



The Rambler

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

2002 PRESERVATION CONFERENCE

Smart Growth Strategies and Solutions for Georgia Communities

No matter where you live, chances are growth is an issue in your community. If a town is experiencing too much growth, sprawl and its ugly effects may not be far behind. On the other hand, not enough growth can leave downtowns deserted and historic structures in disrepair. Growth affects all aspects of a community—neighborhoods, downtowns, schools, open spaces, transportation systems—but by utilizing the right tools, your community can confront this challenge and in effect grow “smarter.” What are these tools? Find out at the Statewide Preservation Conference, “Growth Strategies and Solutions: Georgia Communities at the Crossroads,” February 28 through March 1 in Macon. You’ll also hear success stories from towns and cities of varying populations and financial

commercial, retail and residential development centered around and enhancing the nucleus of a town rather than spreading out into undeveloped areas or farmland. Imagine living where you could walk to work, shops and restaurants—this is the concept behind smart growth.

Smart growth (or quality growth) includes

Downtowns



What Is Smart Growth?



Greenspace



Mixed-Use Development

resources.

Undoubtedly, you’ve heard the term “smart growth” discussed as a possible solution when cities are faced with issues such as sprawl and traffic. However, this is not merely a big-city issue—smart growth can be a factor in towns and cities of all sizes. Smart growth can best be illustrated by com-

And More ...

(continued on page 6)

Preservation Promotes Growth

The following editorial was printed in *The Atlanta Journal-Constitution* August 3, 2001.



Sheffield Hale
Chairman of
The Georgia Trust

The Rambler is the newsletter of The Georgia Trust for Historic Preservation, the country's largest statewide preservation organization. With the support of nearly 9,000 members, the Trust works to protect and preserve Georgia's historic resources and diverse cultural heritage.

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In metro Atlanta and throughout the rest of the state we know all too well about the negative effects of sprawl and unchecked development—so much so that you might be thinking about not reading any further.

But I think the prevailing focus on what's wrong with our cities is misplaced. There are positive examples of thoughtful urban development throughout Georgia. We just need more of them.

Let me explain. On recent visits with The Georgia Trust to Americus, Eatonton, Monticello and Sandersville and other cities throughout Georgia, I have seen communities that are turning their focus back to their downtowns and historic neighborhoods—and they are seeing the results: a remarkable return of businesses and residents of every age group.

For cities to grow smartly, city planners must act *before* growth comes—when planning can be positive and based on consensus, not a reaction to controversy. And the fact is, nearly all revitalized communities use historic preservation as a smart growth strategy. It is as simple as comparing your community's historic buildings to a finite natural resource.

Think of our communities as a farmer thinks of land. The thoughtful farmer nurtures the land so it remains productive for generations. Farmers who overwork their land for short-term profits harm their economic future.

The same is true of itinerant developers and community leaders who take the short view of community development. The best way to sustain a community's long-term prosperity is to plan for permanence and recognize that historic resources are important assets not to be squandered.

Over the next 25 years, you likely will hear a lot about "suburban renewal," an effort that will eclipse in cost urban revitalization initiatives. It is much more difficult and expensive to recycle poorly planned, disconnected development in areas with no grid streets, such as strip malls and isolated com-

mercial buildings, than downtown commercial buildings.

Midtown Atlanta is an early example of "suburban renewal." Beginning in the 1960s, Midtown declined sharply as residents left for first-generation suburbs, leaving vast areas demolished and neglected for years.

Three things stimulated Midtown's relatively quick rebirth in the 1990s: existing grid streets and sidewalks; metrowide traffic congestion, which made living near Midtown more attractive; and the vision of local landowners, businesses and residents to develop a comprehensive plan. All these factors potentially exist in towns throughout Georgia.

On a smaller scale, communities all over the state are seeing the impact of strip malls abandoned for larger locations and the kind of

Nearly all revitalized communities use historic preservation as a smart growth strategy. It is as simple as comparing your community's historic buildings to a finite natural resource.

seediness and decline in real estate values that follow. However, because people and businesses seek places with a high quality of life and a plan for maintaining it, we have an opportunity to use these lessons and our existing historic resources to Georgia's advantage.

Many Georgia communities with historic structures and infrastructure already attract smart growth. In places like Eatonton, Rome Sandersville, Bainbridge and Americus, people are moving back to their grandparents' neighborhoods, while others are restoring historic houses and renovating downtown buildings into apartments.

Although many may seem resigned to a standard that is beneath us, we have not yet accepted the denigration of our communities as inevitable. No easy or obvious cost-effective solutions exist to our traffic problems and visual blight. But the demographic and economic trends created by the downside of sprawl give both small communities and larger cities a chance to form a vision and to secure a sustainable quality future.

Take a "Pilgrimage to Natchez"

Escape to the grandeur of Mississippi's Old South for The Georgia Trust's spring study tour, "Pilgrimage to Natchez," April 6 - 9, 2002. Guests will arrive in Jackson and follow the famous Natchez Trace, originally a footpath used by the Chickasaw and Choctaw Indians.

Natchez, known for its majestic antebellum homes and quaint shops, is said to have been the home of more than half of the millionaires in the United States before the Civil War.

