



THE RAMBLER

Newsletter of the Georgia Trust
for Historic Preservation
Volume 26, Number 2, April 2000

Special Awards Issue

Profiting from the Past: Study Finds Georgia Makes Cents of History

In these days of millionaire microchip makers, e-commerce competitors and high-tech communications, it appears the only way to a profitable future is through mega-mergers, mega-malls and technology stocks. But a new study released by the Historic Preservation Division (HPD) of the Georgia Dept. of Natural Resources and the Georgia Trust for Historic Preservation says that many cities across Georgia are looking to a prosperous future by profiting from their past. The study, which examines the economic impact of historic preservation in the state, reports that preservation is an economic powerhouse that creates jobs, brings tourist dollars to communities, creates resources for investment in homes and small businesses, and revitalizes downtown business districts.

From data gathered over a five-year period (1992-1996), the study shows that just from projects participating in federal and state tax incentive programs, rehabilitation of historic properties in Georgia created 7,550 jobs, \$201 million in earnings, and \$559 million in total economic impact on the state economy.

Citing specific Georgia cities used as case studies to measure historic preservation as a tool for economic growth, the study points

out that historic preservation enhanced property values in Savannah, Rome, Athens and Tifton, where properties in designated historic districts appreciated more than similar properties in non-designated areas. Neighborhoods within the National Register-listed Savannah Historic District appreciated by as much as 603 percent compared to only 15 percent growth for a neighborhood not listed in the National Register. The National Register lists

buildings, sites and districts that are of historic or architectural significance — usually over 50 years old — and are worthy of preservation.



The study also demonstrates what preservationists have been saying all along — that historic preservation is more than simply rehabilitating deteriorating buildings. It's also a proven partner in strengthening local economies. Through the Georgia Main Street Program — which encourages the rehabilitation of historic downtown commercial buildings — nearly 2,500 projects

totaling an additional \$348 million were undertaken over a five-year period to revitalize the downtown areas of 40 Main Street cities. In 1997 alone, the program spurred creation of over an additional 1,300 new jobs and 478 new businesses.

Another economically powerful arm of historic preservation is heritage tourism. In 1996, visitors to Georgia spent over \$453 million on history-related activities, more than they spent on general sight-seeing activities, evening entertainment or cultural *continued on page 20*



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President's Report



2000 Budget Reflects Governor's Priorities

The Governor's number one preservation-related priority in the 2000 General Assembly, as outlined in his address to the Preservation 2000 conference in Atlanta this past February, is the \$30 million included in this year's budget for his Community Green Space Initiative. One of the benefits of this legislation is that it will help protect archaeological and historic sites. According to Governor Barnes, maintaining Georgia's quality of life "is why, for as long as I am Governor, I will continue to ask the General Assembly for funding to preserve green space and promote historic preservation."

Heritage 2000 Grants

The Governor's budget adopted by the 2000 General Assembly also increases current preservation funding and supports key preservation priorities. The Governor recommended continued support for the Heritage 2000 grants and has included \$341,000 for this critical program, which provides matching grant monies to local governments and nonprofit organizations for a range of preservation activities including building rehabilitation, National Register nominations and architectural documentation, as well as architectural plans and specs, historic structures surveys, archaeological studies and public awareness programs. In a 1998 and 1999 survey of local communities, the Georgia Trust and the Historic Preservation Department (HPD) identified more than \$225 million in funding needs. There is great interest in rehabilitating county courthouses, city halls, community centers and museums, but historic properties owned by local governments or nonprofit

groups have no other source of financial assistance specifically for preservation. Grant awards are only a small fraction of the real need. Although a 40 per cent local match is required for all projects, most local governments contribute much more since the grants provide only "seed money."

GAAHPN Funding

Also included in the Governor's budget is \$59,525 for the African-American Historic Preservation Network (GAAHPN). Members of the network have worked hard to create a grass roots effort to raise awareness of this need. This money provides for programming and operating costs and creates one new position to serve as staff to coordinate

African American programs with the Historic Preservation Division (HPD) and provides technical assistance for local projects.

Rhodes Hall Restoration Funded

As mentioned in the last issue of *The Rambler*, the budget passed by the General Assembly included \$250,000 for

Rhodes Hall restoration. The Georgia Trust is grateful for this support and generosity. This funding takes us one-third of the way to where we need to go in upgrading the heating system as well as meeting handicapped accessibility requirements and improving the rear driveway and landscaping.

Finally, this year's budget *also* includes \$5 million in bonds for the continued restoration of the State Capitol (see story on page 7).

School Sprawl Update

It seems the points made about school sprawl in the "President's Report" for the previous issue of *The Rambler* (February 2000) had an impact. Working in partnership with Rep. DuBose Porter, Georgia Trust President Greg Paxton submitted language that creates the opportunity for local governments to rehabilitate their older community schools, leveling the playing field for historic schools with regard to state funding and allowing schools to receive renovation dollars more than once. The language was accepted by Governor Barnes' staff and included in HB 1187, the Governor's Education Reform Bill that passed in the legislature. We thank Rep. Porter and the Governor for their receptivity and for the opportunity to have input into a bill that could have an enormous effect on the preservation of our state's historic school buildings and we are pleased to announce that the language was included in the final version that was passed by the General Assembly.



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 9,000 members, the Trust works to protect and preserve Georgia's historic resources and diverse cultural heritage.

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Sally Branca
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Legislative Updates

House Bill 509

HB 509, which came out of the Joint Study Committee on Historic Preservation, would have amended to the Georgia Historic Preservation Act of 1980. The intent was to provide local governments the opportunity to designate “preservation districts” to assist in preservation planning without requiring fully regulatory districts. It is well known that preservation is a great tool for stimulating local economies, yet amendments insisted upon by property rights advocates yielded a bill that was not acceptable to preservationists.

We’ve come very far and made a great deal of progress in educating the public of the benefits of historic preservation. Even though many people now have a clearer understanding of preservation goals, some continue to see it as a hindrance.

House Bill 1118

Preservationists worked with Rep. Burkhalter Bill on HB 1118. This bill amends the Property Tax Freeze legislation to include the conservation of specimen trees — historic trees at least 30 inches in diameter. The bill passed the General Assembly in March.

State Tax Incentive

In an effort to encourage intown reinvestment and home ownership, legislation has been drafted to establish a state income tax incentive to promote the rehabilitation of historic buildings. This bill would include: a 30 per cent credit for residential properties; a 25 per cent credit for income-producing properties; a mortgage certificate program for targeted low- to moderate-income areas; a pass-through provision for developers. (Developers will be eligible to either use the homeowner’s credit or pass it along to their buyers.) However, introduction of legislation for the state tax incentive was held up because of a 14-month delay with the fiscal note which evaluates how much the credit would “cost” in terms of tax revenues.

New House Directors at the Trust

Martha Teall joined the Trust in January as the Rhodes Hall director. Martha holds a Master of Architectural History degree from the University of Virginia, where she specialized in late 19th- and 20th-century American and European architecture. She also holds a Master of Museum Studies degree from George Washington University. Martha previously worked at the Jekyll Island Museum as curator of collections and as curator the Museum of Coastal History on St. Simons Island.

Amber Singleton was hired in March as the McDaniel-Tichenor House director. She previously worked as secretary for the Board of Architectural Review and as a planning technician in the community development division for the City of Rock Hill, South Carolina, and as an assistant with the Rock Hill Arts Council. Amber received her BA with a concentration in fine arts from Furman University and a Master of Arts Education with a concentration in secondary education from Winthrop University.

The Trust regrets to announce that **Bill Scholly** has resigned after two years of serving as the director of the McDaniel-Tichenor House. We wish Bill luck in his new career as the owner of Gazebo on the Square, an antiques shop in Monroe.

Rambling Through Cartersville

If you love wandering through beautifully restored homes and historic sites, you won’t want to miss the Georgia Trust’s upcoming Ramble to Cartersville on Friday, June 2 and Saturday, June 3. Cartersville, located 45 miles northwest of Atlanta in Bartow County, is home to a revitalized

Main Street featuring many rehabilitated businesses and the first outdoor wall advertisement for Coca-Cola, painted in 1894 and restored in 1990.

