

The Rambler

The Member Publication for The Georgia Trust for Historic Preservation

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

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

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Preservation Creates Real Estate Markets

As communities across Georgia and the United States continue to come back from decades of decline, it's become clear that preservation has played a large part in not just the growth of the intown real estate market, but also in its creation.

Neighborhood rehabilitation begun in the mid-1950s in places like Charleston, Richmond and Savannah, has blossomed in the last decade. Today's "Back to the City Movement" started with urban pioneers moving into economically unstable historic neighborhoods to begin the slow process, often with their own sweat equity, of restoring the luster of their historic houses. In many cities, local preservation organizations spurred these efforts by acquiring key buildings and establishing historic districts to increase neighborhood stability.

In the early 1980s, stronger preservation tax incentives for commercial buildings and the National Trust's launch of its Main Street downtown revitalization program broadened preservation to include central business districts. With the help of The Georgia Trust, Georgia was fortunate to be one of the first six Main Street states in 1980 and has been a part of the program ever since.

This program successfully takes a comprehensive approach to downtown revitalization based on four points: organization, promotion, economic restructuring and design. This last point has had the most long-lasting and catalytic impact on downtowns throughout the country. Main Street has become the downtown revitalization program for the nation, active in some 1,800 communities in nearly every state. Over the years, The Georgia Trust has offered consultation and designed plans for 3,500 Main Street businesses. With 102 cities currently engaged, Georgia remains one of the countries leaders in downtown revitalization.

Simply put, these historic preservation efforts have created a market where there once was none, reversed decline in intown residential and commercial areas, and brought back the tax base while using the infrastructure of roads, water and utilities that taxpayers had already paid for.

How did preservation play a key role? Urban pioneers who moved into historic buildings found them well built, warm, full

of charm and detail, and conveniently located. As they made improvements they were soon joined by others, house by house, each owner inspiring the other. New construction does not usually inspire other existing building owners in the same way.

Preservation also creates real estate markets because it can be more responsive than new construction to the current market. An owner can initially invest just enough to stabilize a historic building. As the market strengthens, a more substantial rehabilitation can occur. High-end or custom-designed fixtures can be incorporated in a third level of investment as the market continues to improve. This flexibility allows investment in the building to float up with the surrounding real estate tide. Then new construction can follow.

Despite a reputation to the contrary, irrefutable evidence from tens of thousands of projects using preservation tax incentives show that on average, rehabilitation using experienced professionals is less expensive than equivalent new construction.

A well-known real estate developer notes: "I have always found that it is much cheaper to use an existing structure. Now doing so is more complicated and you actually have to be a better builder to do that kind of work, but if you know what you're doing it costs you less money. A lot of the building is already done—you already have your structure—so that is why it is much cheaper." The developer is Donald Trump.

In downtown after downtown, neighborhood after neighborhood, the risky investment, hard work and visionary insight of pioneer owners has sparked a growing trend. The public is continuing to rediscover historic houses in conveniently located neighborhoods, with sidewalks that spur interaction with their neighbors and reconnection with their surrounding community. Downtown Main Streets are also thriving in large and small cities across Georgia and the nation. Without preservation creating these new markets, none of this would have been possible.

Not all cities have fully embraced this strategy, and it's now time for Atlanta to build real estate markets through preservation, especially on Auburn Avenue, the South Central Business District and the BeltLine. 🏠



Greg Paxton
President and CEO
The Georgia Trust
for Historic Preservation

Tour Philadelphia's History and Art Worlds This Fall

Looking for a new experience or a way to see historic preservation in a different city? Join fellow Georgia Trust members on an excursion to Philadelphia October 4–6 to peek inside private historic homes, learn about the city's history, and visit several renowned art museums in the area.

During this special KWT Tour designed exclusively for members and friends of The Georgia Trust, you will have private entrée with introductions by a Philadelphia Hospitality guide



See more than 70 Renoir landscapes at the Philadelphia Museum of Art before the exhibit opens to the public.

into the most authentic and prestigious historic places, including several National Trust properties.

Sites to visit on the three-day, two-night trip include Andalusia, an estate on the Delaware River and one of the finest examples of Greek Revival domestic architecture in America; the Germantown historic homes of Cliveden and Stenton; and Fairmount Park's Mt. Pleasant and Cedar Grove. Also lunch at the 1748 Cresheim Cottage Café in Germantown and at the fabled Main Line Merion Cricket Club, then dine at LeBec Fin, Philadelphia's premiere French nouvelle restaurant.

You'll also get a special opportunity to tour the Renoir Landscapes exhibition at the Philadelphia Museum of Art before it opens to the public. The exhibit features 70 landscape paintings on loan from national museums and private collections around the world.

You'll also visit the world-renowned Barnes Foundation, which houses one of the finest private collections of Impressionist, Post-Impressionist and



Stenton Hall is one of many historic buildings those on the Fall Study Tour will visit.

early-modern art in the world, including 181 Renoir works of art.

Visit www.georgiatrust.org or call 404-885-7805 for more information and itinerary details, or contact Ken Ward Travel, Inc. at 1-800-843-9839 to make your reservations.

Images: convert picture of Stenton into 4-color. If need another image, choose generic image of Philadelphia from web.



Rhodes Hall Director **Laraine Lind** and Visitor Services Coordinator **Emelyn Arnold** sold ice cold lemonade to the spectators at the 2007 Peachtree Road Race, which passes Rhodes Hall each year.



Amanda Respass, Hay House Marketing Coordinator, portrayed The Bride of Sorrento during Hay House's "A Night at the House Museum" on June 8. The Bride was one of many characters from Hay House history who came to life during the event. Other characters roaming the house for the evening included Mrs. Anne Johnston and Mrs. Mary Ellen Felton.

Georgia Trust Welcomes 5 New Trustees to Board

The Georgia Trust welcomes seven new Trustees and says goodbye to six Trustees who ended their terms at the end of the previous fiscal year.

The Trust wants to thank Tony Aeck, Willem Hattink, O. Ben Harris, Walter Moody IV, Geer Ostuw and Bo Spalding for all their efforts while on the Board of Trustees for The Georgia Trust. The new Trustees are:

Tamara A. Bazzle

Mrs. Bazzle is the former Director of Interior Design for an architectural firm and a Fellow, American Society of Interior Designers. From 1978 until the 1990s, she served in numerous leadership roles in the American Society of Interior Designers, including two terms as Georgia Chapter President and one term as National Secretary. She is a board member of the Atlanta Preservation Center, serving on its development committee, secretary of the Buckhead Heritage Society and board member of Samaritan Counseling Center.

