitation.

The former Trust Company Bank building was originally designed by noted architect Henri Jova in 1962, who later went on to design Atlanta's Colony Square and the Atlanta City Hall expansion. At a time when most banks looked like institutional pillars of finance, the concentric design and pod-like teller drive-through windows of Jova's building made heads turn.

After the branch closed in 2000, however, the landmark building was in danger of demolition. Inman Park Properties President Jeff Notrica had purchased the building and tried to find a tenant, but instead found himself fending off several offers from various fast-food restaurants and a self-storage company that intended to demolish the structure.

Luckily, the building already had a fan in Bob Amick, an Atlanta restaurateur known for his ONE.Midtown Kitchen and TWO.Urban Licks restaurants in town. Unlike other developers who wanted to tear down the structure, Amick wanted to preserve the building and its unique architecture.

But transforming the building from bank to restaurant presented a unique set of challenges. The main problem? What to do with the concrete-encased safe that stood in the center of the building. The door alone weighed 8,000 pounds. Removing the safe took two weeks and a crane,



Formerly a Trust Company Bank branch designed by Henri Jova and built in 1962, piebar is a sleek rehabilitation of modern architecture in Atlanta.

which also brought in Amick's 7,000-lb., 6-foot wood-fire pizza oven.

The former drive-through windows' rooftops have been transformed into a 100-seat outdoor dining area, thanks to reinforced steel beams and a giant \$140,000 tent awning.

Amick paid strict attention to the original building's design, which reflects the unique food served up inside. From barbecue rabbit pizza and rosemary pine nut ice cream to green apple and bacon pizza, the menu is part comfort food, part exotic adventure. Most importantly, it's one of Atlanta's rare examples of modern architecture that not only has been saved, but is being celebrated. For more about piebar, go to [www.piebar.com](http://www.piebar.com).

## ATHENS

### Legendary Music Landmark Needs Help

Athens's legendary music scene is intrinsically linked to the city's historic structures, whether it's the Georgia Theater, which now hosts national music acts, or the c. 1910 Morton Theatre, one of America's first African-American built, owned and operated Vaudeville theaters that once played host to Duke Ellington and Louie Armstrong.

While efforts have been successful in restoring such individual downtown buildings, several artifacts scattered around town have not been so lucky.

The most identifiable and most recognized icon of Athens's music scene is the St. Mary's Episcopal Church steeple, valued by many as all that's left of the site of REM's first gig in 1980.

Built in the 1800s to serve workers in the mills scattered along the Oconee River, the church was razed in 1990 for the Steeplechase Condominiums. All

that's left today is the church's steeple, and local preservationists are hoping to stabilize and find a new use for what remains of the 19th century church.

Nuci's Space, located nearby, has tried to reuse the structure, but has run into a lack of funding—an issue well known to preservationists statewide.

A group of University of Georgia students recently put together a structural report as part of a class project. The report will help determine how much it will cost to stabilize the steeple.

Right now, a tree has made the structure its home, pushing apart some of the masonry. Severely weathered wood encircles the top, and birds and bats have left their marks inside.

Athens's music heritage and historic landmarks such as the steeple continue to draw thousands of people from all over the world to this north Georgia college town.

According to the Georgia Department of Economic Development, tourists spent \$170.65 million in Athens-Clarke County in 2004. The Athens Welcome Center reports that approximately 10 percent of those visiting the center are in Athens, at least in part, due to the city's music heritage. "Music Pilgrimages" to Athens are particularly popular among visitors from Germany and Great Britain.

"People get a big kick out of coming to locations that have some significance for the local music scene," says Jeff Montgomery, secretary of the Athens Music History project, who is involved with restoring the steeple. "Seeing some of the items allows them to imagine how it was 20 or 30 years ago,"

To learn more about Athens's music history or to view the Athens Music History Walking Tour, click on Music & Nightlife at [www.visitathensga.com](http://www.visitathensga.com).



# Welcome New Members

(List Period: Oct 1, 2005–Nov. 30, 2005)

## Athens

Mr. Hank Davis  
Mr. Jeff Koon

## Atlanta

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Mr. Theodore A. Erck  
Mr. & Mrs. Mark C. Kanaly  
Mr. Allen Meadors  
& Dr. Patricia Meadors  
Mr. Cory Mehalechko  
Dr. & Mrs. Wiley A. Parker  
Mr. Tim Ralston  
Dr. & Mrs. Carl Glen Schneider  
Mr. Bronson DuBose Smith

## Augusta

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Mr. William A. Bloodworth, Jr.  
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Mr. & Mrs. George Bush  
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**AMERICUS, 1867.** Unusual Second Empire-style house. Prominent location in heart of Historic District. Approx. 7,600 sq. ft. 5BR/6.5BA main house. Magnificent carved front doors, stunning walnut interior trim, beautifully refinished. Splendid gourmet kitchen. Sumptuous master bath. Swimming pool w/ pavilion, terrace, walled garden. Attractive one bedroom apartment over detached double garage. \$975,000. Mark Pace, Southern Land & Realty, 229-924-0189 or buyrealestate@bellsouth.net.