Friday’s activities will begin with registration at the First Presbyterian Church, founded in 1843. Ramblers are encouraged to take a walking tour of downtown Cartersville’s historic buildings at their leisure.

Cartersville has been a Main Street community since 1987, and the Georgia Trust has provided many design renderings for the facades of downtown buildings, which will be on display throughout the Ramble at The Bradley Building, one of this year’s Georgia Trust Outstanding Rehabilitation Award winners. Highlights of the downtown tour include the Etowah Foundation’s History Center, the 1873 former county courthouse, and Young Brother’s Pharmacy. Other sites open on Friday are the Roselawn Museum and

many private homes, including the Field-Tumlin House, which was used as a post office during the Civil War.

Saturday’s breakfast and orientation will take place at the recently restored 1903 Bartow County Courthouse, listed on the National Register

and home of the Etowah Valley Historical Society. After breakfast, Ramblers are off again to tour sites in the county, including the nearby town of Euharlee, the Etowah Indian Mounds, and the Noble Hill-



Ramblers will visit Grand Oaks in Cartersville.

Wheeler Memorial Center, a cultural museum that includes historical information on black schools, a replica of the Rosenwald School and a chronological record of the development and operation of the Noble Hill School. Ramblers will reconvene for a lakeside lunch at the beautiful Taylor Pavilion.

If you are a new Georgia Trust member or have never been to a Ramble, this is an exclusive membership benefit and a great way to meet other members, explore a new town, and tour private homes and sites not usually open to the public. Please call Laura Gaines at 404-881-9980 ext. 3232 for more information.

Turning Around the Past for the Future ...

It is highly unlikely that people in Bainbridge wish there was a parking lot downtown instead of the turn-of-the-century Bon Air Hotel, currently under rehabilitation for mixed use. Or that people in Jones County bemoan the fact that the once-dilapidated Cabaniss House has been successfully stabilized and now has a new preservation-minded owner. Most people would agree that these two communities can benefit more from the preservation of these historic resources than from their destruction or deterioration. The Georgia Trust's Revolving Fund program stepped in and changed the bleak fates of these two properties.

The Revolving Fund was instrumental in saving not only these two properties, but the program has "revolved" a total of 10 properties since it began in 1990. Houses and properties that would have been subdivided, sold to the highest bidder, bulldozed for parking lots, or simply deteriorated from neglect, are now being preserved and will be a part of our state's heritage for years to come.

Revolving Fund Director Frank White is tireless in his pursuit of finding homes and properties to "revolve." As part of a three-year strategic plan, one of his many goals is to increase the number of properties in the fund. Through frequent contact with local preservation organizations around the state, Revolving Fund Assistant Mandy Elliott has built up a network of contacts which inform the Trust of endangered properties. These contacts sometimes even assist in marketing and showing Georgia Trust Revolving Fund properties in their areas.

Property for Sale

This long-term planning and networking has paid off for the Revolving Fund. Through Georgia Mountain Regional Development Center Preservation Planner Jorene Martin, White learned about the National Register-listed Old Federal Road near Carnesville. Many beautiful old homes sit on this stretch of road, but when Frank saw the Strange-Duncan-Pruitt

House with a "For Sale" sign in front, he recognized a potential Revolving Fund property.

"I knew it was special," White said. "We believe that it is the oldest existing house on the Old Federal Road."

The c. 1820 Plantation Plain home sits on more than three acres of softly rolling hills and just beyond the property, faded tombstones still stand, marking the final resting places of family members preceding the Civil War. The house has retained its original floor plan and stairs, as well as many rare architecturally significant details. The windows on the front porch open as doors for ventilation and the roof rafters in the attic feature pegged mortis-and-tendon construction.

Richard Crowder Harris House Sold!

When a Georgia Trust "For Sale" sign was put in the yard of the Richard Crowder Harris House in Rockmart, the phones at the Georgia Trust started ringing off the hook.

Neighbors and interested parties wanted to know more about the Revolving Fund and how it would affect other preserved homes in the area.

The beautiful turn-of-the-century

Victorian vernacular was donated to the Trust in December 1999 by the late owner's out-of-state relative, who contacted the Revolving Fund to find out how she could ensure that her family's home would be preserved.

"Her number one concern was to preserve the house and for her peace of mind to know it would be taken care of," said White. "It is really a win-win situation. The house will be preserved, she benefits from the tax deduction as a

FOR SALE



FRANKLIN CO., Strange-Duncan-Pruitt House, c. 1820. Located on the National Register-listed Old Federal Road near Carnesville on 3.21 acres. The Plantation Plain-style house has five main rooms (three upstairs and two downstairs). Rear shed contains kitchen, bathroom and additional bedroom. **Georgia Trust Revolving Fund Property.** Price: \$119,500. Contact Frank White at 404-885-7807.

donation, and the proceeds of the sale go back into the Revolving Fund, which helps us expand our program. The larger the fund, the more we are able to accomplish."

On March 16, the house was sold to Hoyt and Patricia Lewis, longtime

BON AIR HOTEL UPDATE

In July 1999 the Bon Air Hotel in Bainbridge was sold to Hal Carter, a developer from Sylvester. Since Carter rescued this Revolving Fund property from demolition, he has begun an extensive rehabilitation. Beginning with repair of the roof structural system, Carter has opened up the atrium space, repaired windows and installed a sprinkler system. The retail space is complete and one tenant is ready to move in on July 1, 2000. The



The Bon Air Hotel

remainder of the three-story structure will be a combination of office space and apartments.

... The Revolving Fund Program

residents of Rockmart who plan to rehabilitate the house back to its original condition.

A Forward-Looking Fund

While the Revolving Fund staff is busy marketing homes, they are also exploring ways to broaden the program. "We're trying to expand our mission to have a greater impact on neighborhoods," explained White. "When one house gets preserved, it

SOLD!!!



ROCKMART, Richard Crowder Harris House, c. 1900. This two-story Victorian vernacular, central hall plan has eight main rooms, four bathrooms and six fireplaces with a one-story addition at the rear. The house is located on approx. 1/2 acre in a historic neighborhood. **Georgia Trust Revolving Fund Property.**

can have a significant effect on the immediate area. You start to see more and more people coming in and neighborhoods are revitalized." White said he would like to identify potential or current Revolving Fund properties in areas where future Rambles will be held so that Georgia Trust members can see firsthand how the program works. He said he would also like to create a database of significant properties that may become endangered within the next five years.

White credits much of the program's success to his enthusiastic Revolving Fund committee, comprised of professionals in the fields of law, architecture, real estate, banking, business, and historic preservation. The committee members are proud of the progress that the program has made, especially in the last few years.

"This is really an interesting

committee," said Roy Mann, a Revolving Fund committee member, Georgia Trust advisor and former trustee. "It has turned out to be a significant fund that can be applied directly to historic preservation. I feel like I have a hands-on role in preservation."

Marcy McTier, also a Revolving Fund committee member and trustee, shares Mann's excitement about the program. "It is a wonderful program and it's a great opportunity to save these houses that might possibly be lost for various reasons," McTier said. "We've really managed to save quite a few houses and grow the fund to respond to future challenges."

Committee Member and Trustee Nell Magruder praised the Revolving Fund program for its role in raising awareness of historic preservation.

"Every time a property is saved through the Revolving Fund, the Georgia Trust receives wonderful publicity, which undoubtedly results in more donations," she said. "People are realizing that we don't just talk about preservation, we are directly involved in it."

The Revolving Fund's results are amazing to see — houses and properties that were once threatened by demolition or deterioration have now been given new life by preservation-minded owners. However, White said he believes the program's success also lies in what you *don't* see. "If it had not been for the Georgia Trust and the Revolving Fund, there would be a parking lot in downtown Bainbridge instead of the Bon Air Hotel or a pile of rotten wood where the Cabaniss House stands. These properties would be gone forever. Now they're here for the future."

Visit www.georgiatrust.org for more information on past and present Revolving Fund properties or call Frank White at 404-885-7807.

Revolving Fund Facts

How does the program work?

An endangered historic property is either donated to the fund, or the fund acquires an option, or purchases the property outright. The fund then markets the house in Georgia and nationally to find a buyer who agrees to preserve and maintain the structure. The deed contains protective covenants to ensure that the historic integrity of each property is retained, and purchasers are required to sign rehabilitation agreements based on the work to be performed on the structure.