Scott Doksansky, CPM, Atlanta

Mr. Doksansky is Director of Portfolio Management for Melaver, Inc., a Savannah-based real estate development firm. His real estate portfolio includes office, retail, showroom, mixed-use and industrial properties in five Southeast cities.

Mr. Doksansky oversees the property management functions as well as the acquisitions and dispositions for the firm. He has 16 years of real estate background on behalf of some of the nation's largest firms, including New Plan Realty Trust, and also worked for Chambers of Commerce in Nebraska and California. He is a graduate of Dana College in Nebraska, the US Chamber of Commerce's Institute for Organization Management, and BOMA International and Harvard University's "Emerging Leaders in Real Estate."

Nathaniel Hansford, Lexington

A native Georgian and a UGA School of Law graduate, Mr. Hansford was commissioned as a Captain in the Judge Advocate General's Corps and served 3½ years on active duty in the Army, retiring after 20 years of duty with the rank of Colonel.

He served as law dean for the University of Alabama from 1986 to 1993, and as visiting professor at the University of Georgia, the United States Military Academy and the University of Fribourg, Switzerland.

Mr. Hansford served as President of North Georgia College & State University from 1999 to 2005. He is a member of the Cohutta Bank of Tennessee's Board of Directors and Chairman of the Executive and Compensation Committees and Lead Director of the Synovus Board of Directors. He currently serves as Managing Partner of Hansford Partners L.L.P., an investment partnership. Mr. Hansford is married to the former Frances Fincher of Chatsworth, and they have two children.

C. Terry Holland, Macon

Mr. Holland is owner and president of C. Terry Holland Interiors, Inc. He is President of the Hay House Council, as well as Board President of Loaves and Fishes Ministry in Macon. Terry is also a board member for Historic Macon Foundation and Macon Arts, and is also active with the Middle Georgia Community Food Bank and St. Paul's Episcopal Church.

He is the recipient of the 1999 Historic Macon Award for

Neighborhood Revitalization and a 2001 recipient of the Cultural Award from Macon Arts for support of Macon's arts community. Terry is very involved in Macon's revitalization effort, owning 10 houses in the city's Intown Historic District.

Robert L. Mays, Atlanta

Mr. Mays, who has been associated with Trust Company since 1982, is presently First Vice-President of SunTrust Bank Endowment & Foundations Division. He holds a master's degree in Business Administration from Georgia State University and is involved in many community activities and church activities at St. Luke's Episcopal Church in Atlanta.

He was the founding president of Peachtree Corridor Congregations, 1988–1992, which consists of The Long Range Planning & Property Committees of 11 historic Downtown/Midtown congregations with aging historic structures. Mr. Mays serves on the Advisory Board of Historic Oakland Foundation, and the Shepherd Center; serves on Henry Medical Center Foundation's and The Atlanta Opera's Board of Directors; and was an appointee by Governor Harris and Governor Miller to the Georgia Council for the Arts

James R. Vaseff, AIA, Decatur

Mr. Vaseff coordinates Georgia Power's economic development efforts in metro Atlanta. A licensed architect, Mr. Vaseff was in private architectural practice in Boston, London and North Carolina before entering the electric utility industry. He also taught at the College of Architecture, University of North Carolina Charlotte and worked for the National Park Service.

Mr. Vaseff is a graduate of the Boston Architectural Center and was a Loeb Fellow in Advanced Environmental Studies at Harvard's Graduate School of Design. He is a board member of the Georgia Humanities Council and the Georgia Downtown Association, was Chairman of the National Register Review Board for Georgia and also serves on the State Codes Advisory Committee and the State Planning Advisory Committee. He lives in Decatur with his wife and two daughters.

Amelia A. Wilson, Eatonton

Mrs. Wilson is chairman of the board of The Peoples Bank of Eatonton. She is a Deacon in the First Baptist Church, a Board Member of the Eatonton Historical Society, Eatonton Advisory Committee for the Arts and Macon Symphony Orchestra and a member of the Colonial Dames of America, Madison Town Committee.

Amelia and her husband Harvey founded The Peoples Bank Foundation Scholarship fund for high school graduates that has provided 60 scholarships for a total of \$77,600 to date. She is a 50-year-award member of Georgia Bankers, Chamber of Commerce Citizen of the Year, and Eatonton-Putnam Library Woman of the Year. She is married to Harvey L. Wilson with two children and five grandchildren.

Trust Members Tour BeltLine, City Hall East

On Sunday, March 25, more than 40 Georgia Trust members and friends participated in the 2007 Presidential Excursion, a tour of Atlanta's historic BeltLine.

Sponsored by Mellon Private Wealth Management, the three-hour tour featured historic points of interest throughout the 22-mile oval that surrounds downtown Atlanta.

Tour leaders included Richard Laub, Director of the Heritage Preservation Program at Georgia State University and a Trustee of The Georgia Trust; Brandy Herlinger, Architect, ReForm, Inc.; and Doug Young, Principal Planner at the Atlanta Urban Design Commission; and Greg Paxton, President & CEO of the Trust.

The excursion included several historic neighborhoods such as Grant Park and Cabbagetown, Old Fourth Ward and the Martin Luther King, Jr. Historic District. Presidential members (those contributing \$1,000 or more annually to the Trust) also toured Bellwood Quarry and adjacent lands, largely unknown to Atlanta residents. The 400 acres on Atlanta's west side near the Bankhead MARTA station are expected to become a park along the BeltLine in the near future.

Following the tour, Trust members enjoyed a wine and

cheese reception at City Hall East sponsored by Whole Foods Market. Emory Morsberger, CEO of Morsberger Group, shared his vision for the redevelopment of this historic Atlanta landmark as a context-sensitive mixed use activity center that will re-weave the area's urban fabric and serve as a crossroads and catalyst for revitalization of the Ponce/North Avenue corridors.

The Trust would like to thank Mellon Private Wealth Management and Whole Foods Market for sponsoring this program.

From left: Jim Montgomery and Helen Tapp-Montgomery tour the Bellwood Quarry with Emory Morsberger and Greg Paxton during the Presidential Excursion tour of the BeltLine..



