



THE GEORGIA TRUST
RECLAIM • RESTORE • REVITALIZE

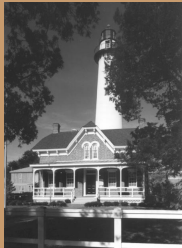
The Rambler

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

Welcome Back to the Neighborhood

It's a place where you can walk past rows of restored homes with porch swings and rocking chairs. Where you can bike from your house down to the corner store or catch up at the monthly neighborhood get-together.

Sounds like an idyllic vision from the past, but it's actually happening in your town and across the state of Georgia.

As the decades-long move away from city cores is beginning to reverse, many historic neighborhoods once abandoned for the suburbs are now ripe for revitalization. And many Georgians are finding that they can indeed enjoy a better quality of life by infusing new vitality in their community's historic character.

"People love the charm of the old neighborhoods—the front porches, the architectural details, the fireplaces, the mantels, the beautiful woodwork," says Bette-Lou Brown, Executive Director of Historic Macon Foundation, which was recognized with the Trust's 2004 Marguerite Williams Award for its work in revitalizing the Tatnall Square Heights area.

"I think it adds to the quality of life," agrees Melissa Jest, neighborhood coordinator with Historic Savannah Foundation. "You have houses that establish a wonderful streetscape, a wonderful rhythm along the sidewalks with planted trees and aged oaks."

While historic preservation is the leading catalyst, it's just one piece of the neighborhood revitalization puzzle. Besides restoring vacant and abandoned homes, such an endeavor also involves improving transportation routes and encouraging architecturally and physically compatible new construction. Added parks, bike trails

and sidewalks encourage residents and business patrons to get out of their cars and walk around.

And while strolling down tree-lined avenues to the corner coffee shop sounds inviting to local residents, the economic benefits are just as enticing to city governments. A run-down neighborhood full of derelict homes and lots is nowhere near as profitable as one with a robust sense of community.



"When I think of the word 'neighborhood,' I think of closeness," says Elizabeth Barker of Historic Columbus Foundation, "not only in proximity to the people around you, but also that feeling of community." The foundation is helping revitalize the city's MidTown neighborhoods (above).

"Neighborhood revitalization is a tool governments use to boost economic activity," Jest says. "That's where we can validate historic preservation to our public officials. The buildings can start to contribute again to the tax revenue that's needed for the city and county."

For these reasons and more, The Georgia Trust has created its *Living Places: Building Better Neighborhoods* program, which works to inform, educate and train community-based organizations to use historic preservation and other neighborhood-oriented strategies to revitalize and strengthen their communities.

"While individual neighborhoods have been revitalized all over Georgia due to great efforts like those spearheaded by Historic Columbus, Historic Macon, Historic Savannah, Thomasville Landmarks and others, hundreds more require additional help," says Glen Bennett, the Trust's senior director of preservation services. "Through *Living Places*, we hope to provide comprehensive statewide outreach, help organize state-supported assistance, and pass along

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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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Preservation: The Intersection of "Was" and "Is"

James C. Cobb is Spalding Distinguished Professor of History at the University of Georgia. This article is reprinted from a guest editorial that ran in the Atlanta Journal-Constitution July 7, 2004.

When I heard that some of the folks who live in the "Cobbham" section of Athens were upset about plans to bring into their midst a home that was moved from Athens to Stone Mountain nearly 20 years ago and has been sitting on blocks ever since, my initial reaction was that somebody must be trying to start a mobile home park in this lovely historic district.

As it turns out, however, the peripatetic domicile in dispute was once the abode of none other than Thomas R. R. Cobb, whose daddy, John A. Cobb, had actually established Cobbham on a vast tract of his land in 1834. Part of the problem, it seems, is that old T. R. R. wrote a famous defense of slavery. He also gave the kick-off speech at the Georgia Secession Convention, urging his colleagues to take Georgia out of a Union that was no longer serving its intended purpose of providing for the "protection and happiness of the [white] race" and to do so without waiting to hear from what was likely to be a deeply divided public.

Forget water. Blood is thicker even than barbecue sauce in the South, and "Cousin Tom" and I do share a common ancestor way back there. Yet, even allowing for the differences in historical context, it is difficult to find much to admire in his racial or political philosophy, and his writings reveal him to be a rigid, puritanical control freak who strikes me as someone who definitely needed a lot more fiber in his diet.

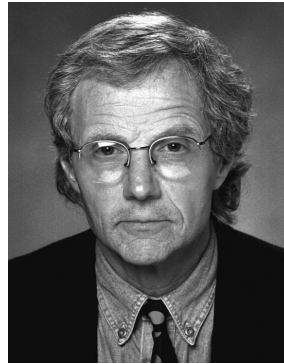
Still, there is considerable irony in the objections of some Cobbhamites to having their houses rubbing shutters with one that was once the home of a staunch defender of slavery when their neighborhood was founded by a slaveholder and initially populated by other slaveholders. If this catches on around Athens, the University of Georgia will have to find Mike Adams a new place to hang his mortar board, because his current residence was actually built for railroad contractor John T. Grant, who amassed his postbellum fortune at least in

part through the brutal exploitation of convict labor. The government of Athens-Clarke County will also have to divest itself of the Henry Grady homeplace, because Grady himself was an early advocate of segregation, and the previous occupant, Robert Taylor, was one of the largest slaveholders in the state.

Some folks wonder why people spurn ultramodern residences in spanking-new subdivisions recently carved out of cow pastures in order to live in the drafty and inconvenient money pits that historic homes so often become.

One of the reasons, I think, is the desire to attach oneself to something whose enduring significance transcends the uncertain and impermanent

present. At the same time, however, the very volatility of that present assures that the way we view the past will also be subject to change. Those who choose to live at what William Faulkner might call the intersection of "was" and "is," will always be challenged, if I may paraphrase another famous Southerner, not just to arrive at a simple, static definition of a complex and constantly evolving "is" but to come to terms with the multiple and frequently shifting meanings of "was" as well.



James C. Cobb
Spalding Distinguished
Professor of History at the
University of Georgia.



A quarter-section of the T.R.R. Cobb House makes its journey back home to Athens.

Having a Ball with Preservation

Norman Askins doesn't just practice historic preservation, he lives it. Working out of his Atlanta 1920s Tudor bungalow office, Mr. Askins has spent more than 30 years saving sites across Georgia.

"I've always liked old stuff and old houses," Askins says. "All my life, for me, it's just been what I'm interested in."

It's a fitting sentiment coming from this year's honorary chair for the Preservation Ball, Nov. 12 at Atlanta's historic Biltmore Ballrooms.

Mr. Askins earned a degree in architecture and a master's in architectural history. He started his own architectural firm in 1977, focusing on residential and adaptive use projects, and has been involved with properties including Woodrow Wilson's boyhood home, Rhodes Hall and Barnsley Gardens.