How does a property qualify?

A property qualifies if it is:

- ♦ Endangered (threatened)
- ♦ Significant (National Register-listed or eligible)
- ♦ Obtainable (owner is willing to sell or donate)
- ♦ Marketable
- ♦ Locally Supported

How does the Georgia Trust acquire properties?

- ♦ Donations and bargain sales
- ♦ Option to purchase
- ♦ Fee simple purchase

What limitations are placed on the properties?

To ensure proper preservation and maintenance of Revolving Fund properties, the Trust attaches protective covenants to the deed. If rehabilitation is required, the purchaser must sign a rehabilitation agreement based on the work to be undertaken. New owners are not asked to perform museum-quality restorations, but are obliged to follow the Secretary of the Interior's Standards for Rehabilitation. Both the protective covenants and the rehabilitation measures are monitored by the Trust.

Is special financing available?

The Trust does not offer grant money or special financing for rehabilitation projects. However, there are tax credits available through the federal government for structures rehabilitated for income-producing purposes. In addition, a property tax freeze is available at the state level for owners who rehabilitate any certified historic structure. Gifts of historic properties are tax-deductible.

Hands-On History: School Programs Around the Houses

Georgia Trust House Museums Provide Learning Tools for Local Children

For some of us, history class in grade school meant memorizing a series of dates, names, wars, and events from a past that seemed distant and difficult for our young minds to grasp. The Georgia Trust's Heritage Education Program understands the challenges involved in sparking young children's interest in history. By visiting places that tangibly illustrate what they are studying, students see the past as more than just words on a page. The Georgia Trust's house museums have become popular destinations for adventurous teachers and students looking for a "hands-on" approach to teaching and learning.

A Wealth of Knowledge

Hay House is not only an entertaining place to tour, but also a learning tool for local children. While exploring Hay House, youngsters can learn about the basic house structure from familiar fairy tales and games. For older children, an elaborate program illustrates family life and social customs of a particular period by inviting them to see the house as it would have been prepared for an elegant social event. High school students are invited to "behind-the-scenes" tours with insight into the design, structure and systems of the home.

Programs at Hay House may be altered to complement class studies. When a teacher contacts Tammy Ply, interim tour, education and volunteer coordinator at Hay House, she sends a "suitcase" filled with pre-visit material — books, 19th-century toys and games, art activities, overheads and many other materials — to help the teacher choose a suitable program. Hay House also supplies post-visit materials that reinforce the lessons learned during the field trip. "We immerse visiting schoolchildren in their cultural heritage by providing the means by which they can see, hear, and touch it rather than just reading about it," Ply said.



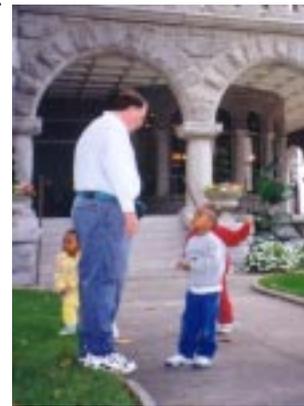
A "suitcase" of teaching materials from Hay House.

Classes at the Castle

Rhodes Hall in Atlanta also provides active programs for school groups of all ages. In one popular activity, students learn about the Romanesque Revival-style architecture of Rhodes Hall by piecing together colorful architectural features of the house on a felt board. "We had been studying architecture for eight weeks prior to our visit, therefore our students had a basic knowledge, which made the visit great!" commented one schoolteacher from Sarah Smith Day School in Atlanta. In another activity, students are given visual representations of important events in history, including events related to Rhodes Hall. They are then asked to identify the events and place them in chronological order on a time line. "We want them to have an appreciation of the history of Rhodes Hall as it fits into the history of Atlanta, as well

as Georgia and the United States," said Rhodes Hall Assistant Martha Rau.

"We are developing programs of relevance to children of all ages," said Rhodes Hall Director Martha Teall. "From fairy-tale castles that intrigue kindergarten-aged children to architecture and preservation issues that older children will appreciate."



Rhodes Hall Docent Kevin Burnup tells students about the history of the castle.

field trip, the McDaniel-Tichenor House brings Georgia Trust Heritage Education programs to the classrooms. One of the planned programs is a "trunk show," a colorful plastic trunk that may be filled with a variety of items such as period costumes, photographs and artifacts relating to state, local or house history, depending on the class curriculum. Thomas Glenn

Pelham, a resident of a cottage on the McDaniel-Tichenor House grounds and a local expert on aboriginal technology and woodworking, is consulting with staff and presenting house programs relating to regional history and American Indian lore. Additionally, the Trust's Heritage Education staff will hold another workshop June 12-16 for Monroe-area teachers at the



Properties Associate Amanda Mullen teaches students about the architecture of Rhodes Hall.

McDaniel-Tichenor House.

"We want students to discover many facets of these houses and others," said Ellen Ivy, director of Heritage Education and scholarships for the Georgia Trust. "Walls can talk. Our house museum programs help students understand what *these* walls have to say."

Bringing History to the Schools

The McDaniel-Tichenor House in Monroe also has the capability to host school tours, but a major part of their educational program involves making on-site visits to schools. Since some schools may not have the time or resources to take a

AROUND THE STATE

ATLANTA

A Stately Effort: Restoring Georgia's Capitol Building

When architects from Lord, Aeck and Sargent and the Commission on the Preservation of the State Capitol chaired by Dr. Timothy Crimmins assessed the restoration of Georgia's state Capitol building, they faced a set of challenges that the original architects in 1889 probably never considered — where and how to place the many electronic voting systems, video cameras, television screens and laptop computers that are necessary for today's legislators. "We had to figure out how to provide for the legislators' modern needs without overpowering these historic structures," said Susan Turner, preservation architect with Lord, Aeck and Sargent, an Atlanta architecture firm specializing in historic preservation.

The massive restoration project has taken place in phases since work began in 1997 on the public spaces and last year on the House and Senate chambers and appropriations rooms, as well as two offices on the first floor. Lord, Aeck and Sargent looked to a number of consultants specializing in areas such as audio-visual, telecommunications, lighting, decorative finishes and plaster. When the Capitol was built in 1889, it cost a mere \$1 million. To date, the state has appropriated \$48 million for the restoration of the building. This funding has been secured through the leadership of Senator George Hooks, chairman of the appropriations committee and board member of the Georgia Trust, as well as Governor Roy Barnes, who included funding for the restoration of the Capitol in this year's budget.

The Capitol is being restored to its 1889 appearance. Specialists pored over photographs and conducted extensive field investigation to find exact paint colors, stencil patterns and decorative finishes that once adorned the walls and ceilings of the building. Using extensive paint and color analysis, they were able to re-create the original colors. New carpet was installed in the appropriations room and House and Senate chambers that replicates the original in weave and pattern. Representatives' desks have been refurbished and fitted with

new data, power, audio, microphone and voting capabilities.

"Even though we introduced some new materials, the overall effect doesn't strike you as 'out of joint.' It's been our goal to restore it back to the year 1889 as much as we can, given the functionality of the building," Turner said. "I think we've come pretty close."



Jonathan Hillyer/Atlanta

The Senate Chamber in the Capitol

MONTEZUMA

Preservation is Model Behavior

When Montezuma was hit in 1994 by the worst flood of its history, many people predicted that the city would literally drown from the extensive damage. Historic homes, and particularly the downtown buildings, were filled with water, some up to the first floor and above. However, by 1997, Montezuma had risen above its flood-ravaged condition to become a model of teamwork and successful recovery after a natural disaster. This success has led Montezuma to become a mentor city to other communities facing similar problems.

In September, Franklin, Virginia experienced severe flooding from Hurricane Floyd and city officials were

looking for guidance to help the community recover from the damages. The Federal Emergency Management Agency (FEMA) selected Montezuma to serve as a mentor city for Franklin, to show how leadership, teamwork and early planning can not only save a town's historic fabric but also renew a sense of community pride.

Representatives from Franklin met with Montezuma officials, as well as representatives from the Georgia Trust, the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources, the Georgia Department of Community Affairs, the Georgia Emergency Management Agency and other recovery and relief agencies to share the lessons learned following the Montezuma flooding. Stories and some tears were shared as Montezuma offered advice to Franklin on the challenges involved in issues

such as finance, tourism recovery and historic preservation.