GEORGIA TRUST REVOLVING FUND FOR ENDANGERED PROPERTIES FOR SALE



BAGWELL-LITTLE HOUSE
Carnesville, c. 1810. Federal house on 1.75 acres, just off the square. Original interior details, faux painted panels, graining on doors & wainscoting. Perfect for shops, offices or restaurant. New systems, roof, siding. Interior painted surfaces need restoration. Contact \$199,000. Frank White, 404-885-7807.



HARMONY CHURCH
Senoia, c. 1896. 1.5 pastoral acres. 14' ceilings, heart pine floors, walls & ceilings. Church rehabilitated to 2BR/2.5 BA residence that was recently featured on HGTV. Library wall w/rolling ladder, big kitchen & gathering room. Carriage house could have apartment. \$325,000. Contact Frank White, 404-885-7807.



STOVALL HOUSE
Santee, c. 1837. Built by Moses Harshaw. National Register-listed house operated as a Bed & Breakfast as well as a restaurant for more than 20 years. On 28 acres of rolling green hills; ideal for a vineyard or continued use as a small inn or restaurant. \$2,500,000. Contact Frank White at 404-885-7807.



GACHET HOUSE
Barnesville, c. 1825. Plantation Plain home built by Benjamin Gachet. The 2,700-sq.-ft. 4 bedroom, 2.5 bath house has a central hall plan & retains original Federal mantels, staircase, heart pine floors & mouldings. On 2.5 acres w/63 additional acres avail. \$385,000. Contact Frank White at 404-885-7807.



COWEN FARMSTEAD
Acworth, c. 1854. Plantation Plain house on .6 acre makes ideal commercial or office space. \$350,000. For more information on this property, contact Frank White at 404-885-7807.



E.M. ROGERS HOUSE
Adel, c. 1907. This Queen Anne cottage features 14' ceilings, heart pine floors & hipped roof. The 2,000-sq. ft. house also contains 6 fireplaces, 7 rooms & 2 full baths. The surrounding .5 acre property includes 3 outbuildings. \$110,000. Contact Frank White, 404-885-7807.

Visit a Historic Hotel in Georgia this year!

This summer or fall, take a weekend retreat and visit one of Georgia's seven Historic Hotels of America.

Since 1989, this National Trust for Historic Preservation program has recognized and promoted hotels for their historic integrity, architectural quality and outstanding preservation efforts made by owners and managers.

For more information on the program or individual hotels, visit www.historichotels.org/hotel_by_location/GA.

To make a Historic Hotels reservation, please call 1-800-678-8946. Reservations made through this number support the National Trust for Historic Preservation.

Windsor Hotel, Americus

Originally built in 1892 as a destination for northern hunters and vacationers escaping winter's chill by architect G.L. Normann, the five-story castle-like Windsor Hotel takes up nearly a full block in downtown Americus.

By the 1970s, the only ones staying at the once highly respected hotel were the local pigeons. With broken gutters, peeling paint and falling plaster, it was known around town as its "white elephant."

Although threatened with demolition, the community overwhelmingly supported restoring the hotel, which reopened in 1991. Over the years, a total of \$8 million has been invested to restore the guest rooms, which feature high ceilings and plantation shutters, as well as the round tower suites, balconies and the golden oak-trimmed, three-story atrium lobby.

Onsite amenities include a full-service spa and beauty salon. Rates range from \$85 to \$300.

The Partridge Inn, Augusta

Originally built as a two-story private residence in 1836, the future Partridge Inn was purchased by Morris Partridge in 1870. The hotel was renowned in its day for its excellent cuisine and was considered a favorite winter escape for many northerners.

The framework of the original 19th century home is still hidden within the hotel, which Partridge expanded over the years until it assumed its present five stories and quarter-mile of porches and balconies.

Threatened with demolition in the 1980s, the renovated and refurbished hotel opened again in 1988. Rates range from \$149 to \$1,800.

Greyfield Inn, Cumberland Island

The Greyfield Inn was built in 1900 for Margaret Ricketson, daughter of Lucy and Thomas Carnegie and niece of Andrew Carnegie.

In 1962, Margaret's daughter opened Greyfield to guests to ensure the property's preservation, and in 1972, the island was designated a National Seashore. As a result, the inn's guests usually find themselves alone on unspoiled beaches and meandering trails.



The Jekyll Island Club

Inside, family portraits still grace the walls of the parlor, and late Victorian antiques, Tiffany lamps and Chippendale pieces fill the rooms. In the well-stocked library, first editions and classics owned by the Carnegies line the shelves.

Greyfield Inn has been recognized as one of the 10 Most Romantic Inns in the country by the American Inn Association and one of America's Top 25 Inns by Conde Nast Traveler. Rates range from \$395 to \$575.

Jekyll Island Club

In 1886, families including the Astors, Rockefellers, Goulds and Morgans formed this private winter hunting retreat and commissioned architect Charles A. Alexander to design and build a 60-room clubhouse, which opened two years later in 1888.

The Club dwindled during the Depression and the government asked members to refrain from using it during World War II. They never returned and the island was sold to the State of Georgia in 1947.

In 1978, the 240-acre club district was designated a National Historic Landmark. After a \$20 million restoration in 1985, the Jekyll Island Club Hotel opened.

The club, which helped host the Trust's 2007 Annual Meeting, features encircling verandas, leaded art glass windows, ornate woodwork and Rumford fireplaces. Rates range from \$139 to \$399.

The Mulberry Inn, Savannah

The Mulberry Inn was originally built in the 1860s as a livery stable and later served as one of the city's cotton warehouses.

The hotel is only steps from Washington Square. River Street, museums, shops and galleries are footsteps away.

Rooms are fully refurbished in period furnishings and classic American reproductions. Room rates range from \$129 to \$269.

Thanks to a National Park Service grant, the oldest building on the Fort Valley State University campus is undergoing a million dollar rehabilitation this year.

"This building has been unoccupied for almost 20 years, and our biggest concern was to preserve it," says Al Foster, chief facilities officer for FVSU. "Right now, there are issues of moisture and water infiltrating into the basement areas, so we have a lot of deterioration that we need to arrest."