Mr. Askin's passion for preservation becomes evident as he reminisces about some of his past projects, from the Rock House in McDuffie County ("It was my first. It was amazing.") to Herndon Home ("It was the juiciest thing.") Askins also designed the home of Jerry & Bridget Dobson, site of the Ball's Patron Party.

The office's mosaic of books, from *The Search for a Style* and *Manor Houses in Normandy to New Orleans Architecture* and *The Decorative '20s*, reflect his deep-seated interest in all things architectural.

"We always base everything that we do in this office on history," Askins says. "The building tells you the truth. It tells its history."

While the buildings guide Askins' work, he's quick to note that historic preservation isn't really about structures, but the people who once and now inhabit them.

"That's what's so fun about preservation, because you deal with people," Askins says. "It's just so interesting and you learn so much. I just love it." A



Joane & Norman Askins

Turn Back the Clock on Winston-Salem Study Tour

Winston-Salem, N.C., cherishes its identity as one of the earliest colonial communities, and the legacy of its settlers still shape the lives of those residing there today. Experience the town's connection to its past on The Georgia Trust's fast-approaching Winston-Salem Study Tour, Oct. 7-10.

This fall's tour will guide you through some of Winston-Salem's most notable attractions: not only the world-famous living history village of Old Salem, but also the Old Salem Toy Museum, which holds more than 1,200 antique toys, and the Reynolda House Museum of American Art, in the historic home of tobacco magnate R.J. Reynolds.

A visit to the Moravian Bethabara Park Settlement is on the agenda, as is an intriguing lecture by John Larson, architect of Old Salem. Also included are tours of exquisite private homes and gardens, and, of course, a night out at the Old Salem Tavern with local



The former R. J. Reynolds mansion, built between 1912 and 1917, now houses work by Georgia O'Keefe and Jasper Johns as the Museum of American Art.

history savants.

Take advantage of this rare opportunity to discover or revisit the unique culture of Winston-Salem. For details or a complete schedule of events, visit the Study Tours section of Visit Historic Sites at www.georgiatruster.org, or call 1-800-843-9839. —Matt Rahn

Calendar

September 25
Rhodes Hall Family Day
Rhodes Hall, Atlanta
Enjoy activities for all ages, including music and arts and crafts for the kids. Free. 10 a.m.–12 p.m. Call 404-885-7800 for details.

October 7
Seasons of the Vineyard:
Wine Tasting and Auction
Hay House, Macon
An evening filled with food, fun and wine to benefit Hay House. Includes live auction of wine, vacation trips, gift items and services. 7 p.m. Call 478-742-8155 for details.

October 20
"Women Crusaders in Higher Education, the Professions and Politics in the Early 20th Century"
Rhodes Hall, Atlanta
Dr. Mary Odem of Emory University will investigate women's professional advances at the turn of the 20th century. 7 p.m. See Around the Houses for more information. 404-885-7800.

October 24-30
Spooky to Sparkling
Behind-the-Scenes Tours
Rhodes Hall, Atlanta
Tours highlight Rhodes Hall's transformation from Atlanta's favorite haunted house to a restored Peachtree Street mansion. Tickets: \$8, Georgia Trust members: free. Call 404-885-7800 for hours.

November 3
The Fine Art of Dining
Hay House, Macon
Seminar and luncheon with speaker Wendell Garrett, editor-at-large of The Magazine Antiques and Senior VP Americana for Sotheby's. Reservations required. See Around the Houses for details. 478-742-8155.

November 3
"Milestones by Women Since World War II"
Rhodes Hall, Atlanta
Dr. Mary C. Cain of Agnes Scott College will explore the social and cultural shifts for women in the workforce since World War II. 7 p.m. See Around the Houses for details. 404-885-7800.

November 10
Will Fellows—A Passion to Preserve:
Gay Men as Keepers of Culture
Book Signing and Reception
Rhodes Hall, Atlanta
Meet the author of this new book that explores gay men's pioneering contributions in historic preservation and urban revitalization, profiling several Georgians. \$5. Call 404-885-7800 for reservations.

November 12
Preservation Ball
Biltmore Hotel, Atlanta
Enjoy casino games, cocktails and cuisine, then dance to the sounds of Liquid Pleasure at our annual black-tie gala benefit. 7:30–midnight. Call 404-885-7803 for details.

Keeping It in the Family

It's rare to find a home that's been passed down through more than one generation. Even more rare are properties such as the Housworth Homeplace, which has been in the family more than 150 years.

Now, the Revolving Fund has acquired an option to purchase the Lithonia property, hoping to sell it to someone who values the home's his-

tory as well as its four fireplaces, hardwood floors and original gingerbread detailing.

Philip Housworth came to Georgia from South Carolina, settling on the land in 1822. His son Michael built the first house in the 1830s.

Like many people after the Civil War, the Housworth family fell on hard times and had to sell their homestead to survive.

Fifteen years later, Philip's great-grandson J.J. W. "Buddy" Housworth bought the house and surrounding land. He then built the c. 1890 house that stands today.

The two-bedroom, 1,600-sq.-ft. Folk Victorian building rests on nine acres next



The Trust's Revolving Fund program is seeking a buyer for the Housworth Homeplace.



Since 1822, the Housworth Homeplace has remained almost exclusively in the same family seen here in 1906.

to DeKalb County's Arabia Mountain Nature Preserve, a sprawling park with a granite outcropping similar to nearby Stone Mountain. The original c. 1830 log kitchen, barn, log corncrib and a 1960s garage/workshop also reside on the property.

For more information on the property, go to the Endangered Properties for Sale page at www.georgiitrust.org.

Talking Walls Speaks to New State Curriculum Standards

Public education in Georgia is going through some exciting changes this fall, and The Georgia Trust's *Talking Walls* program for heritage education is committed to assisting educators as they transition to new teaching standards.

This past school year was the last that teachers used Quality Core Curriculum (QCC), which emphasized content standards. Starting this fall, teachers will now use performance standards to measure student learning. Performance standards expand on content standards by incorporating suggested tasks, sample student work, and teacher commentary on that work.

"This is an exciting time for the *Talking Walls* program," says Rebecca Born, recently hired heritage education coordinator for The Georgia Trust. "Our upcoming workshops will emphasize how teachers can use historic preservation elements to meet these new performance standards."

A recipient of a Governor's Award in the Humanities, the *Talking Walls* program has trained more than 1,640 teachers who have reached more than 364,000 students in 56 school systems in 51 Georgia counties since 1991. The program's teacher workshops and ongoing local support trains educa-



Heritage Education's Talking Walls program includes workshops to guide educators on ways to incorporate local historic resources into their study plans.

tors to use local historic resources such as photos, maps, oral histories and historic buildings as teaching tools in Georgia's mandated curriculum. To learn more about the *Talking Walls* program or inquire about training opportunities for your school system, contact Rebecca Born at 404-885-7819 or rborn@georgiitrust.org.