Greta Covington, senior director of communications, membership and development for the Georgia Trust, was a participant in the mentor project in Montezuma. "It's great to see that the success achieved in Montezuma can inspire others to have a clear vision for their future that takes advantage of their historic resources," she said.

Montezuma became a model city for historic preservation when it renovated 41 downtown facades in the city following the flood through a \$5 million project funded by HPD and a foundation grant secured by the Georgia Trust. In 1998, the Georgia Trust honored Montezuma and its Mayor Preston Williams and City Manager David Peaster with a certificate for Outstanding Achievement in Historic Preservation.

Calendar

May 6-7

Behind-the-Scenes Tours of Hay House

Hay House, Macon
\$20, reservation required
See areas of the house not normally open to the public, including upper levels, the cupola, the widow's walk and the original spring house. Please call Tammy Ply at 912-742-8155 for more information.

May 20-21

Secret Gardens Tours

Downtown Macon
\$12 in advance, \$15 day of tour
More than 25 beautiful gardens in downtown Macon will be open for this annual tour. Call Linda Bibb at 912-742-8155 for more information.

June 2-3

Ramble to Cartersville

Join us as we tour Cartersville's historic homes and buildings and enjoy the local culture in this charming town. Please call Laura Gaines at 404-881-9980 ext. 3232.

June 17

Presidential Dinner

Hills and Dales, LaGrange
Presidential Circle members and above are invited to this annual black-tie event. Please call Renee Dooley at 404-885-7805 for more information.

August 14

Preservation Classic

Peachtree Golf Club, Atlanta
Play a round for the Georgia Trust at this popular benefit tournament being held at one of Georgia's finest courses. For information, please call Rebecca Rice at 404-881-9980 ext. 3273.

September 21-24

The Gilded Age of Newport

Newport, RI and Boston, MA
Take a trip back to the time of the Great Gatsby in New England's finest historic sites. For information, please call Laura Gaines at 404-881-9980 ext. 3232.

Georgia Trust Photo Gallery

Recent Events, Happenings and Good Times



Left: Salute to American Craft Advisor **Camille Yow** (left) and Honorary Chair **Jane Fonda** visit a craft artist's booth at the premier party. Thanks to all of the sponsors, especially premier sponsor **Beverly Hall Furniture Galleries**, the event was a huge success. Look for more about Salute in the next issue of *The Rambler*.

Right: The Georgia Trust celebrated **Carroll Hart Day** on January 19, when Ms. Hart (far right) visited Rhodes Hall to discuss how the house looked when the State Archives was located in the "castle on Peachtree Street."



Above: The statewide preservation conference, held February 17-19 in downtown Atlanta's Fairlie-Poplar district, gave attendees a chance to tour this historic area and learn more about the past and future of preservation in Georgia. The conference was held in conjunction with the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources.

Below: Prior to the Landmark Dinner on January 22, some members were treated to a special tour of the Fulton Cotton Mill Lofts, a recent rehabilitation project in Atlanta.



2000 Preservation Awards

The Georgia Trust presents the annual **Preservation Awards** to recognize preservation projects and individuals in the state who have made significant contributions to the field of historic preservation.

The awards committee of the Georgia Trust bases its decisions on the contributions of the person or project to the community and/or state and on compliance to the Secretary of the Interior's Standards for Rehabilitation.

The Georgia Trust would like to thank all applicants for their interest in the awards and for their dedication to preservation.

The Trust would also like to thank our awards committee members:

2000 Preservation Awards Nominating Committee:

Pratt Cassity, Athens
Linda Chestnut, Dunwoody
Melissa Forgey, Thomasville
Richard Laub, Atlanta
Roy Mann, Rome

Jorene Martin, Gainesville
Michael Miller, Atlanta
Bill Mitchell, Atlanta
Betty Slaton, Atlanta

Georgia Trust Staff:

Paul Simo
Beth Shorthouse

Scholarships Committee:

Liz Lyon, Flowery Branch
Linda King, St. Simons Island
Carole Merritt, Atlanta
Erick Montgomery, Augusta
Leslie Sharp, Atlanta
Georgia Trust Staff:
Ellen Ivy

Volunteers of the Year

WEBMASTERS ARE VIRTU@L VOLUNTEERS

Although they're both busy young men with careers and responsibilities, no one had to twist the arms of Patrick McCaffrey and Dane Bamburly to become Georgia Trust volunteers. In fact, they virtually volunteered, offering their technical skills and experience to develop the Georgia Trust's Web site. At the time, the site was in its infancy stages, having been launched only a few months earlier, and the Trust was paying for the design services of a professional Web Master. Since Patrick and Dane have taken on the job, the site has a totally new look, visitation has soared and many innovative Web techniques have been introduced. For example, the Trust is now able to sell tickets to events on-line, the site has its own search engine, and a flashing banner across the page calls attention to the latest Trust news.

Patrick, a network operations manager, and Dane, a senior systems administrator, convinced their employer, IMC Online, to provide two years of Web hosting and maintenance services. IMC Online is one of the "oldest" companies in the Internet industry, hosting thousands of Web sites all over the



Volunteers of the Year (l-r) Dane Bamburly and Patrick McCaffrey bring the Trust to the World Wide Web.

world since 1996. Services provided at no cost to the Trust by IMC Online include graphic design, site design, site modifications and all site programming, as well as search engine registration and a high-end Internet database. The estimated costs for these services is over \$20,000.

Dane and Patrick use their own personal *continued on page 17*

Academic Scholarships

B. Phinizy Spalding Scholarship

Ebony White, recipient of the B. Phinizy Spalding scholarship, is working toward her Master of Historic Preservation degree at the Savannah College of Art and Design. She earned her BA in environmental design from Miami University in Oxford, Ohio.

As an employee of Renovation Deliberations in Savannah, White assists in renovating historic homes to help to beautify her community. She is also an intern for the Savannah Development and Renewal Authority, focusing on Martin Luther King, Jr. Blvd. and the Montgomery Street corridor. She is also involved in the Georgia Historical Society and the Student Preservation Association.

Hubert. B. Owens Scholarship

Daniel Bivins was awarded the Hubert B. Owens scholarship. Bivins is working toward his Master of Historic Preservation degree at the University of Georgia (UGA), where he previously earned his BA in history.

Bivins has also studied at the University of Avignon in France, at Portland State University in Oregon and at Hunter College in New York. He currently works as a research assistant in the UGA historic preservation department, and he has worked as a finish carpenter and historic preservationist for a design and restoration business in Athens. He is a member of UGA's Student Historic Preservation Organization and Hands On Athens.

Chairman's Award

Blaine Kelley, Jr.
The Urban Group, Atlanta

Lining Peachtree Road in lower Buckhead are a series of high-rise condominiums. One of these, however, will stand out from the others, thanks to the preservation work of Blaine Kelley, Jr. of The Urban Group.

When Mr. Kelley sought to develop his condominium complex at 2500 Peachtree, he asked for input from area neighbors and preservationists including the Georgia Trust. Included in his plan is the adaptive use of the Randolph-Lucas House, Atlanta's last remaining post-World War I home along Peachtree Road.

In reviewing his options for developing the three-acre site, Mr. Kelley chose to leave the much-loved local landmark fronting Peachtree Road and moved it 55 feet south, where it will serve as the Club House for residents and their guests. The first floor includes living and dining rooms and a kitchen, while the second floor offers three guest bedrooms. Mr. Kelley's plan also saved the mature trees in the front of the yard.

Mr. Kelley took a model approach to receiving and responding to neighborhood input. He listened very carefully to the concerns of the community and met numerous times with groups of concerned citizens and preservation organizations. Because of his sensitivity to the preservation of the Randolph-Lucas House, his substantial financial commitment and his extraordinary approach to community involvement in development, the Georgia Trust is proud to honor Blaine Kelley, Jr. with the Chairman's Award.