Built in 1907, the three-story brick building originally housed a women's dormitory. It later served as a food service center, classrooms and an administrative building for the university.

the university a \$763,769 grant for the project, while the University System of Georgia kicked in another \$327,000 as part of the matching grant.

These funds will pay for first phase, which will focus on exterior repairs such as window replacement, roof stabilization and masonry work.

The school is working with the park service and J.W. & Associates Architects to make sure the building is stabilized and rehabilitated while still keeping the remaining historic elements intact.

The team is also implementing several concepts to ensure that the building is “smart and green,” says Melody Carter, executive director for facilities, notes.

"We have to maintain the original integrity of the facility to the extent that we'll be allowed to make sure the facility is smart and green—smart with technology upgrades that the building will support, and green for things such as automatic shut-off lighting."

The first phase is part of a larger overall project that will rehabilitate the building as administrative space. The college also hopes to move the President's Office into the building once the rehabilitation is complete, which the university hopes will be January 2009.

For more information about the rehabilitation or to donate to the project, contact Melody Carter, carterm0@fvsu.edu.

Perched above the Savannah River on the bluff overlooking popular River Street, the River Street Inn was originally built in 1817 as a storing, grading and exporting facility for cotton.

The property opened as the River Street Inn in 1986 and features many unusual details, from the floor-to-ceiling windows and cobble-stone streets built from old ships' ballast stones to the "Factor's Walk," an intricate network of balconies overlooking the river and downtown.

The five-story hotel takes up an entire city block and is close to restaurants and art galleries along River Street. Rates range from \$199 to \$275.

When it originally opened in 1935, the King and Prince was immediately a hit as a popular dance club. Six years later, the main hotel building, which features Mediterranean architecture, red-tiled roofs, archways and a lush palm garden, first welcomed overnight guests. But when German U-boats were spotted off the Georgia coast that summer, the hotel was shut down and used as a naval training facility and radar station until the end of World War II.

Like our New Look?

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How Far Can Preservation Take the BeltLine?

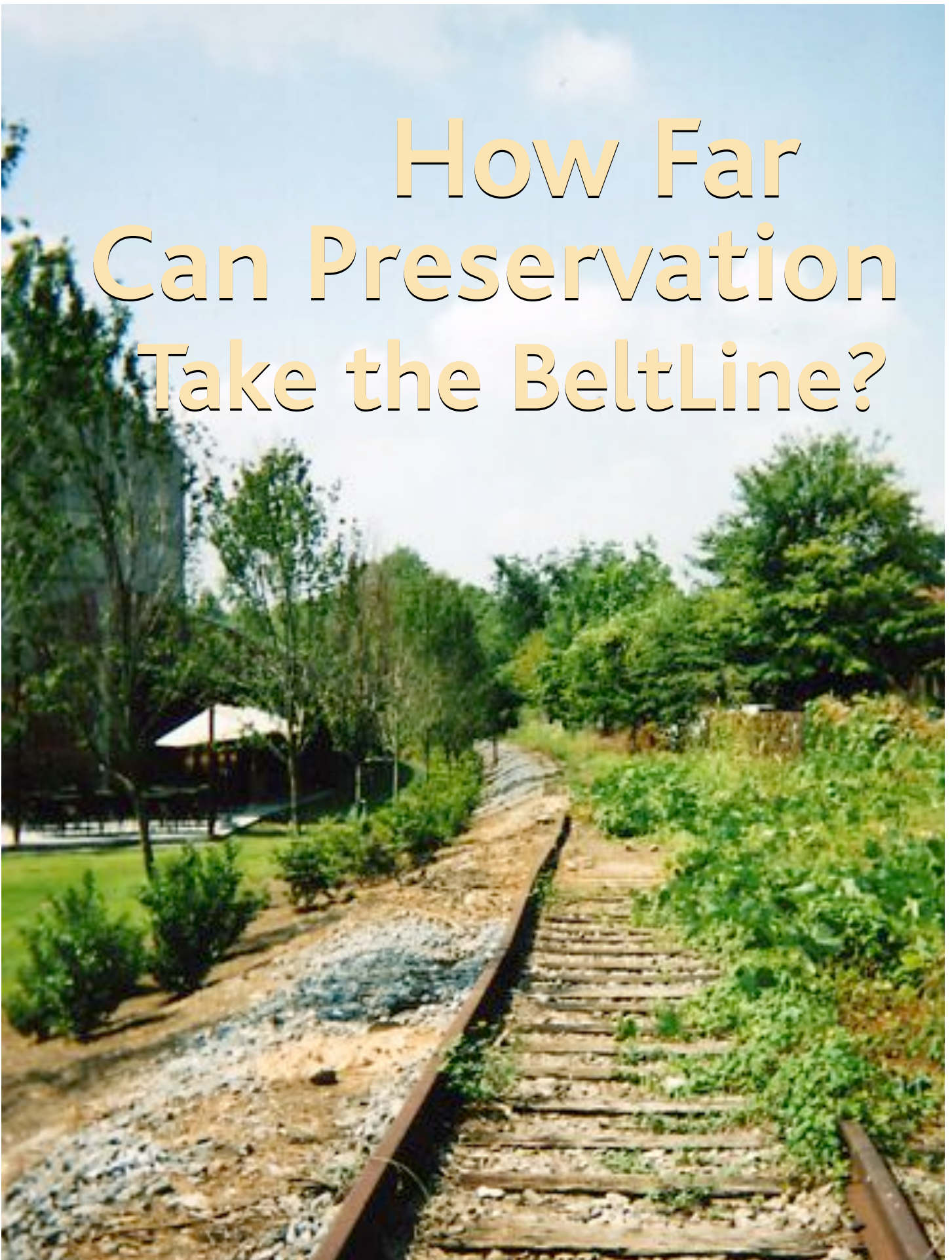
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IN 2014
Stay in a Historic Hotel
On Your Next Vacation
► Planning Your Fall Trip Home
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► Fall Events in the South

THE RAMBLER

Be sure to visit www.georgiatrust.org
between issues for up-to-date
information on preservation news,
Trust events and more.

How Far Can Preservation Take the BeltLine?



The Atlanta BeltLine, a \$2.8 billion redevelopment project circling the downtown area, is being touted as the plan for the city's growth for the next 25 years and beyond. The 22-mile loop follows turn-of-the-century railroad tracks from which would hang an "emerald necklace" of parks, jogging trails and transit, and passes through more than 40 historic neighborhoods. Along the 1,400 acres of green-space lies more than 2,500 acres that could be redeveloped into housing, restaurants, offices and mixed-use development, spurring unprecedented economic growth for the city.