Ramble Through Dublin, Laurens County this Fall

Explore Georgia's bit of Ireland during this year's Fall Ramble Saturday Oct. 23 and Sunday Oct. 24. The Dublin and Laurens County Ramble will showcase the area's premier historic sites, giving insight into Dublin's transformation from a riverfront town at the close of the 19th century to the thriving, civic-minded one of today.

Learn how Dublin played a part in the Civil War, Prohibition and the construction of the railroad system during your orientation at the historic Dublin Theatre, a former movie theater built in 1934. Once known as the Martin Theatre, the building now serves as a performing arts center.

That afternoon, travel back to Dublin's "Golden Era," a time when river commerce brought wealth to the city. Visit the Carnegie Library, home of the Laurens County Historical Society, and the First African Baptist Church, Dublin's first church established for former slaves, as well as the 1913 First National Bank Building. Known as the "Dublin Skyscraper," it remains the tallest building between Macon and Savannah.

Known as the only home boasting a ballroom in this area of the state, the Page House on Bellevue Avenue is currently a bed and breakfast and will be the site of the New Members and First-time Ramblers reception Saturday. The Lovett House, the "Crown Jewel" of Bellevue Avenue, will host cocktails and dinner later that evening.



The 1903 Page House will play host to the New Members & First-time Ramblers reception.

Currently a bed and breakfast and will be the site of the New Members and First-time Ramblers reception Saturday. The Lovett House, the "Crown Jewel" of Bellevue Avenue, will host cocktails and dinner later that evening.

Sunday will start off with a tour through a historic cemetery led by noted local historian Scott Thompson. Later that day, ramble through the peaceful countryside of Laurens County, visiting Whitehall, a mid-1800s Greek Revival home, as well as Chappell's Mill, which operated throughout most of the 19th and 20th centuries. You'll also see Fish Trap Cut, aboriginal mounds believed to be the remains of a Woodland Period Village occupied c. 200 B.C. and the oldest known site of its kind in Georgia. Round out your weekend with an old-fashioned barbeque lunch on the grounds of 1840 Laurens Hill, home to Trust Advisor DuBose Porter and his wife Carol.

For more information or to register for the Fall Ramble, go to the Rables page or Visit Historic Sites at www.georgiatrust.org, or call Natalie Perrin at 404-885-7806.

Dublin Fall Ramble Hotel Accommodations

Please make your reservations right away and remember to mention that you are with The Georgia Trust!

Best Western Macon
478-275-2650
\$59/night

Holiday Inn Express Dublin
478-272-7862
\$67 standard/\$82 suite

Hampton Inn Albany
478-275-1600
\$60/night

2005 Preservation Awards Call for Nominations

Do you know of an exemplary historic preservation project? The Georgia Trust is now accepting nominations for the 2005 Preservation Awards. The awards are open to projects completed within the last three years. Winners will be recognized at the Trust's Annual Meeting next April. The Georgia Trust is accepting nominations for outstanding examples of:

RESTORATION }

A restoration project accurately returns a building to an earlier condition and appearance based on historical or physical evidence.

REHABILITATION }

A rehabilitation project makes possible an efficient contemporary use including compatible new additions while preserving significant portions and features of the building, including historic changes.

STEWARDSHIP }

Stewardship ensures the preservation of historic properties through long-term care and maintenance, stabilization, protection or continuous family ownership.

PRESERVATION SERVICE }

Awards to persons, groups, publications, businesses and/or government entities that demonstrate exemplary activities and promotion of awareness in the field of historic preservation. The scope may be of local, regional or statewide importance.

For more information and to download or request a nomination form, visit www.georgiatrust.org or call 404-885-7817.

Entries must be received by October 15, 2004.

AROUND THE STATE

ST. SIMONS ISLAND

Landmark Lighthouse Receives New Owners

Like the ghost rumored to roam its lighthouse tower, the Coastal Georgia Historical Society has watched over the St. Simons Lighthouse for many years.

In July, the historical society became owners of the property and its 1872 Charles Cluskey-designed lighthouse, lighthouse keeper's house and an 1890 oil house. The ownership transfer is just one of many being carried out nationwide as part of the Coast Guard's plan to put lighthouses in the hands of local stewards.

Passing ownership to local organizations helps ensure the historic structures remain in good condition and protected from demolition. According to the New Georgia Encyclopedia, of the 15 lighthouses built along Georgia's coastline, only five remain, three of which have functional lights.

The shift of ownership is the 12th lighthouse transfer under the National Historic Lighthouse Preservation Act of 2000 (NHLPA). The National Park Service is studying more than 300 lighthouses along the East and West coasts as well as on the Great Lakes for future transfers. The Coast Guard transferred its ownership of Tybee Island's lighthouse to the Tybee Island Historical Society in 2002.

Because the Coastal Georgia Historical Society has preserved the St. Simons property's historic components and managed day-to-day operations for 25 years, the organiza-



This summer, St. Simons Lighthouse changed ownership from the Coast Guard to the Coastal Georgia Historical Society.

tion was an easy choice for stewardship. "We've been preserving and caring for this building for many, many years," says Pat Morris, executive director of the society. "Now it will be folded into our whole, overall maintenance plan."

The 104-ft.-tall, National Register-listed lighthouse is actually the second lighthouse to grace this part of St. Simons island, historically known as Couper's Point. The first tabby structure was built by James Gould and destroyed by retreating Confederate forces in 1862. The current Victorian-era lighthouse, which welcomes more than 100,000 visitors a year, is one of the few brick structures in the area.

The Coastal Georgia Historical Society recently received a \$100,000 grant to start restoration work, beginning with basic maintenance such as repointing and repainting.

"A good portion of our budget has gone right back into the preservation of these sites," Morris says. "It's a constant maintenance issue because we're on the coast. We deal with the wind, the rain, the saltwater, all those aspects."

Additionally, the G-8 host committee that recently held a summit on nearby Sea Island chose St. Simons lighthouse as its legacy project, providing funds for a new heritage center to house archives, a library and an exhibit on the G-8 summit.

For more on the National Historic Lighthouse Preservation Program, go to www.doi.gov/lighthouses.

SAVANNAH

Revolutionary Park Will Chronicle Nation's History

After nearly 50 years, plans to develop 25 acres into a historic park have come within reach, thanks to several new fund sources and a recent land purchase.

Since the late 1960s, when the Daughters of the American Revolution first proposed a memorial park on the former Battle of Savannah site, the City of Savannah and the Coastal Heritage Society have been steadily acquiring historic structures and equipment to create Battlefield Park Heritage Center.

In 2003, Chatham County voters passed an \$8 million special purpose local options sales tax (SPLOST), with funds directed toward the development



Crews remove lead and arsenic contamination from the recently acquired 9.5 acres.

of the park. Later that year, the city purchased 9.5 acres uniting pre-existing sections, making Battlefield Park complete. Then in April 2004, a \$6 million state

bond was issued to develop the railroad museum portions of Battlefield Park. The funds will be used to halt deterioration of some of the buildings and install major infrastructure, including storm drains, sewers, utilities and parking.