Outstanding Achievement



Mary Alice Jordan

Mary Alice Jordan
Sandersville, Washington County
Nominated by Washington County Chamber of Commerce

Mary Alice Jordan, who has championed the cause of preservation for many years, is a charter member and past president of the Washington County Historical Society, which was founded in 1976. She has served as the principal fundraiser for the Washington County Museum, as well as many other local preservation projects. The driving force behind the purchase and restoration of the Brown House, Mrs. Jordan served as the restoration committee chair and the project manager for the Georgia Heritage 2000 Program grant awarded to complete the electrical rewiring of the Brown House.

Mrs. Jordan edited the first comprehensive history of Washington County, titled *Cotton to Kaolin: A History of Washington County Georgia, 1784-1989*. In addition to soliciting contributing authors for the book, she also acted as a research assistant to many of them. The book is more than 600 pages and has already gone through a second printing.

Currently, Mrs. Jordan is the Brown House Museum director and she chairs the Central Savannah River Area Regional Development Center's Advisory Committee on Historic Preservation. Her inclusive style has helped others recognize the need for all people to understand and appreciate their history. Thanks in large part to Mary Alice Jordan, the future of Washington County can be built upon its past.



Betty Slaton

Betty Slaton
Washington, Wilkes County
Nominated by John Kissane, Preservation Consultant, and Ellen Ivy, Georgia Trust

Betty Slaton's hard work and knowledge of preservation have been invaluable to the Washington-Wilkes County area. As the first chairperson of the Washington Historic Preservation Commission, she oversaw a number of projects such as the Certified Local Government (CLG) status for the City of Washington, and two CLG grants to fund local preservation projects. "Without Betty to spearhead the movement, I don't know if we would have gotten a historic preservation ordinance passed in Washington," says Shirley Gunter of the Washington Historic Preservation Commission.

In 1998, Washington hosted the Heritage Education Institute which brought teams from all over the state. Ms. Slaton not only facilitated hosting the program in Washington, but also led a local team. She continues to support this program by serving on the Trust's Heritage Education Committee.

In 1999, she chaired the committee that planned the Georgia Trust's June Ramble in Washington.

Currently, Betty Slaton co-chairs Georgia's National Register Review Board and serves on the Historic Preservation Advisory Council for Central Savannah River Authority's Regional Development Center.

"Betty's leadership has kept Washington on the right track toward preservation and pushed us forward into the new millennium," said Washington Mayor Frank Thomas.

In March of this year, Betty Slaton received a Women in Preservation award from the Georgia Commission on Women in celebration of Women's History Month. The Trust is delighted to honor her extraordinary accomplishments in preservation.

Georgia's Covered Bridges

Ten Locations around Georgia
Georgia Department of
Transportation, *Owner*
Weems Doar Engineers, *Structural
Engineer*
*Nominated by Grace Becker, Surber
Barber Choate & Hertlein, Architects*

Thousands of wooden covered bridges were built throughout the United States in the 19th century. In the 1930s, there were approximately 250 covered bridges in Georgia, and by 1959 there were fewer than 50. Today, only 11 National Register-eligible bridges remain in the state.

The Georgia Department of Transportation (DOT) has restored 10 of the 11 bridges in the state. These bridges are outstanding scenic and historic resources. With the help of Federal ISTEA grants from 1994, the DOT gathered a team of preservation planners, engineers, and architects to survey and assess the bridges. Termites, vandals, arsonists, and in some cases, traffic threaten the bridges daily. Preservation of the original members was one of the most important and most difficult tasks. To protect the weatherboarding, experts applied wood preservative to the exterior of some of the bridges.

Several had to be jacked up from the piers and sole plates replaced with steel beams. A few were in fairly good condition, thanks to previous renovations and ongoing maintenance.

A number of Georgia's remaining covered bridges were built by the Horace King family. The King family was one of the most prominent builders of covered bridges in the southeastern United States. Horace King (1807-1887), was a former slave from South Carolina who learned the craft of bridge building from his owner, John Godwin. King and three of his sons continued to build bridges after gaining their freedom and the family was well-respected throughout the region for the quality of their bridges.

The Georgia Trust is delighted to honor the Georgia DOT for outstanding achievement in preserving Georgia's covered bridges, tangible relics of our past.

Delta Ship 41

Atlanta
Delta Airlines,
Owner
*Nominated by
Paulette
O'Donnell, Delta
Heritage Museum*



Delta Ship 41

In 1940, Delta's first passenger aircraft, *Ship 41*, made its debut in Atlanta as one of five newly purchased Douglas DC-3s. Built to carry 21 passengers at 170 miles per hour, the plane cost approximately \$115,000. Its first flight, from Atlanta to Birmingham, Alabama, was on Christmas Eve 1940. The DC-3 continued to serve Delta until 1963, when it was sold to another company.

In 1990, Delta retirees led an effort to locate one of Delta's first passenger planes. After several years, they found the vintage aircraft at an airfield in Puerto Rico. In addition to suffering the ravages of salt air on the aluminum structure, the plane had been hollowed out and used to haul cargo around the Caribbean.

Using old photographs and Douglas archives, Delta employees and former employees — volunteer workers —

logged in more than 10,000 hours before completing the restoration. In some cases, the team conducted interviews with Delta retirees to confirm details of the plane such as the color scheme inside the cabin and the decals on the exterior. An old set of seats for the DC-3 was located in an airplane hangar in Jackson, Mississippi. Although rusty, they were cleaned up, repaired, and reinstalled complete with the elegant art-deco metal fittings on the armrests.

Now, the meticulously restored *Ship 41* is not only airborne, but boasts the original foot rests! This restoration demonstrates the importance and power of historic artifacts in illustrating corporate history and the history of Georgia. It is a testimony to the dedication of Delta employees to preserving their aviation heritage.

Owens-Thomas House Preservation Projects

Savannah
Telfair Museum of Art, *Owner*
J.T. Turner Construction Co., *General
Contractor*
Nominated by The Spriggs Group, P.C., AIA

The 1819 Owens-Thomas House, a National Historic Landmark, is considered America's finest example of Regency architecture. The house was bequeathed to the Telfair Museum of Art in 1951 by Margaret Thomas.

As a house museum, the two main goals of the project were to keep the site open to the public in order to show both "preservation in progress" and architectural conservation, rather than cosmetic restoration. Phase one of the project began in 1992 with the adaptive use of the carriage house as a visitor's education center and museum shop. Archaeological digs around the carriage house uncovered artifacts that are currently

being researched with the help of a Georgia Heritage 2000 Grant.

Phase two was the preservation of the exterior of the Owens-Thomas House. The house is significant for the variety of rare building materials used, such as the natural cement stucco and the terra cotta-like coadestone, both mined and manufactured in England. The stucco conservation required hand cleaning and took over a year to complete. The original siding was beyond repair. So, 300-year-old, quarter-sawn cypress was selected as a replacement. The replacement wood reproduces the grain, density and random size of the original boards. Window restoration was made possible through a 1992 Georgia Heritage 2000 Grant.

As a one-of-a-kind architectural example, this restoration will continue to educate visitors and students across the country on the importance of preservation.

Excellence in Restoration

St. Thomas A.M.E. Church

Thomasville

Akin and Associates, *Architects*

Nominated by Thomasville

Landmarks, Inc.

St. Thomas A.M.E. Church, c. 1881, is the oldest A.M.E. church in Thomas County. Originally a one-story building, two towers and a paired flight of stairs were added in 1924. These additions later caused structural problems to the roof and the building was declared unsafe in 1992.

With the help of a Georgia Heritage 2000 Grant to repair the roof, restoration of the masonry, wood and stucco building began in July 1998. The church also received grants from the Williams Family Foundation, the National Trust for Historic Preservation's Rural Churches of the South Fund and a second Georgia



St. Thomas A.M.E. Church

Heritage 2000 Grant for electrical rewiring. The stained-glass windows in the church date from two different eras. The lancet-shaped leaded stained-glass windows date to the original 1884 structure. The other stained-glass windows are glazed Queen Anne-style lights that may have been salvaged from another building during the 1924 remodeling.

Tybee Island Lighthouse

Tybee Island

Long-term lease to the Tybee Island Historical Society by the USCG, *Owner*

Kenneth R. Smith, *Architect*

International Chimney Corp., *General Contractor*

Nominated by Cullen Chambers, Tybee Island Historical Society



Tybee Island Lighthouse

Tybee Island Lighthouse dates back to 1773 with modifications made to it in 1867 to repair damage sustained during the Civil War. The lighthouse has served to guide mariners along Georgia's coast and the Savannah River for more than 226 years. In 1986, the Tybee Island Historical Society assumed responsibility for the Tybee Island Light Station from the United States Coast Guard and opened it to the public in 1987. More than 70,000 people visit the Tybee Lighthouse annually.