Today, most of these homes are still intact and many will be open for private viewing, including Dunleith, the only house in Mississippi with wide double galleries and massive Tuscan columns completely surrounding it. Guests will tour several private homes, including Hope Farm (c.1775), with plantings dating back to the original owners, and Cherokee (c.1800), a Greek Revival house with a very unusual floor plan. A special cocktail reception with members of the Pilgrimage Garden Club will be held at the palatial Stanton Hall (1857), which is furnished with Natchez antiques and art. Visitors will stay at the Guest House in downtown



Stanton Hall



Dunleith

Natchez and enjoy meals in some of the town's finest homes.

Please call Ken Ward Travel at 1-800-843-9839 or 404-261-1688 for more information or to reserve your space on this study tour exclusive to Georgia Trust members.

LaGrange to Host Annual Meeting

Mark your calendars now for The Georgia Trust's Annual Meeting, to be held this year in LaGrange, April 19-21. Travel to west-central Georgia with us as we tour LaGrange's bustling downtown and gracious Southern homes.

The activities begin Friday with tours of downtown sites including LaGrange Theatre, currently under restoration. In the evening, enjoy cocktails, dinner and a concert at Coverland, an 1828 Plantation Plain house. Saturday, at Callaway Auditorium at LaGrange College, we will announce the winners of the 2002 Preservation Awards, and take a look back on the year's accomplishments. The history of LaGrange and Troup County, along with the region's outstanding historic preservation programs, will also be spotlighted. Guests will enjoy a Saturday evening reception at Bellevue, LaGrange's only National Landmark, followed by a progressive-style dinner at several homes around LaGrange. Members at the Heritage level and above are invited to a reception at the Farmer-Cauble House, a Neel Reid-designed home built in 1921. To end the weekend, Sunday brunch will be served at Hills and Dales, the magnificent former home and gardens designed by Hentz & Reid and past home of two generations of the Fuller E. Callaway family.

Look for more information in the January/February issue of *The Rambler*, which will feature more of the historical treasures of LaGrange on our tour. The meeting is co-hosted by the Troup County Historical Society. For more information, please call Mary Alice Ramsey at 404-881-9980 ext. 3232 or e-mail mr Ramsey@georgiatrust.org.

Calendar

See page 7 for Holiday Activities at a Main Street City Near You!

See page 16 for Holiday Events Around the Houses!

January 26

Landmark Dinner

Hay House, Macon

Members at the Landmark level and above are invited to attend this elegant event. Call Renee Dooley at 404-885-7805 for more information or to upgrade your membership.

February 28 - March 1, 2002

Statewide Preservation Conference

Crowne Plaza Hotel, Macon
Join participants from around the state to explore how smart growth and preservation work together to build stronger communities. Please see cover story. Call 404-881-9980 for more information.

March 15, 2002

Salute to American Craft

Georgia World Congress Center, Atlanta

Here's your chance for a sneak preview of crafts from American Craft Council's Show Atlanta. Call 404-881-9980 ext. 3273 for more information.

April 6 - 9, 2002

Pilgrimage to Natchez

Natchez, Mississippi

Join The Georgia Trust and Ken Ward Travel for this exclusive study tour. Please see story on this page.

April 19 - 21, 2002

2002 Annual Meeting

LaGrange, Georgia

Mark your calendars now for The Georgia Trust's 2002 Annual Meeting. Please see story on this page.

Welcome New Staff!

The Trust welcomes **Jennifer Holcombe** as the Heritage Education manager. Jennifer will implement and facilitate teacher workshops and provide technical assistance to teachers and educators through the *Talking Walls* program. She will also oversee the Trust's internship program, scholarship program and the Neel Reid Prize program. Jennifer comes to the Trust from the Historic Preservation Division (HPD) of the Department of Natural Resources, where she was an environmental review associate. In addition to her duties at the Trust, Jennifer is a graduate student in Georgia State University's Heritage Preservation program. Jennifer was one of the first students to graduate from the Georgia Institute of Technology with a degree in history of technology and society. She went on to receive her master's in education of secondary social studies at New York University and taught history to inner-city students in Brooklyn, N.Y., as well as to children at Mount Pisgah Christian School in North Georgia. Jennifer is the recipient of the Trust's 2001 B. Phinizy Spalding Scholarship.



(L-R) The Trust welcomes **Laurie DeVegter**, **Jennifer Holcombe** and **Shabrina Means** to the statewide office.

Another newcomer to the Trust's preservation department is **Laurie deVegter**. As the preservation assistant at the Trust, she handles preservation-related inquiries and coordinates the Preservation Awards program. She also provides support for other programs in the preservation department. Laurie has held internships at several prominent preservation groups, including Historic Savannah Foundation, Old Algiers Main Street Corp. in New Orleans and most recently at the Historic Preservation Division of the Georgia Department of Natural Resources, where she reviewed applications, researched state tax credits and participated in site visits. She holds a bachelor's degree in political science from Davidson College and a master's in preservation studies from Tulane University.

In the communications office, the Trust welcomes intern **Shabrina Means**. Originally from New York, the Georgia State University senior is earning a bachelors degree in jour-

nalism with a concentration in public relations. Shabrina is also a member of the Public Relations Student Society of America. Since her arrival, she has assisted with publicity for the upcoming statewide preservation conference (*see cover story*) and with *The Rambler*.