The BeltLine project offers the city an extraordinary opportunity to rehabilitate its inner perimeter as a vital place to live, work and play, and historic preservation can play a major role in achieving this vision. "The Georgia Trust is working to help city leaders discover how preservation can help them achieve their BeltLine goals," says Greg Paxton, president & CEO. "Preservation is absolutely integral to the success of this project." Indeed, two of the BeltLine's eight goals (see Beltline Goals 5 and 7) mention preservation specifically, and three others (Goals 2, 4, and 6) can be best achieved through the rehabilitation of historic structures and the restoration of original street plans.

The BeltLine contains at least 1,000 historic structures and districts, as identified in a recent survey conducted for the Atlanta Urban Design Commission by Georgia State University students. Some of these have already been rehabilitated and are contributing to the revitalization of their neighborhood, such as the StudioPlex on Auburn Avenue, the King Plow Arts Center and Puritan Mills on the west side. Many other rehabilitation projects are already underway, all poised to serve as catalysts for further redevelopment: the Sears Building on Ponce de Leon Avenue, the DuPre Excelsior Mill on North Avenue, the National Linen Building on Edgewood Avenue, the A&P Lofts on Memorial Drive, the Couer D'Allene lofts in West End. "The success of the BeltLine is already upon us," says Paxton. "Historic buildings are already leading the Belt-

Line revitalization and The Georgia Trust is working to ensure that this trend continues."

As seen again and again, in Georgia and across the country, when local landmarks are rehabilitated, the revitalization of nearby neighborhoods soon follows. As Paxton puts it, "The Georgia Trust wants to facilitate appropriate neighborhood revitalization, so that each BeltLine community's distinct sense of place is preserved, while



Excelsior Mill, most recently used as the Masquerade concert venue, sits along the BeltLine. Its redevelopment as part of a new mixed-use project has been a hotbed of controversy.

compatible new development is encouraged."

As the "emerald necklace" takes shape, creating a quality experience for visitors will be critical. Here again, historic resources can play a vital role in promoting BeltLine goals. The BeltLine is rich in historic resources which can be used to interpret the district and to develop it as an attractive destination for both visitors and local residents. Paxton envisions "a heritage tourism/recreation destination that, wherever locals or visitors jump on or off, they can discover Atlanta's railroad, industrial, battlefield and neighborhood past." To make this happen, planners can turn to proven preservation models such as the National Heritage Corridor and Scenic Byway programs.

Such a grand vision requires careful planning, and preservationists are working hard to be part of that effort. "It's important to get a plan in place to protect and reuse historic structures before development really takes off along the Belt-Line," says Paxton. Leading the charge for the inclusion of preservation in the BeltLine's planning and funding are Atlanta Preservation Center Director Boyd Coons and committed neighborhood activist Carey Aiken. Preservationists are also advocating for the Atlanta Urban Design Commission, the city agency that oversees and protects local historic structures and districts, to play a significant role in the Belt-Line project.

Preservationists were greatly encouraged when the City of Atlanta included preservation in the legislation that created the BeltLine Overlay District earlier this year. One of the objectives of the new ordinance is to "preserve the historic physical character of the industrial districts along the Belt-Line by promoting adaptive re-use of historic structures and encouraging new construction to be consistent with the size, scale, and/or character of those buildings." New construction in neighborhoods should be "compatible with the character of existing established adjacent single family neighborhoods."



The BeltLine is a 22-mile circle of railroad tracks that would be transformed into transit and jogging paths linking a network of parks around the city.

Finally, current historic zoning regulations will be respected in the new district.

With a clear mandate and identified resources, preservationists turn now to implementation. The specifics of such an ambitious project may seem overwhelming, but basic preservation strategies apply. The Georgia Trust and local preservationists have identified 10 actions that will help achieve the BeltLine goals through the rehabilitation of historic resources, the revitalization of surrounding neighborhoods, and the interpretation of the BeltLine District as a significant historic and cultural amenity. Specifically:

1. Use the BeltLine Historic Resources Survey developed under the early leadership of the Atlanta Urban Design Commission (AUDC) in conjunction with Georgia State University, EDAW and Urban Collage, as a key initial planning document for rehabilitation and new development in the BeltLine Overlay District. Further survey will be needed. Further survey will be needed to further evaluate these resources.

2. Strengthen the focus of the entire BeltLine corridor itself, recently re-designated in the Comprehensive Development Plan as a Transportation-Utility-Communication Corridor, by also designating this right-of-way as a historic district in the City of Atlanta. This will permit use of historic tax incentives and provide City review of historic infrastructure, helping to ensure this key BeltLine theme is factored into future decision making.

3. Preserve the existing BeltLine historic built environment, including infrastructure, buildings and structures such as bridges, tunnels and trestles.

4. Design public rights-of-way, PATH development and roads to preserve historic properties, archaeological and Civil War sites, and historic landscapes. Avoid historic properties with new street grids. Protect Piedmont Park.

BELTLINE GOALS

1 A connected network of beautiful parks and greenspaces.

2 Trails and pedestrian-friendly streets to link existing neighborhoods previously severed by rail and industry.

3 A 22-mile transit loop providing an alternative to auto trips among jobs, residences and cultural attractions.

4 Compact mixed-use development that supports transit, parks and trail, as well as businesses.

5 Preservation of surrounding single-family neighborhoods.

6 Increases in affordable workforce housing.

7 Preservation of historic buildings and structures.

8 Environmental remediation of underutilized brownfield areas.



The 1954 Blue Horse Office Condominium complex (formerly the Montag Brothers Paper Company) is just one successful rehabilitation along the BeltLine, but many more similar structures are threatened by development.

5. Use the AUDC's "Economic Incentives for Historic Preservation," including local, state and federal tax incentives, to further facilitate historic rehabilitation development efforts.

6. Use existing areas designated as historic, landmark and conservation overlay districts, as codified in the BeltLine Overlay District ordinance, developing enhancement strategies using preservation incentives.

7. Encourage development of enhancement strategies and additional historic, landmark and conservation overlay districts in areas adjoining the BeltLine:

- Allocate TAD funds for survey, designation and preservation activities of the historic resources and districts along the BeltLine through the AUDC and consulting parties


- Reimburse neighborhoods, AUDC and cooperating organizations and consultants for this work within the TAD.