A 1994 fundraising campaign combined local contributions, a Georgia Heritage 2000 Grant, and legislative appropriations as well as the Georgia Department of Transportation ISTE A funding. The restoration aimed to combine the historic elements, character, and function of the Tybee Lighthouse with the important new role of public access. The restoration worked to save,

Isaac Adair House

Lawrenceville

Marvin and Phyllis Hughes, *Owners*

Nominated by Gwinnett Historical Society

The Isaac Adair House, c. 1827, is a two-story, weather-boarded, wood-framed Georgian style house and is one of Gwinnett County's oldest remaining homes. Originally located in Lawrenceville, the house site and surrounding land was slated for a shopping center in 1984. Had the Hughes family not purchased and moved the house, it would have been torn down for salvage.

Relocation and reconstruction of the house took 12 years. Due to its enormous size and the damage that would have occurred if it had been cut into pieces, the Hughes' decided to disassemble and reconstruct the house. Erection of the house began in the old-fashioned way, with a house raising party. Family and friends used rope carriers to move the enormous 46-foot-long sills into place. Posts and beams were then erected with the use of a block and tackle mounted on a tripod. As work progressed, original paint colors, stencils, and wood graining were also uncovered and restored. An ell addition was added to the rear of the house to accommodate bath, laundry and kitchen facilities.

In addition to qualifying for the Georgia's State Preferential Property Tax Abatement program, administered by HPD, the Isaac Adair House is now eligible for the National Register.

stabilize, and improve the lighthouse's historic fabric. The first phase of the project was the protection of the huge First Order Fresnel Lens, one of only 13 of its size and type still used in an active lighthouse in the United States. All of the cast iron metal that was too damaged for repair was replaced with cast iron replicas based on molds created from useable pieces. All replacement pieces were coded with a stamp of the year to identify them during future repairs.

The Tybee Island Lighthouse, now restored, stands as a shining example of how preserving Georgia's maritime past will guide future seafaring generations.

Rylander Theatre

Americus

City of Americus, *Owner*
W. Lane Greene, *Architect*
Garbutt Construction,
General Contractor
Nominated by Sumter
Historic Trust

Built in 1921 by Walter Rylander, the Rylander Theatre claimed to be "the finest playhouse south of Atlanta." It was a vaudeville and movie theater until it closed in 1951.

Despite years of neglect and deterioration, the Rylander has been exquisitely restored to its original splendor, thanks to the city of Americus. In 1994, the mayor and city council agreed to buy the theater and to allocate \$1.5 million toward its restoration. A 1994 Flood Recovery Grant funded the roof repair and recently Governor Barnes allocated \$450,000 toward the restoration. Additional funds have been raised through other state grants and private donations.

All of the ornamentation and coloring of the theater was analyzed to determine the original appearance and treatments. The renovation of the theater not only addressed historic aspects but also brought the building



Rylander Theatre

in line with current building codes and addressed compliance with the Americans with Disabilities Act (ADA) and public safety concerns. The stage house and all related production facilities are now state-of-the-art. While the original box office has been fully restored, the second floor houses theater offices as well as an archive room for history and artifacts relating to the Rylander Theatre.

This preservation effort enriches the cultural heritage of Sumter County and joins the Windsor Hotel, Americus Hardware and others as shining examples of rehabilitation and restoration in Americus' Main Street District. Congratulations to a city that recognizes its past as part of its future economic prosperity.

Demosthenian Hall

Athens

Board of Regents, Demosthenian Literary Society, UGA, *Owners*
Salloum Construction, *General Contractor*
Nominated by Rick Bizot, Surber Barber Choate & Hertlein Architects, Atlanta



Demosthenian Hall

Demosthenian Hall, the home of the Demosthenian Literary Society, was constructed in 1824 on the Old North Campus of the University of Georgia. Its membership includes such famous names as anesthesiologist Dr. Crawford Long, confederate hero Robert Toombe and poet Henry Tumrod.

The University's first priority for the restoration was to stabilize the building and upgrade the electrical and safety systems. One of the most impressive features of the building is the decorative plaster ceiling in the second floor Assembly Hall. Repairs were made to the ornamental plaster where it had been obscured by many layers of paint and water damage. A historic paint analysis determined the original paint colors of ceiling, walls, mantels and trim. Exterior

Wynn House on Spring

Newnan

Georgia and Bob Shapiro, *Owners*
Nominated by Donald B. Walls

Wynn House on Spring is a two-story frame structure on the edge of Newnan's downtown commercial district. It was built for Louise Gerrald-Wynn in 1903. The Wynn family sold the house in the 1930s and it was subsequently divided into apartments. By the 1970s, the house was commercially zoned.

In the 1980s, Louise Gerrald-Wynn's granddaughter, Georgia Shapiro, purchased the house. She and her husband, Bob undertook a complete restoration of the house, which now operates as *Wynn House on Spring*, an antiques and collectibles shop.

The Shapiros replaced missing shutters, removed sheetrock, acoustical tile, sheet paneling and repaired all the plaster walls. They encountered a number of surprises during the project, including a set of hidden steps walled up beside a fireplace in the entrance hall. The steps, as well as the main stairway and the original balustrade, have been reopened. The quality of the work performed by the Shapiros allowed them to qualify for both the Federal Rehabilitation Investment Tax Credit Program and the Preferential Property Tax Abatement program.

Georgia Shapiro hopes the Wynn House will serve as an inspiration to those who are tempted to demolish instead of rehabilitate historic structures. She hopes their efforts will encourage the community to adopt a local historic preservation ordinance, which she wrote for the City of Newnan.

restoration work included plaster repair and the recreation of the wood shutters from photographic evidence. In addition, the building was brought up to current ADA standards.

Congratulations to UGA, the Board of Regents, and the Demosthenian Literary Society. With the restoration completed, Demosthenian Hall can begin its third century of serving the literary minds of the University.

(Excellence in Restoration Awards continued)

The Brown House

Sandersville
The Washington County Historical Society, *Owner*
W. Lane Greene, *Architect*
Nominated by The Washington County Historical Society

After a 10-year restoration process, the Brown House is now a house museum and the Washington County History Museum and research facility. Built c.1852, the house belonged to the Brown family for three generations.

The first resident, William Gainor Brown, rose to Captain in the Civil War and later served in the Georgia Legislature. In November 1864, the house was chosen by General Sherman as his headquarters and his men camped in the field across the road.

Despite its rich history, the house was extremely deteriorated when the Washington County Historical Society purchased it in 1990. After stabilizing the structure, craftsmen paid careful attention to preserving and restoring such outstanding features as the mantels, wood-grained doors and plaster cornices. Restoration architects drew up plans for the reuse of a 1905 addition in the back of the house that now serves as offices for the Washington County Historical Society and meeting space. The project received a Georgia Heritage 2000 Grant for electrical rewiring in 1997.

The Brown House is now listed on the National Register and serves as an important site for Washington County history to be interpreted.

Excellence in Rehabilitation

Sequoyah

Atlanta
Stephen Dull, *Owner*
Robert M. Green, *Original Architect*,
and Herbert Brito, *Rehabilitation Architect*
Nominated by Lary Hesdorffer, Georgia Trust for Historic Preservation

Sequoyah is a 1960 single-family residence designed by architect Robert M. Green, a native Georgian and Taliesin apprentice to Frank Lloyd Wright. Sequoyah has the distinction of being the only residence in the state to encompass all of the Wrightian principles of architecture.

In 1996, Stephen Dull purchased the house from its original owner and commissioned the architect Herbert Brito to undertake the interior renovation, including kitchen expansion and an upgrade of all bathrooms. Recently, Sequoyah's original architect, Robert M. Green, was brought back to the house to work on the design for vehicular and pedestrian gates



Sequoyah

to be erected at the street level.