Susan Howell has joined the staff of Hay House in Macon as communications and development manager. Susan is working to promote Hay House as a museum destination and to promote the house's educational activities and special events. In addition, she is handling patron and corporate development and grant writing.



Susan Howell joins the staff at Hay House.

Susan has more than 25 years' experience in public relations and journalism. Prior to joining Hay House, she served as director of communications for DeKalb County Government. Her background also includes serving as executive director of Macon 2000 Partnership, a nonprofit organization working to improve education in Bibb County; business editor of *The Macon Telegraph*; press aide to U.S. Rep. Bill Stuckey Jr.; editor of the *Georgia Farm Bureau News* and a four-year stint in public television. A graduate of Baylor University with a bachelor's degree in English and journalism, Susan has a long-time interest in historic preservation. She is a former trustee of the Macon Heritage Foundation, from whom she received an award for "significant contributions to the field of historic preservation" for her work in revitalizing the historic Clisby Elementary School on Vineville Avenue in Macon.

Save the Date!

What: Salute to American Craft

When: March 15, 2002

Where: Georgia World Congress Center, Atlanta

Who: Juried artists from around the country will be on hand to show their crafts as part of American Craft Council's Show Atlanta.

Contact: Jennifer Hendrickson,
404-881-9980 ext. 3273.

Join us for the Trust's largest fundraising event!

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Randstad
Trusco Capital Management

Event Co-chairs
Milton Williams
Bob Prater



(L-R) Georgia Trust President & CEO **Greg Paxton** and Georgia Trust Chairman **Sheffield Hale** present a gift to Preservation Classic Honorary Chair **Jim Kennedy**, president and CEO of Cox Enterprises, Inc.

Getting back into the swing of things, The Georgia Trust held yet another successful Preservation Classic tournament at the Peachtree Golf Club in Atlanta.

Twenty-one foursomes participated in the tournament, held September 17. Award winners for the day included the Hunton & Williams team, the Randstad team and Bert Clark's team for the lowest net. The First Union team had the lowest gross. Jim Mitchell, Mark Grantham, Todd Barlow and Ted Warren were the closest to the pin and the longest drive went to Philip Verlander.

Many participants won great raffle prizes at the post-tournament reception dedicated to the sponsors and this year's honorary chair, Jim Kennedy, president and CEO of Cox Enterprises, Inc. See you next year!

We Came, We Saw, We Rambled!

There wasn't a cloud in the sky as Georgia Trust members rolled in by the dozen for the annual Fall Ramble hosted this year at historic Berry College and Rome.

Approximately 220 Ramblers enjoyed events such as horseback riding, a children's archaeological dig, a fabulous dinner at the majestic Oak Hill and a delightful afternoon picnic at the Chieftains Museum.

Free Ramble T-shirts designed by Paul Simo, the Trust's Main Street design manager, were given to children and adult T-shirts were sold to benefit the United Way September 11th Fund. Georgia



(L-R) First-time Ramblers **Janet**, **Thomas** and **Tom Cross** enjoy a picnic lunch with **Mildred Spalding** at the Chieftains Museum.



Children enjoy an archaeological dig at the Chieftains Museum.

Trust Chairman Sheffield Hale donated the shirts and Georgia Trust Vice Chairman Tom Wight donated to the American Red Cross for the patriotic ribbons Ramblers wore throughout the weekend. The Georgia Trust would like to thank Berry College, the Greater Rome Convention & Visitors Bureau, The Rome Area Heritage Foundation and Chieftains Museum for all of their hard work and dedication to this event.

Don't miss our Spring Ramble through Monroe and Walton County in June!

A QUICK LOOK AT THE 2002 STATEWIDE PRESERVATION CONFERENCE

What: "Georgia Communities at the Crossroads: Growth Strategies and Solutions"

When: February 28 – March 1, 2002

Where: Crowne Plaza Hotel, Macon

Who: All are invited to attend; call 404-881-9980 to receive a brochure

Featured Speakers:

Richard Moe, President of the National Trust for Historic Preservation

Donovan Rypkema, Real Estate and Economic Development Consultant

Stanley Lowe, Vice President of Community Revitalization of the National Trust

Sessions include:

- Envisioning Your Community's Future: Planning for Enhancements and Growth
- Real Estate: Making the Deal Work with Challenging Intown Buildings
- A Lesson in Preservation: Saving Georgia's Historic Schools in the Age of Sprawl
- Tool Kits for Better Communities
- Successful Downtowns
- Neighborhood Revitalization and Redevelopment: What Makes It Work?
- When the Artery Meets the Grid: Intown Transportation Planning
- Can You Dig It: Archaeological Tools for Communities
- Local Governments: Relating New Development to Existing Development
- Tools for Open Space

For More Information: Call The Georgia Trust at 404-881-9980 or visit www.georgiatrust.org to view brochure and register online.

The conference is sponsored by The Georgia Trust and the Historic Preservation Division of the Georgia Department of Natural Resources, along with Macon Heritage Foundation and the Urban Land Institute, Atlanta District Council.

Smart Growth

(continued from page 1)

everything from initial planning for growth to finding ways to manage existing growth and making the best of your resources. To avoid being swallowed by sprawl, there are measures your community can take.