The park will join two influential time periods of American history: the golden age of railroads and the Revolutionary War. It sits on the site of the Oct. 9, 1779, Battle of Savannah, the second-bloodiest battle of the Revolution.

To help interpret the battle, the heritage center plans to recreate a British redoubt—a rectangular earthwork defense similar to a Roman fort. During the battle, the British built 14

ATLANTA

Bringing Back the Belt Line

The initial catalyst for Atlanta's founding and development may once again be a viable means of transportation as the city looks to reduce current traffic woes.

Draping the city in a necklace of green parks and silver rails, the Belt Line project proposes using abandoned, post-Civil War rail lines to create a 22-mile circular transit greenway. The system could offer light-rail or flex-trolley transportation through more than 40 of Atlanta's historic neighborhoods, including Ansley Park, Cabbagetown, West End, Candler Park, East Atlanta, Washington, Grant Park, Midtown, Morningside and Virginia-Highland.

The project is based on a roughly six-mile loop of "belt line" tracks encircling downtown Atlanta, laid shortly after the Civil War to serve the city's industrial expansion. Neighborhoods soon sprang up around these rail lines as streetcars stretched from the city. As a result, the rail lines now lie between the city's historic neighborhoods, rather than cutting through them.

"[The Belt Line] will certainly provide very good access to most of the

historic neighborhoods in the city, and all the specific historic destinations, like the Wren's Nest or Grant Park," says Ryan Gravel, president of the nonprofit Friends of the Belt Line. The project originated as Gravel's graduate thesis while he was studying architecture and city planning at Georgia Tech.

Gravel spoke at a recent Georgia Trust Industry Council event highlighting the project, attended by more than 40 architects, developers and others.

Now that the industries the railroad once served have moved on to freight trucks for transporting goods, much of the land adjacent to the Belt Line sits vacant. Plus, as these businesses have moved outside the city, the historic buildings they once occupied are now ripe for reuse.

The surrounding historic neighborhoods are integral to the Belt Line project's success, which would benefit tourists and residents alike.

"The intown neighborhoods of Atlanta are the model for smart growth," Gravel says. "They are mixed-income, mixed-use communities. They're built at densities that support transit because they were built by



The Belt Line project will connect many of Atlanta's 40 historic neighborhoods.

the extension of streetcars from the central city."

Part of the appeal of moving back into the city is reduced commute times. Yet as people move into the area, with few alternative transportation options, traffic could grow worse.

"The only problem with intown neighborhoods as a model of smart growth is the lack of adequate public transportation," Gravel says. That's where the Belt Line comes in.

While the Belt Line may not be realized for several years, the Atlanta Development Authority, MARTA, former Atlanta City Council President Cathy Woolard and a number of business leaders support the project.

For more on the Belt Line, visit www.beltline.org.

redoubts throughout the city.

"An earth fortification was something any soldier would relate to," says Scott W. Smith, executive director for the Coastal Heritage Society. "You were either building one, attacking one, defending one or wishing you had one. ... It's a symbol that's very representative of the whole conflict."

With more than 18 historic structures, including a passenger station, the roundhouse and its repair shops, a storehouse, and coach repair, turntable and blacksmith shops, the park includes a significant piece of railroad history.

"As an example of the earliest part of the Industrial Revolution in the American South, this is virtually unique in the number that have survived and the scale of the whole area," Smith says.

The Coastal Heritage Society,

which is helping develop the city-owned site, hopes to use the park's railroad components to show how history's fast-paced changes in transportation have reverberated through today's world.

"The Industrial Revolution to a large extent was a revolution of communication and transportation," Smith says. "It created a change in lifestyle for people that has been accelerating ever since."

Some elements of the Battlefield Park Heritage Center—the Roundhouse and the railroad museum—are currently open to the public. For more information on the project or visiting the park, go to www.chsgeorgia.org.

1964 The Daughters of the American Revolution propose a 50-acre memorial park on the old battlefield site.

1978 The Central of Georgia Railroad Shops and Terminal/Battlefield area declared a National Historic Landmark.

1970s–early '80s The City of Savannah stabilizes several buildings in the repair shops.

1975 The passenger station reverts to city ownership and is converted into a visitor center and Chamber of Commerce headquarters.

1990s SCAD secures four major railroad structures north of the visitor center, preserving the entire railroad complex except for two structures.

1997 Railroad repair shops are designated State of Georgia Railroad Museum.

2003 Savannah voters approve \$8 million in SPLOST funds to develop Battlefield Park. The city purchases 9.5 acres from Norfolk Southern Corporation for the park.

April 2004 Georgia allots another \$6 million in state funding to develop Battlefield Park. City contract crews begin removing lead and arsenic contamination from the soil.

—Timeline courtesy of the Coastal Heritage Society

AROUND THE STATE

METRO ATLANTA

Grants Encourage Quality Community Growth

Atlanta may seem like one large city, but dozens of communities lie within the metro region, each with its own historic downtown, each determined to maintain its identity and history.

In 1999, the Atlanta Regional Commission (ARC) launched its Livable Centers Initiative (LCI) to help revitalize such towns. To date, 51 metro Atlanta communities have received grants.

This year, nine communities received more than \$800,000 in matched federal funds to study and plan ways to achieve greater mobility and livability within town centers and to promote quality growth. The program encourages using existing infrastructure

instead of new construction, and many grant recipients use the funds to improve their historic downtowns.

“What LCI is doing is really pushing our historic resources to the front and center,” says Mike Carnathan, communications director for the commission.

To be considered for funding, a community’s plan must involve all area businesses and residents, including low- to moderate-income and minority citizens. The proposal should include mixed-income residential neighborhoods and incorporate shopping and recreational areas, as well as provide

Continued on page 19

2004 LCI Study Grant Recipients

- * City of Atlanta (Upper Westside)
- * City of Buford
- * City of Clarkston
- * City of East Point
- * City of Holly Springs
- * City of McDonough
- * Delk Road (City of Marietta/Cobb County)
- * Northwest Clayton County
- * Town Center (Cobb County)

DAHLONEGA

From Canning to Art

In a modest fieldstone building where townspeople once canned fruits and vegetables for the winter, artists will now display their sculptures, paintings and photography. Through the cooperation of the Dahlonega Arts Council and the Lumpkin County Historical Society, the citizens of Dahlonega have a new use for the town’s former cannery. Known now as the Olde Cannery Arts Center, the building will serve as the center of the city’s artistic community.

The 1938 cannery is one of several currently occupied historic buildings that have been restored, including the Old Jail Museum housed next door. “There are several buildings in town that were built during that period, and they are all being put to good use,” says Tim Quigley, chairman of the Dahlonega Arts Council. “It’s part of something that you’d want to keep and maintain and remember.”

In the years following its construction, the cannery provided a common location for townspeople to can and preserve their food supplies during the Great Depression and into the 1950s. As Dahlonega resident and long-time Trust member Bella Lynn recalls, “The county wanted to do something to help the people. They had rocks, lots of rocks ... to provide for the housewives a place where they could can home-grown vegetables and fruits to feed their families through wintertime.” The building later operated as a thrift store under the Ministerial Association until 2002.