The architectural design of Sequoyah in 1960 was a thoughtful marriage of contemporary taste and lifestyle. While the house is only 40 years old, this rehabilitation carefully reshaped the use and treatment of the house to fit its current owner's needs without sacrificing the over-riding impression and spirit of the original Wrightian principles. As part of our recent past, The Trust is delighted to honor Sequoyah with an award for excellence in rehabilitation.

Decatur County Courthouse

Bainbridge
Decatur County, *Owner*
Childress Construction, *General Contractor*
Nominated by Charles Orr, Surber Barber Choate & Hertlein Architects

Macon architect Alexander Blair designed the Decatur County Courthouse in 1902. The County Commissioners' first priority for the recent rehabilitation was to maintain the historic integrity of the building. The exterior of the courthouse was relatively intact, but a 1977 remodeling seriously altered the interior. Dropped ceilings had been installed in the courtroom, the extensive woodwork had been painted, and the heart pine floors had been covered with carpet.

Fortunately, the original courtroom balcony was found when the dropped ceiling was removed. The project team also found the original courtroom seats in a storage facility. These seats were restored and reinstalled, as was the original courtroom chandelier. The pressed metal ceilings throughout the courthouse, covered up by a dropped ceiling in 1977, were exposed and restored. Two later buildings, both jails, were also rehabilitated in this project. The 1930s jail was converted to county offices and another jail, built in 1977, now serves as records storage. The Trust salutes the Decatur County Commissioners for their vision and commitment to this comprehensive rehabilitation.



Decatur County Courthouse

Marshall House Hotel

Savannah

Marshall House Development Corporation, *owner*

Hansen Architects, *architects*

The John Hardy Group, *contractor*

Nominated by Historic Savannah Foundation

The Marshall House Hotel was built in 1851 to serve railroad passengers at a nearby terminal in Savannah. It later served as a Civil War Hospital and a boarding house before closing its doors in 1957. As a hotel, it hosted Pulitzer Prize winner, Conrad Aiken, and author Joel Chandler Harris lived at the Marshall House for several years when it was a boarding house.

The rehabilitation of the Marshall House Hotel required the removal of a stucco curtain wall over the top three stories. When removed, it revealed the original Philadelphia pressed brick and the original windows still intact! Also preserved were the original stairs and molding details, as well as the heart pine floors. A striking wrought iron balcony was re-created to match the one revealed in an old photograph of the Marshall House found at the Georgia Historical Society.

The project qualified for both the Federal Rehabilitation Investment Credit program and the Preferential Property Tax Abatement program coordinated through the Historic Preservation Division of the Department of Natural Resources. In addition to saving an important part of Savannah's history, this project has been a catalyst for the resurgence and revitalization of a major portion of Broughton Street.



Marshall House Hotel Lobby

The Hull Street Complex

Athens

City of Athens, *Owner*

Driver Construction Company, *General Contractor*

Nominated by Bryan Townes, Surber Barber Choate & Hertlein Architects

The Hull Street Complex, adjacent to the University of Georgia campus, is comprised of five houses from the 19th and early 20th centuries. All of the structures, including the Wray-Nicholson house were on the verge of being torn down when the City of Athens and Lucy Nicholson banded together to save them.

The Wray House, c.1840, was purchased by the Nicholson family in the early 1900s. The Nicholsons added the Neo-classical details including the large columns attached to the front of the house. Athens legend says that these columns came from one of the antebellum homes that once lined

Prince Avenue. The four Victorian vernacular cottages that surround the large house were built later in the 19th century.

Funded by a Special Local Option Sales Tax approved by the voters of Athens/Clarke County, the goal of the restoration was to return the main house and its gardens as well as the small cottages, back to their 1940s splendor. However, in anticipation of demolition, all the houses had been stripped of their doors, mantles, porch railings and other architectural details. Fortunately, many of these items had been placed in storage and were able to be reinstalled in their proper locations.

The outstanding rehabilitation of the Hull Street Complex preserved one of the most endangered districts of the "Classic City."



Wray-Nicholson House

The Lyons Depot

Lyons

CSX, *Owner, leased to the City of Lyons*
Nominated by Robin Nail, preservation planner

The Lyons Depot was built in 1930 by the Central of Georgia Railroad. Unused since the early 1960s, the brick depot had fallen into disrepair and had become a community eyesore. In 1995, CSX agreed to lease the old depot to the City of Lyons for \$1 per year.

The Lyons Merchants Association, supported by the City of Lyons, Toombs County and many other civic organizations and individuals took on the rehabilitation and continued operation of the depot. The City of Lyons received three separate Local Development Fund Grants from the Georgia Department of Community Affairs. Matching funds and in-kind contributions were raised locally to support the rehabilitation effort.

Repairs were made to the roof, windows, doors and platforms as well as interior and exterior painting, and grounds improvements for drainage, outdoor lighting and landscaping. Now eligible for the National Register, the Lyons Depot is a model for adaptive use of a historic building.

Thanks to a strong public-private partnership, the Lyons Depot now serves the community as a multi-purpose space for Scout and 4-H meetings, art exhibits, social functions, tourist information and local history museum space.

Springer Opera House

Columbus

Springer Opera House Arts Association, *Owner*

Hecht, Burdeshaw, Johnson, Kidd & Clark, *Architects*

Phillips Construction Company, Inc., *General Contractor*

Nominated by Historic Columbus Foundation, Inc.

Opened in 1871, the Springer Opera House was heralded as one of the premier opera houses of the Southeast. Although it became a movie theater in the 1930s, it later deteriorated and was closed in 1954. In 1964, a group of theater buffs managed to save the Springer from demolition by forming the Springer Opera House Board of Trustees and raised enough money to purchase and rehabilitate the building. Recognizing its historic significance, Governor Jimmy Carter named it the State Theater of Georgia in 1971, and in 1978 the Department of Interior declared it a National Historic Landmark.

The most recent rehabilitation of the Springer added major structural reinforcements, complete restoration of the ornate interiors and the addition of the latest in theatrical technology. Driven by grants from the Columbus Challenge Campaign, the Bradley-Turner Founda-



Springer Opera House

tion and an anonymous donor, the Springer is better than ever. The building now serves as a living museum of the theater arts complete with exhibit space and the Springer Academy, which offers summer programs for young people.

Thanks to the hard work and financial commitments of many people, the stage that once hosted such personalities as William Jennings Bryant, Edwin Booth, Gertrude "Ma" Rainey, John Phillip Sousa and Franklin D. Roosevelt will continue to make headlines in this new century.

Orene Hall

Albany State University

The Georgia University System Board of Regents, *Owner*

Yielding, Wakefield & McGee, *Architects*

Nominated by Vic Maloof, Rosser International

Built in 1931 as the dining hall for Albany State University, Orene Hall suffered extensive damage in the summer floods of 1994. A Flood Recovery Grant from the Historic Preservation Division of the Georgia Department of Natural Resources, made it possible to conduct a structural feasibility study. After the completion of the study, the Board of Regents for the University System of Georgia approved the complete rehabilitation of this beautifully ornate building.

Due to water damage sustained during the flood, all of the interior walls had to be removed and replaced. However, while tearing out the interior walls, the main hall, which had been partitioned over the years, was discovered by project architects. The architectural details and fixtures had to be recreated and the elegant terazzo floors were restored. On the exterior, masons repointed all the brick and architects added pedestrian streetscapes into the new landscaping plan.

In its post-flood era, the rehabilitated and restored Orene Hall serves the university as a multipurpose alumni center. The center accommodates a variety of events, including campus outreach programs, alumni functions and conferences.

Poplar Street Medical Complex

Macon

Phoenix Medical Investments, LP, *Owner*

Brittain, Thompson, Bray, Brown, *Architects*

Nominated by Maryel Battin, Macon Heritage Foundation, Inc.

Three buildings in the last remaining block of 19th-century buildings in downtown Macon have been rehabilitated as the Poplar Street Medical Complex. The earliest building in the block is the 1870 Southern Hotel, which served train passengers from a nearby terminal. The other buildings date from about 1890 and were used for a number of purposes including a saloon, wholesale liquor store and a furniture warehouse.