For instance, one of the many cities highlighted at the conference will be Covington, which recently underwent a charrette—a design exercise in which a team of architects, planners, developers and preservationists get together for a week to develop consensus on the future vision and development strategy for a community. This innovative project has given Covington the tools it needs to implement smart growth initiatives and proper zoning regulations to avoid sprawl and preserve the town's historic integrity.

Naturally, preservation is at the core of this "development." The smartest growth encourages the use of existing structures while also building brand new ones, and this growth best occurs in downtown centers. Since vibrant downtowns are an inherent component of smart growth, Georgia cities that have worked to integrate their historic downtowns into places where people live, work, shop and play will share their success stories at the conference. Cities across the state of all sizes and resources will be represented in this discussion, such as Brunswick, which has a wide mix of everyday and high-end retail businesses; Savannah, which has brought popular stores such as the Gap and Starbucks downtown; and Thomasville, which has achieved national recognition for keeping independent retailers within its downtown.

In addition to downtowns, revitalized neighborhoods play an integral role in smart growth. Before the advent of suburban-style cul-de-sac developments, most neighborhoods were built in a modified grid pattern with several

inter-connecting streets, thus spreading traffic flow to several feeders instead of one major artery. Around the state today, many of these neighborhoods are experiencing a rebirth as new owners reclaim these almost-forgotten homes. From Thomasville's Warren Avenue (see story on pg. 10) to Macon's own Huguenin Heights, intown neighborhoods once blighted by neglect and abandonment have been given a new lease on life, with owners who care about the past *and* the future of their communities.

The conference will also focus on

Neighborhoods



Success stories such as Macon's revitalized **Huguenin Heights** neighborhood will be discussed at the conference.

retaining neighborhood schools and the vital role they play in quality growth. Field sessions in downtown Macon and adjacent neighborhoods will be conducted during the conference to illustrate intown smart growth concepts.

Many more topics (see sidebar) will be covered at this comprehensive statewide conference, which will include leaders from around the state as well as nationally known experts in the field. Whether you are a community leader or a concerned citizen, you will find solutions and suggestions you can implement in your own town or city.

For a complete list of conference sessions and more information, please call The Georgia Trust at 404-881-9980 or visit www.georgiatrust.org.

Holiday Events Coming to a Main Street Near You

To celebrate the season, many Main Street cities around the state have planned special events that encourage residents and visitors to shop, visit Santa, and simply have a grand time with family and friends downtown. The following listings were supplied by Main Street managers. Happy Holidays!

Downtown Acworth

Santa's Arrival and Tree Lighting

December 7; 6 p.m. – 9 p.m.

Santa arrives to help the mayor light the downtown Christmas tree. Local shops will remain open late for holiday shoppers and will serve light refreshments.

Contact Sherri Levine at 770-974-8813.

Downtown Athens

Breakfast with Santa

December 15; 10 a.m. – 11:30 a.m.

Enjoy a light breakfast with Santa and discover the Lyndon House Arts Center. Discounts and promotions are offered by local businesses on both December 15 and December 16 to "Breakfast" patrons who provide a ticket stub. Tickets: \$8 for adults; \$4 for children age 1 & up. Contact Athens Downtown Development Authority at 706-353-1421 by December 13 for reservations.

Downtown Bainbridge

Holiday Open House

November 18; 2 p.m. – 5 p.m.

Bring the family for holiday shopping downtown where creative displays, store specials and refreshments are found. Christmas ornaments will be on sale at the Main Street/Tourism office.

Christmas Parade

November 29; 7 p.m.

Holiday floats and a performing band.

Annual Candlelight Walking Tour

December 6; 6:30 p.m.

The Handbill choir serenades you as you walk to Willis Park, along sidewalks lit by candlelight. Contact Amanda Coker at 229-248-2000 ext.23.

Downtown Carrollton

Holiday Decorations

Month of December

Enter to win prize packages during the window display contest.

Christmas Parade

December 8; 11 a.m.

"Christmas Around the World" is the theme of this parade, which will feature award-winning local bands. Contact Carrollton Main Street at 770-832-6901.

Downtown Douglas

Christmas Time in the City

December 1; 2 p.m.

Share breakfast with Santa as he entertains you with holiday tales.

Nutcracker Ballet

December 1; 8 a.m. – 10 a.m.

Bring the children to a traditional Christmas at Marin Centre's renovated Art Deco Theatre.



Top to bottom: Santa visits with children at Fayetteville's Breakfast and Lunch with Santa at the Old Train Depot; holiday revelers take a relaxing carriage ride amid the lights of downtown Moultrie; and a child visits with Santa during Breakfast with Santa in Athens.

Festival of Lights Christmas Parade

December 1; 6 p.m.

Witness one of the largest lighted Christmas parades, with Santa, carollers and jazz musician Bill McIntosh. Contact Michele Theus at 912-384-5161.

Downtown Fayetteville

Lighting of the Christmas tree

Nov. 30; 6 p.m.

Carriage rides and Christmas carollers.

Breakfast and Lunch with Santa at the Old Train Depot

December 1; 8:30 a.m.

Bring the family to meet Santa and make your own Christmas ornaments. Tickets: \$7 for adults; \$5 for children age 12 & under. Contact Nancy Price at 770-461-6029.

Downtown Moultrie

Lights, Lights, Thanksgiving Night Festival

November 22; 6 p.m. – 8 p.m.