The project emphasizes just how crucial cooperation between organizations is when finding a new use for an old building. In conjunction with the arts council, the historical society has been highly instrumental in rehabilitation efforts,



Left: A rendering gives a glimpse into the 1938 cannery’s future. Below: The current cannery.



replacing the cannery’s badly damaged roof. Quigley calls this partnership “a really good outcome. The historical group runs the museum next door, and they have been very involved in helping us fund some of the renovation.”

Additionally, new wiring has been installed, walls have been replastered and a small kitchen has been added for use during special events.

“The next step,” Quigley says, “is to get the outside looking good.” An architect has volunteered his services to do a rendering of the cannery’s proposed exterior, which would include removing the front metal sliding door and replacing it with a more historically compatible window.

In an agreement with Lumpkin County, the Dahlonega Arts Council will teach painting to underprivileged children for a minimum of 15 hours a month at the cannery, continuing the building’s tradition of service to the community by transforming it once again into a vibrant part of this North Georgia town. Dahlonega’s cannery stands as a small triumph in the broader mission of historic preservation. The successful merging of cultural and financial interests has encouraged this historically rich community to look to its past so that it may continue to enrich its future.

—Matt Rahn



Tybee Island Lighthouse received a new coat of paint courtesy of Hampton Inn's Save-a-Landmark Campaign.

National Companies Help Communities Through Preservation

Preservation is good business. Just ask the corporations that have implemented preservation-related programs and encourage their employees and customers to participate.

Volkswagen is giving away gift memberships to the National Trust. 3M recently launched the "Protecting America's Treasures" initiative to draw attention to America's historic sites. And Hilton's Hampton Inns organizes employee volunteer days nationwide to help restore luster to local landmarks.

For the past five years, Hampton Inn's Save-a-Landmark campaign has helped restore close to 20 sites nationwide, including Tybee Island Lighthouse, which recently received a new coat of paint. As part of Hampton's community outreach initiative, the program seeks roadside landmarks and historic sites in need of repair. The landmark must be within a certain distance of a Hampton Inn so that hotel employees can participate.

Over the course of several weeks, volunteers used more than 80 gallons of elastic-based paint on the 154-foot lighthouse. Fifteen people from three area Hampton Inns participated.

"We wanted to find a program that made sense for us on a national basis," says Melissa O'Brien, public relations director for the 1,200-hotel chain. "This program has just been tremendously successful for us and the communities we work in."

Other companies can learn from such large-scale initiatives to create their own preservation-based volunteer programs. Projects such as painting the Tybee Island lighthouse not only get people involved in their community, it also makes for a great team-building experience that can help strengthen employee loyalty.

"It's a lot of work, but for us, it's worth it," says O'Brien about the Save-a-Landmark program. "It makes employees feel great."

Could your site be the next project for Hampton Inn's Save-a-Landmark initiative? To learn more about the program and submit your site ideas, go to www.hamptonlandmarks.com.

Get Your Company Involved

How can your company participate in restoring historic sites? Many businesses already have community outreach programs in place, but may not have considered a preservation-related activity. Suggest organizing a volunteer day to help restore a nearby landmark, and contact local historic sites to see what kind of help they may need.

If you work in a conservatively dressed environment, hold a dress-down day like the Federal Home Loan Bank of Atlanta and donate proceeds to a local preservation organization. Employees will enjoy a change of pace, especially if it's for a good cause.

Not only do preservation outreach programs help the community, but they also give employees a sense of satisfaction and loyalty to their company.

"It's fun for them," says O'Brien of the Hampton Inn staff. "Our employees drive by these landmarks, usually on the way to work, and it gives them a sense of pride to say 'I did that.'"

Tips for Starting Your Own Preservation Volunteer Day

- 1 Find something related to your company. For example, if you're a real estate company, center your project around a historic house.
- 2 Look for projects that correlate with your business values.
- 3 Focus on a specific area or cause in your community.
- 4 Enlist a person or a group to spearhead the project, do the research and choose the location.
- 5 Make sure you have the right approvals and types of materials so you can protect the integrity of the historic site.
- 6 Be prepared to arrange funding for your cause.

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Beautiful c. 1897 Victorian Queen Anne

Listed on the National Register of Historic Places, the c. 1897 Carmichael Mansion in Jackson, Ga., was designed by the famed architects Bruce and Morgan. The Victorian Queen Anne, situated on 2+ acres, has been lovingly preserved with original architectural details all intact. Six bedrooms each with its own private bath. Property is zoned residential/professional. Previously a Bed & Breakfast, the house is currently a residence. \$985,000 For more information call Kris Cawley, 678-898-5784.



AROUND THE HOUSES



RHODES HALL

Centennial Talks and Tours

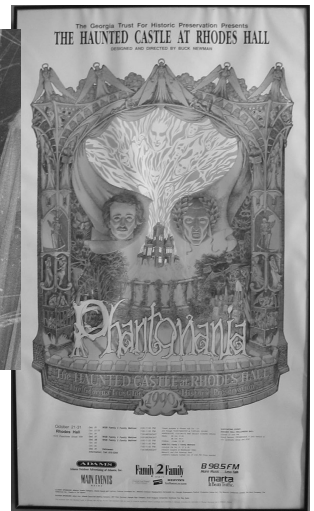
Rhodes Hall centennial festivities will brighten fall days as the “Castle on Peachtree” offers “Spooky to Sparkling Behind-the-Scenes Tours” on Oct. 24 from noon to 3 p.m. and Oct. 25–30 from 11 a.m. to 4 p.m.

Exploring Rhodes Hall’s transformation from Atlanta’s favorite haunted house to a restored Peachtree Street mansion, the tour ventures beyond the castle’s main floor and explores the upper levels not often open to the public. The second floor’s former bedrooms will be on display, as will the mansion’s third-floor former billiard room and gymnasium. The pinnacle of the tour is the climb to its outdoor tower to view scenes of the Midtown skyline. Admission is \$8, or free for Georgia Trust members.

Also part of the house museum’s centennial celebration, two lectures examine the lives of American women. On Oct. 20 at 7 p.m., Mary Odem, associate professor of women’s studies and history at Emory University, will explore the struggles and accomplishments of the nation’s first generation of college and professional women as they revolted against rigid Victorian expectations in “Women Crusaders in Higher Education, the Professions and Politics in the Early 20th Century.”



In the 1980s and early '90s, Rhodes Hall hosted Halloween skeletons, ghouls and other scary sights each October.



On Nov. 3 at 7 p.m., Mary Cain, assistant professor of history at Agnes Scott College, will visit Rhodes Hall to speak about “Milestones by Women Since World War II.” Dr. Cain’s talk will emphasize the social and cultural shifts that occurred as women began gaining more professional opportunities. She is currently working on a manuscript examining gender and race in the 19th century. Admission to both lectures is free. Refreshments will be served.