- Develop large-scale maps including existing and proposed historic designations and the AUDC survey to facilitate upfront planning and development.

8. Require AUDC approval for demolition for properties listed in or eligible for the National Register of Historic Places within the BeltLine Overlay District.

9. To promote the BeltLine as a heritage tourism destination, identify elements of neighborhood, city, state and national historic significance within the SPI and develop and fund through the TAD a plan to design and implement a variety of interpretive devices throughout the length of the BeltLine, using Heritage Corridor and Scenic Byways models.

10. Include facilitated discussions of the historic resources within the BeltLine that are significant to adjoining neighborhoods, and discussion of the means for providing that rehabilitation and new development is compatible with existing BeltLine resources and neighborhoods as part of the BeltLine planning segments meetings.

For more information on the BeltLine, visit www.beltline.org, www.beltlinecommunity.com, and www.bncatlanta.org. To learn more about The Georgia Trust's BeltLine Actions, visit www.georgiatrust.org. 

AROUND THE HOUSES



Mystery Comes to Rhodes Hall

Now in its third year, the popular Murder Mystery Dinner returns to Rhodes Hall for a spooky run of shows beginning October 1.

Join us for a night of intrigue, treachery, food, and drink. Experience the thrill of solving a crime as you and your fellow guests become entangled in the mystery. What better way to celebrate the season than with a rousing whodunit in a 103-year-old mansion. It will be an evening to die for.

The event is \$60 per person, which includes a three course meal, wine and an evening of live entertainment in Atlanta's own "castle on Peachtree." Group discounts available.

Seating is limited and reservations are required. Book early as the dinners sell out quickly (October 29 is already completely booked!).

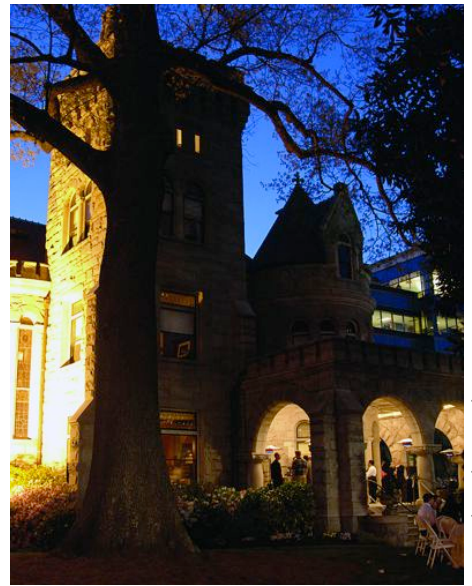
The performances benefit the preservation and continuing restoration of Rhodes Hall.

RHODES HALL

Dinners will be held each Monday October 1–November 26.

For more information, contact Laraine Lind at 404-885-7809. To purchase tickets, visit our Web site at www.rhodeshall.org.

Rhodes Hall hosts spooky mystery dinners each Monday night Oct. 1–Nov. 26.



Picture This! Photography



Elegant Light To Fill Hay House This October

The Georgia Humanities Council and Hay House in Macon are celebrating National Arts and Humanities month October 12 with the seminar "Elegant Light: American Stained Glass of the 19th and 20th Centuries."

The full-day seminar features guest speakers, a catered luncheon and a tour of Macon's finest stained glass art.

The keynote address will be given by Robert O. Jones, a historian and stained glass expert from the Florida Bureau of Historic Preservation. Jones is the author of two books on stained glass: *D. Maitland Armstrong: American Stained Glass Master* (2003) and *Biographical Index of Historic American Stained Glass Makers* (2002).

HAY HOUSE

Stained glass specialist Jeff Loose of Studio Glass Company in Atlanta will give a presentation about stained glass restoration work at Hay House, including the "Seasons of the Vineyard" window in the Dining Room and the "Lord Byron" window in the Walnut Hall. Two wall panels made of stained glass and beveled mirrors were also recently restored and returned to their places in the Dining Room.

Following the speaker presentations and luncheon at Hay House, "Elegant Light" attendees will have the opportunity to tour remarkable sites throughout Macon that feature stained glass art, including Temple Beth Israel, St. Joseph's Catholic Church and First Baptist Church.

The program, which begins at 9:30 a.m. and lasts until approximately 4 p.m., is sponsored by the Georgia Humanities Council. Advance registration for "Elegant Light" is required. Reservations may be made through October 1, 2007.

Cost per person is \$45, which includes the entire program and luncheon. The cost to attend for Hay House Patrons or Georgia Trust is \$38.

Visit www.hayhouse.org to learn more or call Hay House at 478-742-8155 to reserve your space for the seminar.



Learn the story behind the recently restored *Seasons of the Vineyard* stained glass window at Hay House Oct. 12.



Tour Macon's finest stained glass art, including the recently restored stained glass at Hay House, during *Elegant Light: American Stained Glass of the 19th and 20th Centuries*.



AMERICUS, c. 1892. Splendid Queen Anne house, 4334 sq. ft. 5/6 bedrooms, 3 baths. Oriel window, stained glass, heart-pine flooring, panelled wainscot, plaster cornice & medallion. Spacious, well-lit rooms. Updated kitchen with stainless-steel appliances. Generous-sized porches & nice, fenced-in backyard. Desirable location in Americus Historic District. Contact Charles Crisp at Southern Land & Realty 229-924-0189 or 229-938-4127 cell or charlescrisp@bellsouth.net.



ATHENS, c. 1910. Morton-Cooley Home. Craftsman & Tudor Revival blocks from UGA in Athens's popular 5-Points. Completely and accurately restored with period lighting and hardware. 5 bedrooms, 3.5 bathrooms, 4,700 sq. ft. plus basement. \$795,000. Call Louise Hyers, 706-296-8664 or Mike Geyer, 706-202-1660. Coldwell Banker 706-543-4000. Additional photos at www.jjcooley.com.



COMER, c. 1890. The Roper-Scarborough House. Originally built as an I house by one of Comer's first doctors. 5BR/2BA, the home retains many of its original features including pine floors. Two sets of stairs led to the 4 Bedrooms upstairs. Tastefully done kitchen and baths. \$264,900. Contact Hal Grant, Re/Max Associates-Athens. 706-433-2683, hal@halgrant.com.