View a canopy of lights spreading from the top of the courthouse over nine

blocks. Events include photos with Santa, pony rides, carriage rides and shopping.

Christmas in Downtown

December 1; 11 a.m. – 8 p.m.

Feast on food and entertainment with a lighted parade and more. Contact Amy Herndon at 229-890-5455.

Downtown Newnan

Holiday Open House

November 18; 1 p.m. -- 5 p.m.

Shop downtown, where local merchants provide refreshments and great specials for holiday shoppers.

Christmas Parade

December 2; 3 p.m.

Enjoy a parade with Christmas carollers and Santa arriving on the square in his antique fire truck. Contact Linda Bridges at 770-254-3703.

Events continued on page 8

Main Street Events

(continued from page 7)

Downtown Rome

Tour of Historic Churches

December 4; 6 p.m. – 9 p.m.

Take a free tour aboard the Toonerville Trolley and explore historic downtown churches, listen to music, and enjoy a reception of gingerbread and hot cider.

Call 800-444-1834.

Downtown Statesboro

Holiday Celebration

December 6; 6:30 p.m.

Witness the “Festival of Floats” parade, visit with Mr. and Mrs. Santa and their reindeer, shop with downtown merchants, and enjoy live entertainment, crafts and more. Contact Stephanie Howell at 912-764-7227.

Downtown Thomasville

Victorian Christmas

December 6 & 7; 6 p.m. – 10 p.m.

Gerald Charles Dickens, great-great grandson of Charles Dickens, will perform the holiday classic, “A Christmas Carol.” Take rides in horse-drawn carriages, see costumed carollers and strollers, a live Nativity scene and Saint Nicholas. Contact Sharlene Celaya at 800-704-2350.

Downtown Vidalia

Christmas Open House

November 18; 2 p.m. – 5 p.m.

Enjoy music and refreshments as you shop for holiday gifts. Write a “letter to Santa” at any of the local merchant shops to drop off at Santa’s mailbox.

Light up the Town

November 29; 6 p.m.

Singing and photos with Santa.

The Vidalia Christmas Parade

December 1; 11 a.m.

Hometown Christmas

December 14; 6 p.m. – 8 p.m.

A special Christmas reading kicks off an evening of carriage rides, music, visits with Santa at his workshop and refreshments under the Gazebo.

Breakfast with Santa

December 15; 9:30 p.m. – 11:30 a.m.

Visit the park, have breakfast, and take photos with Santa. Contact Paula Toole at 912-537-8033.

--Compiled by Shabrina Means

Restored Delta Plane Receives National Trust Preservation Award

We all know that historic preservation encompasses a wide variety of houses and buildings. But did you know that preservation includes airborne structures as well? *Delta Ship 41*, one of Delta Airlines’ first passenger aircrafts, recently received one of the National Trust for Historic Preservation’s 15 National Preservation Honor Awards at the National Trust’s Annual Conference in Providence, R.I.

Ship 41, which was nominated by The Georgia Trust, made its maiden voyage from Atlanta to Birmingham, Ala. on Christmas Eve 1940. The plane was one of five newly purchased Douglas DC-3s, built to carry 21 passengers at 170 miles per hour. In 1963, the plane was sold to another company.



In 1990, Delta retirees led an effort to locate one of Delta’s first passenger planes and after several years they found *Ship 41* at an airfield in Puerto Rico. Delta employees and former employees logged in more than 10,000 hours to complete the restoration. Paying close attention to detail, workers used old photographs and Douglas archives, and interviewed Delta retirees to confirm details of the plane such as the color scheme inside the cabin and the decals on the exterior. Workers even located an old set of seats for the plane, complete with original foot rests.

“The people of Delta Air Lines are proud to see our restored DC-3 honored by the National Trust for Historic Preservation as a monument to aviation history,” said Thomas J. Slocum, Senior Vice President of Corporate Communications and Chairman of the Delta Air Transport Heritage Museum. “This unique honor recognizes the thousands of hours put in by our mechanics and volunteers to bring this meticulous restoration to completion.”

Ship 41 also received an Outstanding Achievement Award from The Georgia Trust in 2000.

Need a Gift Idea?

Give the Gift that Gives Year-Round ...
A Membership in The Georgia Trust!

Your special person will receive a card acknowledging your gift and a membership welcome packet, in addition to year-round benefits!

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Type of Gift Membership (circle one) Individual (\$35) Family (\$55)

Please make checks payable to The Georgia Trust or call 404-885-7805 to charge by phone.

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Recipient's Information:

Name _____

Address _____

City _____

State _____ Zip _____

Phone _____ E-mail _____

THE GEORGIA TRUST PHOTO GALLERY

Family Day at Hay House:

More than 400 people spent Saturday, September 22 at Hay House experiencing a taste of mid-19th-century life at the Hay Day 1864 Family Festival. In this first-of-its-kind event at Hay House, guests talked with the 16th Georgia Infantry re-enactors about the life of a Civil War soldier (at near right), heard about 19th-century ladies' clothing (at far right), and played period games like *Graces* and croquet. They also learned how to send messages with signal flags, listened to stories, and had tea in a 19th-century setting. Volunteers from around middle Georgia contributed approximately 180 hours to make this event possible.



Happy Birthday Bon Air!