For more information or to make your reservation for any of these events, call 404-885-7800. —Matt Rahn



HAY HOUSE

A Fine Time for the Fine Art of Dining

Visitors to Hay House in November are in for a rare treat.

Exquisite pieces of china, crystal and silver pulled out of storage along with pieces loaned from private collections will be unveiled during a “Tablescapes” exhibit Nov. 1–5.

The exhibit displays historically important pieces such as an S. Kirk & Son sterling silver floral repoussé bowl, c. 1868–1896, and a c. 1896–1904 Woodside Sterling Co. pierced work-handled weave basket with a grape cluster edge. Both pieces were donated by Mrs. Logan Lewis to Hay House’s permanent collection.

Sterling silver loaned by Betty Hay, whose family was the last to live in Hay House, and 19th-century Bourgeois porcelain purchased in France by Hay House builders William B. and Anne Johnston will be included in the displays on the main floor.

As part of the week-long event, Wendell Garrett, editor-at-large of *The Magazine Antiques*, will be the keynote speaker at a seminar on “The Fine Art of Dining” Wednesday, Nov. 3. The 11 a.m. to 3 p.m. event will include Garrett speaking in the morning, lunch in the Hay House music room, and Stephen Harrison, curator of decorative arts at



A place setting of 19th century Bohemian gilded and enameled crystal including (from left) water tumbler, cordial, champagne, wine and footed beverage glass given by the Felton family to Hay House, will be on display during “Tablescapes” Nov. 1–5.

Have a (New) Seat at Hay House

The Porter Foundation has awarded \$10,000 to Hay House to purchase new cushioned chairs to replace the aged wooden ones previously used for special events, a key source of funds for operating Hay House as a public museum.

the High Museum in Atlanta discussing “American Silver” in the afternoon.

Before joining *The Magazine Antiques* in 1966, Garrett served on the Massachusetts Historical Society staff. He is also a consultant for Sotheby’s in New York.

The \$50 cost for “The Fine Art of Dining” includes lunch and a guided tour through the “Tablescapes” exhibit.

Several evening programs during the week will focus on flower arranging and etiquette. The \$5-per-program fee includes admission to the exhibit. Reservations are not required. For details or to make your “Fine Art of Dining” reservation, call 478-742-8155.

Want a Unique Holiday Gift for a Neighbor, Relative or Co-worker?
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The Georgia Trust!



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- Free admission to the Trust's house museums.
- One-year subscription to *The Rambler*.
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Use envelope provided to join!



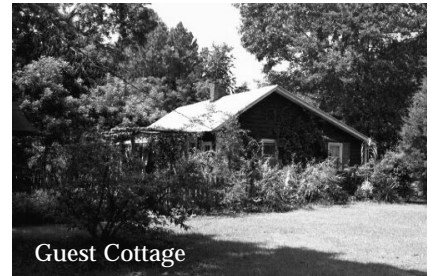
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High-Flying History

Beautiful c. 1902, two-story Victorian home adorns a wooded 15-acre site. The 4,834 sq.-ft., 5BR/3BA house features a wrap-around porch with columns, formal areas and outside garden room. Setting is enhanced with many magnolias, oaks, hollies, pine trees and unusual shrubs.



Guest Cottage

Originally part of a large plantation, this property includes four horse stalls, a c. 1860s two-story barn, two-story salt house and an overseer's cabin, which has been converted to a guest cottage. Property also includes a 78' x 1680' landing strip and hangar, ideal for small aircraft such as a T34, PT22 or Cessna 170-172. \$585,000.



Landing Strip

Contact Gloria Lacy,
478-825-5566 or
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gloria.lacy@marionallen.com
www.marionallen.com

Atlanta Sites Celebrate Centennials

Rhodes Hall's Centennial Celebration wends its way into fall with an exciting array of new festivities, and it seems only fitting to acknowledge the heritage of two close neighbors observing identical anniversaries.

As the turn of the 20th century slowly drifted into the past and automobiles began to rise in popularity, Atlanta continued to spread its wings northward along Peachtree Street. By 1904, the area now known as Midtown no longer seemed far away, and on land from the old Collier and Walker farms, Rhodes Hall, Piedmont Park and Ansley Park became part of the city's future.

While Amos Rhodes was constructing his granite castle, an elegant, eclectic neighborhood just across the street began to rise from the trees. Developed between 1904 and 1913, Ansley Park features curvilinear streets, parks and a diverse range of architectural styles within its 275 acres. The neighborhood also contains several houses designed by J. Neel Reid, considered by many the father of 20th century classical architecture in Georgia.



Ansley Park was developed in four stages between 1904 and 1930. Rhodes Hall can be seen in the distance.

Rhodes Hall and Ansley Park combine their celebrations into one occasion Sept. 20, when Rhodes Hall will host a book signing and reception for *Ansley Park: 100 Years of Gracious Living*, published by the Ansley Park Civic Association. This full-color coffee table book was written, photographed and edited by the neighborhood's residents. (See calendar on page 3 for event details.)

1904 was also the year the city of Atlanta purchased the land that would become Piedmont Park from the Gentlemen's Driving Club (now Piedmont Driving Club), extending its city limits to encompass the 189-acre tract.

In 1909, Atlanta enlisted preeminent landscape architects Olmsted Brothers (sons of Druid Hills designer Frederick Law Olmsted) to develop a master plan for the park. Due to budget limitations, the city was never able to fully implement the plan. In the 1990s, however, Piedmont Park Conservancy raised funds to adopt a new master plan that honors the Olmsted Brothers' original vision, winning a 2004 Preservation Award for Stewardship from The Georgia Trust for its efforts.

More information about the conservancy's observance of Piedmont Park's centennial can be found at www.piedmontpark.org.

The Georgia Trust's Annual Meeting & State Preservation Conference

Thomasville, Ga.
March 31 – April 3, 2005

Join your friends and peers in South Georgia for three days of tours, dinners and networking events. On Thursday, March 31, the State Preservation Conference will offer educational sessions for preservation professionals and others interested in the field. On Friday, the Trust's Annual Meeting will begin with a weekend of tours of Thomasville and surrounding plantations. Then don't miss the annual Preservation Awards ceremony Saturday, April 2.

For details, go to the Annual Meeting page of Visit Historic Sites at www.georgiatruster.org, and look for more information in the next issue of The Rambler.

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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.

THE GEORGIA TRUST PHOTO GALLERY

Industry Council Welcomes the Belt Line: Ryan Gravel, president of Friends of the Belt Line; Tina Arbes with the Atlanta Development Authority, Tony Aeck of Lord, Aeck & Sargent; and Georgia Trust Chairman Ray Christman spoke at the recent Industry Council event spotlighting the Belt Line project. (See page 7 for more on the Belt Line.)