By the 1980s, the entire block was at risk of demolition by neglect. Resisting the advice of their realtors to buy in the suburbs, the doctors pushed for a downtown location. Staff from the Historic Preservation Division of the Georgia Department of Natural Resources worked closely with the owners and the consultants on the project to ensure that it qualified for the Federal Rehabilitation Investment Tax Credit program and the Preferential Property Tax Abatement program. Now, this beautifully rehabilitated and high-tech medical facility receives regular praise from patients for its warm and "non-institutional" atmosphere.



Poplar Street Medical Complex

Thomaston-Upson Government Complex

Thomaston
Upson County, *Owner*
Dimery-Tyler Associates,
Architects
Reddick Construction,
General Contractor
Nominated by Valerie
Moore, *Main Street*
Director



Thomaston-Upson Government Complex

The Thomaston-Upson Government Complex, only two blocks from the town square, is made up of three buildings from the old R. E. Lee School. The rehabilitation project was made possible by the donation of the property and buildings from the Thomaston-Upson School System and money raised through a Special Purpose Local Option Sales Tax passed by the citizens of Upson County in 1995.

Founded in 1875 as a coeducational boarding school, the R. E. Lee School was destroyed by fire in 1909 and rebuilt in 1911. The adaptive use of the main high school, the old elementary school, the old cafeteria and ROTC facility are models for rehabilitation of historic structures. Architects and engineers used original materials whenever possible. The original metal cornice around the top of the main

building was reproduced based on old photographs. The former high school now serves as the administrative offices for both the City of Thomaston and Upson County. The old elementary school houses juvenile services and court, the district attorney, health department and county agent. The third building, the old school cafeteria, was converted into a senior citizens center.

The rehabilitation of the R. E. Lee School Campus into the Thomaston-Upson Government Complex has united city and county offices and brought new life to some of Thomaston's oldest public buildings. Congratulations to Upson County and the City of Thomaston for incredible local vision.

Volunteers of the Year

(continued from page 9)

time to implement changes and additions to the Web. Both are very enthusiastic about their work, and are always willing to follow through promptly on any requests. Over and above the monetary figure set for their services, they have helped the Georgia Trust accomplish several of its strategic goals, including increasing the organization's visibility and accessibility to the general public, refining and expanding the public's perception of the Trust using up-to-date communication technologies, reaching new audiences, and building a more knowledgeable constituency.

Volunteering is something that comes naturally for both Dane and Patrick. Dane, originally from Jamaica,

spent most of his life in New York City, where he was involved with various volunteer projects throughout high school and college. He has tutored youths from ages six to 15 in subjects such as mathematics, science, English and computer-related subjects.

The Trust is the second major nonprofit Web site Patrick has worked on. He has also volunteered to design a site for young adults with developmental disabilities.

The Trust is pleased to honor Patrick McCaffrey and Dane Bamburly, two "techies" who have combined their computer skills with community spirit to build a strong Web presence for the Georgia Trust.

The Bradley

Cartersville
Ron Goss, Jr., *Owner*
My Remodeling, *Contractor*
Nominated by Ann Arnold & Susan Fontana,
Cartersville

In 1885 the lot on the corner of Market Street and Public Square in Cartersville was purchased by the Bradley brothers for \$250. They built the Bradley Brothers Hardware Store and the Imperial Saloon, which operated out of the basement of the hardware store. Over the years, The Bradley has been home to the Greek Cafe, a movie theater, a Belk-Gallant department store and numerous furniture stores.

Ron Goss, Jr. bought the Bradley building in May of 1999 with the intent of restoring it to the look of the 1885 hardware store. However, state preservationists urged Ron to recognize the recent history of the building and save the pigmented structural glass added to the front facade by Belk-Gallant Department Stores in the 1940s. Following their recommendations, Ron rehabilitated the building to its 1940s appearance. Currently, The Bradley, which qualified for historic preservation tax incentives, is occupied by a clothing store on the main floor and offices in the basement and upper floors.

The Bradley is a wonderful accomplishment for Cartersville. Along with many other exciting properties, The Bradley will be on the Main Street Tour of Buildings at the Georgia Trust's June Ramble in Cartersville, so mark your calendar and please join us!

Preservation Leadership Awards

Governor Roy E. Barnes
Secretary of State Cathy Cox
Speaker Thomas B. Murphy
Senator Mike Egan
Senator George Hooks
Representative Kathy Ashe
Representative Terry Coleman
Representative Bill Cummings
Representative DuBose Porter

Welcome New Members

Acworth
Acworth HPC

Adairsville
Mr. and Mrs. Steven F. Wheaton

Alpharetta
Ms. Shantel Cowan

Americus
Mr. and Mrs. Russ B. Childers

Athens
Ms. Corinne C. Allen
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Ooops! In the February *Rambler*, two people were mis-identified as having donations given in their memory. Mrs. Brooks Lide and Mrs. Dean Swanson are in fact very much alive. We regret the error.



MONTICELLO, FL. Grand Georgian by J. Neel Reid. A 1912 classic on a half acre in peaceful downtown Monticello, Fla. Huge porches, porte cochere, grand hall, large rooms, sleeping porches, two fireplaces, separate guest apartment. See a virtual tour/color photos at www.carolynruten.com. Just \$250,000. Carolyn Ruten, Wise Realty Co. of Tallahassee, 850-385-1166.



MADISON, c. 1870. Located in the square in historic Madison, Ga., this beautiful brick building has a small courtyard, balcony and rear parking. Currently rented with triple net lease. One hour from Atlanta, 30 minutes from Lake Oconee. Approx. 2600 sq. ft. \$225,000. Call Southern Mortgage & Realty, LLC, 706-343-0085.

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Profiting from the Past (continued from page 1)

events. Savannah, with \$751 million in tourism spending in 1996, may be Georgia's best example of how a city can profit from heritage tourism. And in Macon, preservation of in-town and downtown historic structures also has been important to the success of that city's tourism industry.

Attractions in Macon include museums, such as the Georgia Trust-owned Hay House, historic residences and a downtown entertainment district that features the Tubman African-American Museum and the recently restored Douglass Theatre. In 1996, the tourism industry in Macon generated an economic impact of \$297 million, creating 7,000 jobs.

Augusta, Thomasville, Valdosta, Columbus and Atlanta are only a few of the other cities that have found preservation is key to attracting tourists. In Atlanta, the Martin Luther King, Jr. National Historic Site, administered by the National Park Service, is one of the nation's most prominent attractions.

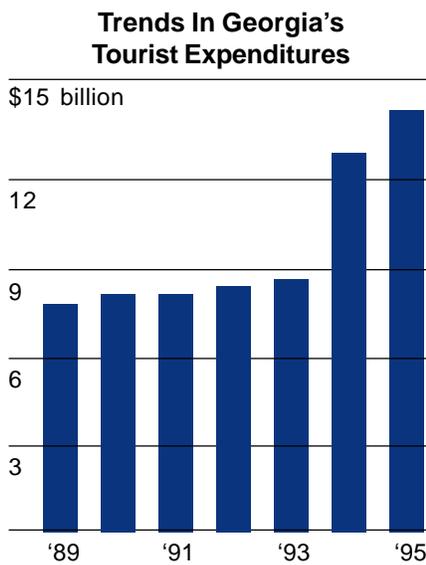
According to the study, Georgia has been a leader in historic preservation activities, and its accomplishments are recognized across the nation. Federal and state tax

incentive programs have attracted private investment in historic buildings. Together, these programs alone have spurred \$750 million in private investment in Georgia's historic properties since the tax incentives first became available in 1976 and \$101 million from 1992 to 1996. Just a few of the

rehabilitation projects are: the Rhodes-Haverty Building in downtown Atlanta, \$6.5 million; the 1915 Upchurch Building in Thomasville, \$1.5 million; the Americus Hardware Building, \$1.5 million; the 1865 Elwood residence, Marietta's oldest home, \$200,000; and the Oliver Dry Goods Building in Valdosta, \$150,000.

The study, *Profiting From The Past*, is a collaborative effort of the Historic Preservation

Division, the Athens-Clarke County Unified Government, the Georgia Trust for Historic Preservation, the Georgia Main Street program, and numerous groups and individuals. Funding for preparation of the study was provided by federal grant assistance through the Historic Preservation Fund of the National Park Service. The study can be viewed in its entirety on HPD's Web site at www.gashpo.org.



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Special thanks to Georgia Power Company for printing *The Rambler*.

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