Downtown Bainbridge's former eyesore is now the pride of the town and an incredible Revolving Fund success story. The city held a celebration on September 21, the former hotel's 100th anniversary, to display its meticulous restoration and reconstructed balcony. More than 300 people attended to hear developers **Hal and Priscilla Carter** speak about their labor of love, along with Bainbridge **Mayor Bill Reynolds** (pictured at far left, with the Carters), Georgia Trust Revolving Fund Director **Frank White** and several other state and local officials.



Above photo courtesy of the Bainbridge Post-Searchlight.



Preservation Abroad: Study Tour Committee members (L-R) **Duffie DuBose**, **Nell Magruder** and **Roy Mann** relax in Honfleur during the Trust's Study Tour to the Normandy, Brittany and Channel Islands. The tour included stops in Deauville, Rouen, Paris and Bayeux. Don't miss the next study tour to Natchez, Miss. (see story on page 3).

AROUND THE STATE

THOMASVILLE

Fund 'Revolves' Declining Historic Neighborhood

Supporters of historic preservation often are asked to explain the significance of “old houses” or “old buildings” in today’s world. Sometimes, it’s easier to show than tell. Few projects better illustrate the benefits of preservation than a community revitalized through its historic resources, such as Thomasville’s Warren Avenue neighborhood.

Modeled after projects such as Macon Heritage Foundation’s Huguenin Heights, Thomasville Landmarks began the Warren Avenue project as a way to clean up a deteriorating and crime-ridden historic neighborhood bordering Thomasville’s vibrant downtown.

“Because of the scope and size of the problem, it seemed that this neighborhood had been given up for lost,” said Melissa Forgey, director of Thomasville Landmarks. “We saw a need to save the historic houses in this National Register district—cleaning up a problem neighborhood only made the project better.”

Through its Revolving Fund program, which buys endangered properties and sells them to preservation-minded buyers, Thomasville Landmarks purchased 13 homes and one vacant lot in the Warren Avenue neighborhood. Many of the



Thomasville’s Revolving Fund has revitalized the Warren Avenue neighborhood, which had fallen into disrepair.

homes purchased are folk Victorian cottages or 1920s bungalows, and other homes in the modest neighborhood date from the 1850s to the 1940s and range in style from Greek Revival to Craftsman. Thus far, the group has sold four homes, with a fifth currently under contract.

“While the population of the area has changed, there is

Continued on page 15

FAYETTE/COWETA COUNTY

GDOT Plans Leave Historic Club Fishing for Answers

For almost 100 years, owners of the Featherston Fishing Club have enjoyed the seclusion of a private, wooded, 120-acre “getaway” bordering Fayette and Coweta counties. Co-owned by 55 families, the club has been a haven for its owners since it was incorporated in 1910. With the recent news that the Georgia Department of Transportation (GDOT) plans to widen the busy highway running along the southern edge of the property, club members say they are worried about retaining the integrity of the National Register-eligible property.

Twenty-two of the original fishing cabins built between 1910 and 1940 are still intact and frequently used by club members. The club also contains a c. 1850 dam and gristmill race built by the Wynn family, the original owners of the property. Line Creek, the political boundary between the Creek Nation and the U.S. in the early 1820s, also runs

through the property near the proposed highway widening.

The highway adjacent to the camp, State Route 54, currently is two lanes. GDOT plans to accommodate increased traffic by widening the highway to four lanes with a 44-foot median—which will result in significant encroachment on the club’s historic property, according to Tom Camp, president of the Featherston Fishing Club.

Despite the noise from the highway traffic, Mr. Camp said that being inside the property is still “like walking into a fairy tale. When you turn into this place, it’s like a million miles from nowhere.” However, he and other members fear this will change with the widened highway.

According to Mr. Camp, the original historic preservation review of the plan found that the project would have an adverse effect on the property and the

club was told the widening would therefore take place on the opposite side of the highway. However, GDOT later found the project to have no adverse effect and decided to widen the highway symmetrically on both sides. According to Brent Story, design group manager for GDOT, widening the highway completely on the opposite side (which contains a water intake facility) is not cost-effective for the project, scheduled to begin in December 2003.

Despite club members’ letters and meetings with GDOT staff, Mr. Camp said he still feels that their voices have not been heard. “GDOT took very little consideration in the damage they will do to this historic site,” said Mr. Camp.

Mr. Story maintains that GDOT studied all possible alternatives and their present decision holds the least adverse impact on both the camp and the water facility.

AROUND THE STATE

SAVANNAH

Preservationists Oppose Site of Transfer Station

Savannah is Georgia's most recognizable city—its elegantly planned downtown, graceful architecture and strong sense of history have made it a popular tourist destination as well as one of the state's greatest preservation achievements. Its subtlety and layout provide a test of context sensitivity for new developments—a test that most pass, but some challenge. Savannah's most recent challenge is the proposed construction of a new bus transfer station in a National Historic Landmark District downtown.