Hay House Campers Tour Macon: After touring a c. 1854 pump house, originally built for the City of Macon waterworks and now converted to his residence, Carey Pickard, director of the Tubman African American Museum in Macon, shows Hay House/Historic Macon day camp students the 15-foot-wide cistern he discovered in his backyard. During the week-long camp, students visited Macon historic sites such as the Indian mounds at Ocmulgee National Monument and the 1840 Rose Hill Cemetery, one of the oldest surviving public cemeteries in the United States.

Camp Preservation Builds Upon the Past: As part of the 2004 Camp Preservation week at Rhodes Hall, participants toured historic sites across Atlanta and created their own city, complete with a grocery store, skyscraper and park. Next year's event will also be held in July.



Rhodes Home Meets Rhodes Hall: (from left) Kristin Whatley, Patricia Walker, Nechelle Baldwin and Sue Mobley from A.G. Rhodes Home, a nursing home built from 1902–1904 on land donated by Amos Rhodes and funded by his estate, visit the 1904 Romanesque Revival house and hear a guided tour by Rhodes Hall Manager Andy Beard.

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ALPHARETTA. Believed to be early 19th century and one of the oldest surviving buildings in greater Atlanta, The Hopewell Stagecoach Inn features heart pine floors and 6 fireplaces, with a barn, greenhouse and well house on the property. Its living room ceiling features a Moravian 8-point star, and the porch's recently uncovered walls reveal inn guests' signatures from the 1800s. Updated wiring and plumbing. 3 acres. \$525,000. Contact Helen Pyron, 770-772-3372.



ATLANTA, c. 1902. Piedmont Ave. Midtown. This amazing home owned by famed attorney Marggie Pitts Hames is a rare find in Midtown Atlanta. From the grand staircase, 8 original fireplaces, hand-blown leaded windows and stained glass to the breathtaking views of Atlanta, this is a must-see home. New electrical, plumbing and systems have brought the home up to current codes. \$549,900. Contact Lisa Crawford-Pringle at 404-432-3760.



AUGUSTA, c. 1799. Goodale Plantation Home. 5000+ sq. ft. Federal Style home on 2+/- acres near historic downtown Augusta and Savannah River. 2-story brick home with daylight basement remains in almost unaltered condition from its original construction. Five original fireplaces and 10 rooms. Excellent investment/restoration opportunity. \$129,500. Contact David Dunagan, 706-736-7360.



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-foot 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.



DAHLONEGA, c. 1880. Davis-Reagan House. Plantation Plain farmhouse listed as a Centennial Farm with the Georgia Department of Natural Resources. Features include 17 acres, 11 acres fenced and cross fenced, 500' frontage on Etowah River, 2 barns and 2 wells. House has modern baths, underground utilities. Featured house on 1996 Ramble with The Georgia Trust. \$590,000. Contact Mary Ford Agraz or Rick Agraz, Coldwell Banker, 678-594-2823.



EUHARLEE, 1906. Renovated farm house with 5 acres of pasture. Modern detached oversized 2-car garage. 3BR/2BA. Close to Cartersville and Emerson. \$214,900. Contact Mary Ford Agraz or Rick Agraz, Coldwell Banker, 678-594-2823, ragraz@earthlink.net.



FORT VALLEY, c. 1926. The Evans-Cantrell House. Italian Renaissance home built by A.J. Evans, Georgia's Peach King, with identical floor plan as old Governor's Mansion formerly located in Atlanta's Ansley Park. Features 12' ceilings, 5BR/7BA, 4 fireplaces, 8 beveled glass French doors and many original light fixtures. Currently used as Peach County's only B&B. Approved kitchen. 7,300 sq. ft., plus 2-story carriage house. \$450,000. 478-825-0611. www.evans-cantrellhouse.com.



LAGRANGE. Broad St. Historic District. Lovely Neo-classic home. Features include a wonderful porch for entertaining, heart pine floors, 4 fireplaces and high ceilings. Walking distance to downtown, LaGrange College and churches. Contact Jenny Copeland at 706-884-2824 or 706-402-4084, jennycopeland@mindspring.com.



LOGANVILLE. Beautiful 1800s Queen Anne home on just under an acre in historic Loganville features historic architectural details, modern conveniences, and brick and hardwood floors throughout. The recently renovated 3BR house includes 7 fireplaces, authentic bathrooms fixtures, 10' ceilings. Kitchen remodeled to current standards, with granite countertops and large double oven. \$339,500. Call 678-957-6333 or view home at www.rickandsuesellhomes.com.

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MACON c. 1908. Originally built by Macon banker and Mayor Luther Williams, the Williams-McCullough House has been restored and renovated using vintage craftsmanship with modern conveniences. The 4,000-sq.-ft. home features 5BR/4.5BA, master suite w/whirlpool tub and separate shower. 3 clawfoot tubs, heart pine floors, 8 coal fireplaces, playroom and a 3-car garage. \$349,900. Mary Cay McCullough, Macon Leaders, 478-501-7653 or restorers619@cox.net.



MARIETTA, 1890s. Victorian cottage features front porch with gazebo, center hall, large rooms, high ceilings and back deck. Yard features lush landscaping, fountain and children's playhouse. 6 decorative fireplaces, updated kitchen and baths. Master bath features whirlpool tub, separate shower. \$379,000. Contact Mary Ford Agraz, Coldwell Banker, 678-594-2823.



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.



MONTICELLO, c. 1895. The Persons-Barkson House is a classic Victorian beauty in the Monticello Historic District. Features include 12' ceilings, heart pine floors, 9 fireplaces, grand entrance with stairway, formal living and dining rooms, newly renovated kitchen and butler's pantry, den, sunroom, 5BR/3BA (2 with claw-foot tubs), unique vintage lighting fixtures, wraparound front porch and rear covered porch. Joyce McDonald Realty, 1-800-560-6622.



MONTICELLO, c. 1916. Elegant Neoclassical-style home on 2.75 acres. Original coach house and outbuilding remain in rear pecan grove. Grand entry, parlor, music room. 10 fireplaces, 5BR/3BA and 2 half-baths. State-of-the-art gourmet kitchen. \$749,000. Barbara Groover, 800-776-7653, ext. 207, Baldwin Realty, Inc.



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.



SPARTA, c. 1820. Whaley-Pendleton-Graves Home. Featured in books such as *Daughters of Painted Ladies* and in a Stan Strickland painting, the house features an ornate heart pine ascension entry and quarter-sawn oak and cherry foyer floor. Basement used as the town's Roman Catholic sanctuary during Civil War and still has altar built into chimney base. Massive, heart pine pocket door and hidden kitchen staircase. In historic downtown on large area of undeveloped land. \$245,000. Call Lori Crow, 404-277-0966.



STONE MOUNTAIN. Historic 84-year-old cottage with log cabin interior near Stone Mountain Village and park. Huge acre lot with hardwood trees. 2 large bedrooms, full bath. Updated kitchen with custom cabinets. Lovely views from every window. Wood floors. Enclosed porch. Must see to appreciate! \$139,000. Carrie Shoults C21 Gold Medal Realty, 770-621-9009, ext. 222.