COVINGTON, c. 1833. Register-listed Greek Revival, museum quality restoration. Whitehall offers eight bedrooms, six baths, multiple parlors, 11 fireplaces, banquet-sized dining room, 12' ceilings, mahogany study, grand stairs, modern kitchen & baths, 3.5 manicured acres, pool, putting green, two gazebos, two sunrooms. Stroll to town square. Possible B&B. \$1,495,000. Harry Norman Realtors. Jeffrey Masarek, Lee Meadows, 404-314-1104 or 404-583-2525. http://www.m2-realty.com/our_new_listings.php.



COVINGTON, c. 1855. The Cottage, meticulously restored four bedroom, three-and-a-half baths in Covington's Historic District. 13' ceilings, wide center hall, seven fireplaces, heartpine floors & more original features. Abundant kitchen offers modern amenities and blends. Landscaped acre surrounded by pierced brick wall. Four car garage, pea gravel courtyard. \$890,000. Jeff Masarek, Lee Meadows at 404-583-2525 or 404-314-1104. Interior photos at www.m2-realty.com. Harry Norman Realtors.



COVINGTON, 1892. The Porter-Smith Home is a Victorian renovation just off the Square in Historic Downtown Covington. 10-foot ceilings, seven magnificent fireplaces, original heart of pine flooring, open foyer, grand staircase, servants staircase. Today's kitchen complete with granite countertops. The master is on the main floor. Period colors throughout. Contact John Fuller, Harry Norman Realtors 678-953-0569.



DUBLIN, 1900s. Beautiful historic home on Bellevue Avenue. Spectacular design and beautiful garden-like setting combine to make this showplace a dream come true. Only a choice few live in this beautiful historical neighborhood of prestigious architecturally designed homes of the early 1900s. Over 3,000 sq. ft. Beautifully remodeled kitchen with adjoining wet bar, formal areas, upstairs spacious bedrooms, wrap-around porch and towering hardwoods. \$388,000. Contact Louie Curry at louie@curryrealtors.com or 478-272-2335 for more information.



GREENVILLE, 1914. This stately turn-of-the-century antebellum home is beautifully restored. 5 bedrooms, 5 1/2 baths; hardwoods throughout, gourmet kitchen, carriage house. Currently a Bed & Breakfast; would be beautiful home, restaurant, lots of possibilities. Furnishings included! Ornate mouldings, mantels, elegant stained glass. \$795,000. Please call Pamela Prange at 404-843-2500 for appointment.



GRIFFIN, c. 1850. Raised Greek Revival Cottage sitting on approximately .41 acres on South Hill Street. Largely original, but requiring a complete renovation. \$245,000.00 For information contact Doug Krepps at 770-228-7653, 770-653-4691, or dougrepps@mindspring.com.



MADISON, c. 1890. Lavished with custom mantels and precise attention to period detail, Oak house includes a 28-seat dining room, formal parlors, family room with 780-gallon aquarium, chef's kitchen, elegant master suite, four guest suites and a two-bedroom pool house. Impeccable two+ acres. 1-800-776-7653, Baldwin Realty, Inc. 706-342-3207. www.baldwinrealtyinc.com.



NEWNAN, c. 1885. Known as the Swiss Cottage, this home is just a few blocks from courthouse square. 3BR/2.5BA w/ formal DR, LR, large open kitchen, breakfast area, laundry room and sun room. Recently renovated, hardwood floors throughout, 9' ceilings, original pocket doors & front door, working fireplaces and wide long hallway. Landscaped fenced-in yard w/ pool & pool house on back of double detached garage. Elena Dickerson Lindsey's Inc, Realtors 404-379-1206. www.lindseysrealtors.com.



NEWNAN, c. 1850. Just off the Historic Court Square in Downtown Newnan, this renovated 4BR/3BA is one of Newnan's most distinguished homes. Occupying two lots, a three-car carriage house with upstairs apartment and BBQ pavilion are on the property. Contact Keith Brady, 770-328-3659 with Josey, Young and Brady Realty, LLC or visit www.jybrealty.com.



NEWNAN, c. 1900. Charming renovated 4BR/3BA Colonial Revival home in the Historic Cole Town district of downtown Newnan. Century-old details preserved with period lighting, 12' ceiling, original hardwoods and ceramic tile flooring in all bathrooms. Historic character with new home conveniences. \$264,900. Call Melissa Kirk, 404-245-9365 or Keith Brady, 770-328-3659 with Josey, Young and Brady Realty, LLC or visit www.jybrealty.com.



NEWNAN, c. 1900. One of 8 historic houses on this avenue that have been completely rebuilt while preserving their original history and charm by Salbide Restorations, a company that was formed to transform and re-claim Salbide Avenue. This 3BR/3BA home has original hardwood floors, five fireplaces, custom oak kitchen cabinetry, granite island and countertops. \$339,900. Call Randa Herring 770-309-0933 or John Young 770-863-1800 with Josey, Young and Brady Realty, LLC or visit www.jybrealty.com.



NEWNAN, c. 1905. Beautifully restored home in downtown Historic Greenville LaGrange district. Beautiful original hardwoods, mouldings, original light fixtures, gourmet kitchen, tiled bathrooms. Fabulous family room w/ two-way fireplace that connects w/ kitchen/keeping room. Wraparound porch/decking off kitchen and family room. Great for entertaining or just sipping lemonade on the porch! Walk to great schools, shopping and dining! \$475,000. Call Randa Herring 770-309-0933 with Josey, Young and Brady Realty, LLC or visit www.jybrealty.com.



NEWNAN, 1932. Magnificent all brick 3 1/2 home on 6.3 acres has just been renovated. Original hardwood floors, new paint, formal dining room, living room w/ fireplace, sunroom or office and nice kitchen w/ island, pantry, all stainless steel appliances and breakfast bar. Large bedrooms and upgraded bathrooms with tile, claw foot tub, pedestal sink, smart shower and double vanity sink. Full unfinished basement w/ drive under and plenty of storage. Large outbuilding and nice landscaping. \$399,900.



SANDERSVILLE, EARLY 1800s. Home of Civil War Captain Thomas Brown. Newly Restored: new roof, wiring, plumbing, two new bathrooms, water heater, gas lines, restored summer kitchen, original heart pine floors, wainscoting, trim, doors, 1.66 acres residential or commercial. \$125,000. Call 678-471-1138.