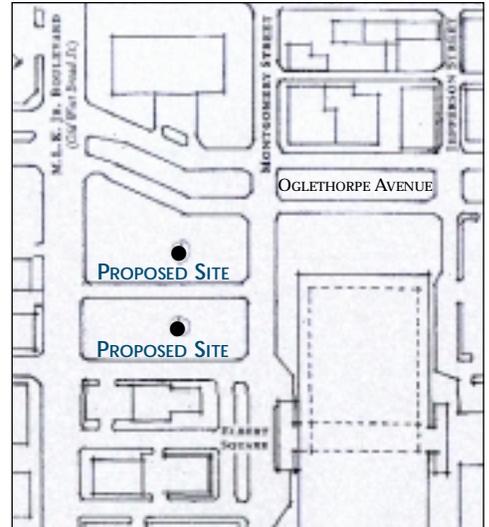
The Chatham Area Transit (CAT) System has voted to construct a new bus transfer station consisting of two buildings at the southeast corner of Oglethorpe Avenue and Martin Luther King Jr. Boulevard, in the Elbert Square block of downtown. Local preservation and business organizations have voiced their opposition to the proposed station location and some of its proposed design features, which include a 70-foot high parking garage. According to the Historic Savannah Foundation, the location of the project itself violates the Savannah City Plan and the parking garage violates the historic district's height restrictions of between 50 and 60 feet. The Savannah Development and Renewal Authority also opposes the location of the project, which they say appears "counter-productive" to the Martin Luther King Jr. Boulevard and Montgomery Street Corridor Revitalization Plan, adopted in October 1999. The plan states that "a bus station and parking garage at this location may have detrimental visual and economic impact on the Corridor redevelopment."

In addition, the City of Savannah Traffic Engineer and the Georgia Department of Transportation have voiced concerns about the project's possible effects on traffic in the already congested area. Several organizations have proposed alternative sites for the station, but CAT has indicated that it will continue with its plans in the controversial location.

If preliminary legal rulings allow plans to continue, the Elbert Square Alliance, composed of the Downtown Business Association, the Downtown Neighborhood Association, Historic Savannah Foundation and the Preservation Alliance of Savannah, says it is prepared to file a lawsuit to seek an injunction against the location of the station.

"Our alliance feels that the location of the structure and parking deck on that piece of property will do great harm to the original Oglethorpe town plan for the city of Savannah," said Mark McDonald, executive director of Historic Savannah Foundation. "It will make it virtually impossible to restore Elbert Square, which was laid out in 1801, and it creates a pedestrian-unfriendly environment in addition to traffic engineering problems."

Georgia Trust President Greg Paxton has agreed to join a team of national experts to assess the proposed site and make recommendations.



Rendering by Sottile & Sottile

What you can do: Contact the Georgia Department of Transportation and tell them you are opposed to the construction of the CAT Transfer Station on this site. Write to Tom Coleman, Commissioner, Georgia Department of Transportation, #2 Capitol Square, S.W., Atlanta, GA 30334-1002.

DAHLONEGA

Historic Church is Center Stage in Cultural Center's Rehab Plans

On the first Saturday of every month, a live radio broadcast airs from the historic Dahlonega Baptist Church, c. 1897. The two-hour program, the "Mountain Music and Medicine Show," consists of traditional music, storytelling, old-time commercials and anecdotes reflecting the culture of the North Georgia Mountains.

The Folkways Center, an organization dedicated to the preservation of North Georgia Mountain culture, recently acquired Dahlonega Baptist Church and plans to rehabilitate it as the centerpiece of its facility, which includes the historic church and a significant new addition to house the Folkways Center. Once rehabilitation is complete, the church sanctuary will retain its current use as a performance hall for the Mountain Music and Medicine Show, and will also host plays, puppet shows, films and weekly music by the House of Bluegrass and Old-Time Music. When performances are not occurring, visitors can tour the rehabilitated sanctuary.

The church classrooms, built in 1950, will also be rehabilitated and used for restrooms, dressing rooms, recording rooms and office space. The new addition will be used for the visitors' center, museum and gallery, as well as classes in pottery, weaving, woodwork, dance, music and herbal medicine. Lord, Aeck & Sargent, an Atlanta architecture firm, will provide conceptual design services.

-- Jenny O'Keefe

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ATLANTA, 1925. A fine example of architectural style from the Eclectic Period; this two-story granite stone home has 4BR, 3.5BA. \$679,000. Visit this home at michaelnorship.com. RE/MAX Around Atlanta 404-367-6310.



BUCKHEAD, c. 1913. A designated Atlanta Landmark! In 1932, Philip Shutze renovated Spotswood Hall, a 5BR/5.5BA home on 2 acres. Features include a rotunda w/mural by Athos Menaboni, floating staircase w/original skylight, LR w/fpl, paneled lib, formal DR, magnificent millwork, 11' ceilings on main & 10' ceilings up. \$2,650,000. Barbara Brochstein, Harry Norman, Realtors. 404-495-8321/404-237-4274.



COVINGTON, c. 1898. Regency Hall. A Federal Style masterpiece. Owners have extensively restored the home and grounds. Detailed mouldings. Hardwood floors, intricately carved mantles and stained-glass windows are among the elegant appointments throughout this home. 6 BR, 6.5 BA, 2 parlors, large dining room, ballroom, pool, gardens, etc. \$1,750,00. Clyde Williams, Harry Norman, Realtors, 404-316-4243.



GREENSBORO, c. 1897. Restored 4 BR/2 BA Victorian home. Move-in ready. Minutes from Lake Oconee. Central heat & A/C, cable, phone jacks & DSL access. Featuring six fireplaces, clawfoot tubs, double staircases, wrap-around porch, 12-foot ceilings, living & dining rooms, modernized kitchen, hardwood floors and much more. Can be B&B. Priced to sell. \$279,900. Tony Urbano RE/MAX Central. 800-685-7309 ext. 1393.