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STONE MOUNTAIN VILLAGE, c. 1885.

Victorian cottage with original pine floors, fireplace mantels and tiles, woodwork, working transoms and stained glass. Central heat/air, attic and ceiling fans. Great condition. Spacious porches, cellar and new deck. Fenced .6 acre with heirloom trees and plantings. View of mountain and near path to park. 3BR/2BA. \$230,000. www.duffyrealtyofatlanta.com. Call Tom 404-562-8409.



WASHINGTON, c. 1838. Beautiful Greek Revival sited 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.



WAYCROSS, c. 1885. Queen Anne mansion, 5,000 sq. ft. on National Register. Beautiful total restoration w/the finest; on many tours. Wraparound 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.

Thank You

The Trust is grateful to the nearly 200 individuals who contributed to the "Let's Save It" annual campaign to fund operating expenses. Your generosity provided more than \$27,000 to support the Trust's mission to reclaim, restore and revitalize Georgia's historic resources. This list represents gifts received by July 31, 2004.

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Welcome Back to the Neighborhood

Continued from page 1

best practices to help revitalize Georgia's neighborhoods at the community level."

Intown Living Finds New Popularity

As the trend of returning to an urban center intensifies, historic inner-city neighborhoods such as Macon's Tatnall Square Heights are now seeing a rebirth.

Since the 1970s, when I-75 construction cut through the area, the neighborhood had fallen more and more into disrepair, riddled with crime and dotted with abandoned and dilapidated homes. About five years ago, Historic Macon



Most of Tatnall Square Heights' homes have been restored, including the one above, pictured before (left) and after (right).

Foundation set about purchasing houses through its revolving fund in hopes of turning the neighborhood around.

Brown notes that transitioning a deteriorating neighborhood into a vibrant, diverse one results from careful, comprehensive planning. A neighborhood revitalization plan should work to ensure that existing residents are able to stay, while also making it attractive to househunters. Identifying the potential of the area is the first step.

"You've got to have points of strength to make it happen," Brown says, noting that for Tatnall Square Heights, a local park and a magnet School of Excellence bolstered the community's potential. "It needs to have boundaries. It needs to be definable so people see it as a neighborhood."

The plan worked. Today the Heights is host to a range of house sizes, income levels and ethnicities, and crime has been reduced by 58 percent.

Such a large-scale project may take several years to complete, but the reward is worth the wait. "You don't do a neighborhood in a year," Brown says. "But the benefits are, our city is not becoming a black hole. We are creating healthy neighborhoods for young families."

Creating a Community

A neighborhood is more than just a group of houses along a series of streets. It's a community defined by its personality, and for Columbus's MidTown district, that personality was moving north.

"The MidTown area is really the center of Columbus," notes Elizabeth Barker, assistant executive director for His-

toric Columbus Foundation and MidTown project administrator. "It's traditionally been where a lot of people live who work in the downtown area. Now we're seeing a lot of growth moving to the north of Columbus, especially commercial and retail growth. With all the movement north, we've been experiencing a lot of vacant property in the [MidTown] area."

To counteract this trend, Historic Columbus Foundation began revitalizing the district about three years ago by supporting the local designation of five historic districts within the area. With initial guidance from the Trust through its *Living Places* program, Historic Columbus's project encompassed a more geographically and ethnically diverse area and included representatives from all MidTown neighborhoods in the steering committee. With ongoing involvement from the National Trust for Historic Preservation, Historic Columbus is currently implementing a broad-based, inclusive neighborhood revitalization plan.

But how can such a large collection of people work together to invigorate the community without sacrificing its distinct character? Barker and Savannah's Jest agree it's important to keep residents and businesses involved in the process and provide updates, which helps strengthen community feeling and gets people involved.

Because the process has the most impact on those already living and working in the area, Historic Columbus Foundation began by talking to homeowners, landlords, renters and business owners about what they'd like to see happen. This process

formed the current 38-member steering committee.

"It starts with the individual," Jest says. Barker concurs, adding that change begins with "homeowners just talking to each other and starting to be more aware of what is around them, what is happening."

"It's really about conversation," Jest adds, "engaging people to see where they are and what they're thinking."

The Columbus steering committee has hired a planning firm, Tunnell-Spangler-Walsh, to survey stakeholders in MidTown to learn residents' visions for the district and what kinds of structures and streetscapes they consider aesthetically pleasing. The steering committee will incorporate these results into plans for the future.

Even if residents feel their neighborhood is beyond help, Historic Savannah Foundation's Jest sees otherwise. The neighborhood coordinator encourages people to develop

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a revitalization plan around the good things about their neighborhood. "That's where historic preservation can come in and help shed some light, develop some awareness of the value of that existing housing stock, that existing environment and streetscape."

Often, those involved in revitalizing a community begin to understand the importance of historic preservation and its ties to economic development only after they've become involved in the process.

"As individuals go through the visioning and planning process, they start to appreciate the uniqueness and personality of their community," Barker says. "Through that appreciation, they can see how saving existing historic resources and promoting new development really do work together."

Making Life Better

While the economic benefits are many, what neighborhood revitalization really comes down to is improving the quality of life by creating a greater sense of community. Neighborhoods that encourage walking, filled with greenspaces and bike paths, restored historic homes and mixed-use developments, inspire more personal interaction and a greater sense of commitment to and confidence in the neighborhood and city. Quite simply, a successful revitalization makes a town's neighborhoods better places to live, work, learn and play.

For more on *Living Places*, visit www.georgiatrust.org.

Continued from page 8

access to transportation and walking and biking trails.

"The LCI study is unique in that it looks at not just one aspect of a community," says Anthony Griffin, city manager for Holly Springs, which received \$65,000 to develop a plan for its downtown. "You're looking at land use, you're looking at natural resources; it brings all the elements of planning into one study. And it's made a high priority out of revitalizing the downtown areas."

With a population of 4,300, Holly Springs wants to maintain its small-town feeling. The Cherokee County community hopes to create a pedestrian-friendly downtown with mixed-use elements integrated into surrounding neighborhoods.

Once the plan is approved, recipients may reapply for implementation grants. While ARC encourages study grant recipients to complete their plans within the year, the implementation spans several years. Holly Springs hopes to implement its plan over a five-year period.

Like Holly Springs, many of Atlanta's surrounding communities have historic districts at their core.

"Some of these town centers—downtowns like Acworth and Woodstock and Canton—they're ripe with old historic structures, and there's always some historical significance to each of those towns," says ARC's Carnathan. "The Livable Centers Initiative helps make these towns great places to be."

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



DAVIS HOUSE, Demorest, c. 1891. This 2,000-sq.-ft. Queen Anne house with a side hall plan sits on a 1/2-acre corner lot in Demorest, a charming town in Northeast Georgia. Original materials in the 3BR/2.5BA house include colored glass windows, doors and hardwood floors. The lot overlooks a lake and a city park. \$195,000. 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.





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