**AMERICUS, 1880s.** This 5BR/3BA home near downtown offers inviting foyer, formal living room and dining room, updated kitchen, recreation room, handsome mouldings and hardwood floors. Updated plumbing and electrical, home is well insulated. Exterior features include large pecan tree, pear tree, muscadine and scuppernon vines, established rose bed and the perfect garden spot. Contact Kelley Hendrickson, Century 21 Americus Realty, Inc., at 229-924-2903 or email kelleyhendrickson@yahoo.com.



**AMERICUS, 1926.** Spacious attractive house located in Historic District. Ceiling medallions, imported stone mantels, hardwood floors, French doors with beveled glass. 4,938 sq. ft. 5BR/3.5BA. Partly renovated. Large private lot with detached, double garage of same age, style and materials as house. Screened pavilion in backyard. Approx. 2 hrs. drive SW of Atlanta. \$329,900. 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 that 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. 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 moldings 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.

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**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. 1906.** This century-old Colonial Revival home is in historic district w/in walking distance of Covington Square, restaurants, shopping and just minutes from I-20. The 4,000-sq.-ft. home features 8 fireplaces, two-story tiled foyer, formal parlor and library, 5 BR w/ master on main level, 2 full BA and 3 1/2 BA and side, rear porches. Upgraded electrical system, plumbing and roof. \$599,900. Contact Kris Cawley, 678-898-5784 or Beverly Richter, 404-513-1361.



**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.



**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](http://www.fickling.com) and [www.realtor.com](http://www.realtor.com). Call Gale Smith at 478-745-4932 or 478-808-4705.



**MACON, 1905.** Beautiful Neoclassical home in the heart of Historic District and 3 doors from Hay House. Complete exterior restoration including roof. Unfinished interior can be completed as a residence, commercial offices or a Bed and Breakfast. Five bedrooms, efficiency apartment, basement and attic space for expansion. \$330,000. For more information, contact Ingram Properties, 478-742-8423. View more photos and information online at [www.ingramlegrand.com](http://www.ingramlegrand.com).



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



**MADISON, c. 1850.** Magnificent home on 5 acres. Listed in the National Register of Historic Places, this architectural and historic treasure has original pine floors, 12' ceilings, exquisite moldings, 8 fireplaces and an elegant center hall with grand staircase. 5 bedrooms, 2.5 baths. \$1,200,000. Charles Baldwin III, 706-474-1863, Baldwin Realty, Inc. 1-800-776-7653.



**MADISON, 1883.** Foster-Thomason-Miller home. Excellent example of the American Aesthetic Movement was significantly fire-damaged in 2001. Features include elaborate period frescos, extensive carving and decorative finishes, 10-ft.-high solid walnut pocket doors, 8 working fireplaces. Bring your experts—rare opportunity to own a home of American decorative arts importance. [www.historicmadisonhomes.com](http://www.historicmadisonhomes.com). Contact Jeanne, 770-330-9040.



**MILNER, c. 1904-1906.** Historic home and 10 acres in a quiet rural setting. This Victorian-style 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.



**SPARTA, c. 1870.** Elegant Queen Anne, 3,164 sq. ft., 6 bedrooms, 3 baths, clawfoot tubs and new extra large jacuzzi. Other features include a grand foyer, 6 antique mantels, hardwood floors. Lots of decorative details and trim work. This spacious home has a new roof, exterior paint, kitchen this year. A great investment! \$100,000. 706-444-9064. [reurinkfarm@hotmail.com](mailto:reurinkfarm@hotmail.com)



**WASHINGTON, 1840.** Located within walking distance from the square, HydeAway is completely renovated! This 5BD/3BA home features central heat and air, 2-car garage and modern kitchen! 8 fireplaces, screened porch and fantastic landscaping. Visit [www.JimClauser.com](http://www.JimClauser.com) for a visual tour. \$479,900. Contact Jim Clauser, Re/Max Associates-Athens, Inc., 706-433-2670.



**WINDER, c. 1897.** This 4,000 sq.-ft. Queen Anne house has 7 fireplaces, 12' ceilings, spacious rooms, 3 baths, artful grounds, detached garage and outbuildings. Great in-town business location with rural setting appeal. Property includes 3 homes and several vacant lots. Contact, Betty Howard, 770-718-5263, Norton Agency, [www.nortonnorthga.com](http://www.nortonnorthga.com).

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