SOPERTON, c. 1940. Beautiful English Tudor of elegance & superior quality construction. Situated on 3.47 acres in town. Three fabulous gardens: Lantana Garden, Dogwood Garden w/ terrace, and one of the largest Camellia Gardens in Georgia. The perfect setting for a B&B, close to I-16, or the most exquisite living quarters around. Six bedrooms, 4-1/2 baths, basement, brick chicken house, horse barn and more. Restored to perfection. Can be sold with furnishings. Must see. \$550,000. Contact Kathy Thompson at kathy@curryrealtors.com or 478-609-0463.

Welcome New Members

(List Period: April 16–June 30, 2007)

NEW MEMBERS

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Ms. Linda Sokowski

ATLANTA

Mr. David P. Blackshear

Ms. Mary Calhoun

Ms. Kathleen Clayton

MACON

Ms. Lee A. Johnson

& Mr. Maurice Solis

NEWMAN

Ms. Pamela J. Prange

SAVANNAH

Ms. Louise A. Grotheer

Ms. Tara Hands

Mrs. Saralyn S. Porter

ST. SIMONS ISLAND

Mr. & Mrs. Tom Gash

OUT-OF-STATE

Mr. Tom Davis, Palm Beach, FL

Ms. Marjorie Ellena, Richmond, VA

Mr. Rod Reeves, Winter Garden, FL

United Keetoowah Band of

Cherokee Indians In Oklahoma,

Tahlequah, OK

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Mr. & Mrs. Lyons Heyman

Ms. Anita Shippen

HERITAGE CONTRIBUTOR

Dr. & Mrs. Brown W. Dennis

Ms. Toni Mattson

Mr. & Mrs. James Vaseff

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Mr. Tom B. Wight III

Ga Trust Memorials

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Mr. J. Grady Gower

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The Preservation Classic · Nov. 5, 2007



To reserve your foursome or for sponsorship information, contact 404-885-7812.

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In Memoriam: Elizabeth (Betty) Hay McCook Curtis (1913–2007)

On April 18, 2007, The Georgia Trust—and especially Hay House in Macon—lost a beloved friend, Elizabeth Hay McCook Curtis.

“Betty” was the youngest of five children born to Parks Lee and Elizabeth Hay. She spent her teenage years living in Hay House, and as an adult she was active with The Georgia Trust as a Trustee and remained an Advisor until her death.

Staff and supporters of Hay House have many wonderful memories of her generous spirit. She loved having musical events in the house and would do her best to be there. Betty remembered that her father loved music, so she felt he would have liked musical programs at Hay House. She was especially excited when a Celtic ensemble with bagpipes from the Air Force band performed, as she was very proud of the Hays’ Scottish heritage.

Betty Curtis was enthusiastically supportive of any program Hay House hosted and always considerate of Hay House staff.



Betty Hay on her wedding day

After she attended an event, she always called the next day to say how much she enjoyed it and to compliment the staff.

“I cannot think of an event she attended in the last six years after which we did not receive a thank you call from her the very next day,” said Susan Mays, Education Coordinator for Hay House.

Once she called at



Betty Hay Curtis (center) with family members at dedication of the Reception Room at Hay House

the beginning of the summer to say that she had bought some new fans for us because she was so concerned that we might not have enough. She knew how hot it could be in the house.

Betty always held memories of the house dear to her. “Last fall, she called to ask if the ginkgo tree out front had turned yellow yet,” said Katey Brown, Hay House Director. “She wanted to be sure to see it before the leaves fell.”

Anyone who talked to “Miss Betty” for any length of time about Hay House would be reminded, “Daddy always said about the house that ‘Love would take care of it,’ and it certainly has.” Her love for the house and her unflagging support of the Trust were in large part the fulfillment of that prophecy.

Betty contributed to the restoration of the Reception Room and generously to the endowment. The Georgia Trust extends a warm “Thank you” to everyone who has made contributions to the Hay House endowment in memory of Betty. Your gifts will ensure that her father’s words come true. We will all miss her.

The following donated to the Hay House Capital Campaign Endowment in Memory of Elizabeth Hay McCook Curtis

Mr. & Mrs. Halstead T. Anderson II	Mr. & Mrs. Hugh M. Comer	Mr. & Mrs. Robert F. Hatcher, Sr.	Mr. & Mrs. Mort Meadors	Mr. & Mrs. Hugh M. Tarbutton
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Ramble to Elberton and Elbert County with The Georgia Trust October 19–20, 2007

Founded in 1803, Elberton is one of the oldest and most historic cities in Georgia. Georgia Trust Ramblers are invited to tour private homes, churches and civic buildings dating back to the late 1800s starting Friday, Oct. 19, when Ramblers register at the 1895 Richardsonian Romanesque Elbert County Courthouse. New Members and First-time Ramblers will be invited to a special reception at the 1909 Seaboard Airline Depot, and all Ramblers will enjoy a Southern buffet dinner at the 1909 Neoclassical Luther Martin Heard home.



Tour downtown Elberton, seen here in a historic photograph, as part of the Fall Ramble with The Georgia Trust.



Elbert County Courthouse

Learn about the area during orientation Saturday at the 1940 Art Deco Elbert Theatre. McIntosh Coffee Shop will then cater lunch on the First United Methodist Church's picnic grounds. Ramblers will also see The Historic "Memorial" Armory Auditorium, aka the "Rock Gym," which has been saved from demolition by the Elbert County Historical Society and the Downtown Development Authority.

The Ramble also includes the Elberton Granite Museum, which tells the story of how Elberton came to be known as "Granite City of the World." Other notable granite buildings and monuments, including the Guidestones, will be part of the tour.

Visit www.georgiatrust.org for itinerary details and accommodation information or call 404-885-7805 to learn more.

Upcoming Events

October 4–6

Historic Preservation Study Tour

Travel to Philadelphia and visit historic homes and art museums. Call 404-885-7805 or 1-800-843-9839 for details or to make reservations.

October 19–20

Fall Ramble

Elberton and Elbert County
Tour the Granite Capital of the World and surrounding areas.

November 5

Preservation Classic

East Lake Golf Club
Call 404-885-7805 for sponsorship information or to reserve your foursome.

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



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