GWINNETT CO., c. 1827. Atlanta commute. Isaac Adair House, on National Register. Rare hand-planed wooden home on 10 acres. Meticulous restoration. 8 spacious rooms with wide central hallways. New addition houses 3 baths, kitchen and laundry. Storage buildings, herb garden, blueberries and creeks. Beautiful, private setting. Marvin Hughes, 770-962-5372.



MADISON, 1892.. Completely restored 4 BR, 3 BA home in the Historic District. Heart pine floors, 12 ft. ceilings, custom kitchen, large dining room, central hallway, sprinkler system and sodded yard. \$409,000. Linda Hagler, Baldwin Realty, Inc. 1-800-776-7653. www.baldwinrealtyinc.com



MARIETTA, 1895. Hamrick Hall, 331 Church St. In the heart of historic district of Marietta. Features enormous rooms, beautiful millwork, 13-ft. ceilings, tiger oak floors and 9 fireplaces. Recent improvements include new roof, outside paint and copper gutters. Situated on a beautiful 1-acre+ lot with ample parking and detached garage with lodge. \$1,250,000. Jim Glover, Harry Norman Realtors. 770-428-2525 or 770-422-6005.



MONTICELLO, c. 1922. Neo-Classical school building with auditorium. 26,000 total sq. ft. including 3,300 sq. ft. auditorium & balcony. Listed in the National Register of Historic Places. Historical Foundation is seeking entrepreneur willing to restore and use. Recently completed architectural feasibility study available. Call 770-922-9000 (Greg Holder) or 706-468-8262 (Brack Pound).



MT. AIRY, c. 1860. 1 hr. north of Atlanta. Neo-Classical home to Ty Cobb, Alexander R. Lawton and statesman Benjamin Harvey Hill. 5 + BR, 5.5 BA, 4,500 +/- sq.ft, 8 frpls, sleeping porch, den, parlor, sunrm, dining rm, eat-in kit., 8' and 14' ceilings. Grounds inc. guest cottage, garage, shop, privy& playhse. Grt for B&B. 1/4 mi. from Lk. Russell St.Prk. \$385,000. Owner fin. available Carol Cahill, Harry Norman Realtors, Inc. 404-233-4142. carolcahill@mediaone.net



WASHINGTON, c. 1832. Tupper-Barnett House. Noted as the "finest example of its kind" in multitudes of publications. First time offered! 18 columns on all 4 sides, 3 levels with center halls, fabulous home on 1.59 acres with guest cottage and other period structures. A National Historic Landmark property! \$550,000. Visit this home at www.georgialandforsale.com. Georgia Realty Sales, 706-678-5263.



WOODLAND, c. 1838. "The Elms" Greek Revival w/Doric columns on 23+ acres. 4 BR/2.5 BA. New gourmet kitchen. It is admired by architects, historians and preservationists and is acknowledged as a rare Southern gem. 2001 recipient of Excellence in Rehabilitation from The Georgia Trust. Cindy Barrett, RE/MAX Town & Country. 800-770-928-4966 ext. 114. FMLS#521582 MLS#01081349. \$669K.

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EVANS-WILLIAMS HOUSE, Stone Mountain, c. 1830. Located just 2.5 miles from Stone Mountain Village, the Evans-Williams House showcases interior Federal details, hand-planed board walls and wainscoting, two original fireplace mantels and two stone chimneys. Three outbuildings include a barn, smokehouse and original detached kitchen. The house is about 1300 square feet and sits on 2.92 acres. Price: \$248,000.



ZUBER-JARRELL HOUSE, Atlanta, c. 1906. Located in the revitalized neighborhood of East Atlanta, this Neoclassical home contains four fireplaces, stained glass windows, original bathroom fixtures and elaborate woodwork. Rooms include a parlor, library, dining room, kitchen, 4 BR, 4 BA and a finished attic and basement. The house is about 5,000 square feet and sits on two acres. Price: \$848,000.



BRANTLEY-HAYGOOD HOUSE, Sandersville, 1850s. This house, listed on the National Register, is located at 217 North Harris Street in a historic district. Dr. Solomon Brantley built the Plantation Plain house. In 1899, architect Charles E. Choate was hired to remodel the house into the Victorian-era style. The house is now being used as apartments and has been divided into four units. It is about 5400 sq. ft. and sits on a .97-acre lot. Price: \$97,000.



CASWELL-FAULKNER HOUSE, Moreland, c. 1910. This New South Cottage has a central hallway plan with two rooms on each side with several additions at the rear. The interior contains delicate spindlework and door moldings with sunburst corner blocks. The house has original mantels, pocket doors, a built-in cabinet and original floors. It is approximately 2000 square feet and sits on two acres. Price: \$78,000.



RICE-GEORGE HOUSE, Eatonton, c. 1815. Located just outside of downtown Eatonton, this Plantation Plain-style house has six fireplaces, interior wood paneling and original floors. The original part of the house is one room deep and two stories tall. Several rooms, along with a Victorian-era porch, have been added to the house. The house is approximately 2500 square feet and sits on 1.3 acres. Price: \$39,500.

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Neighborhood

(continued from page 10)

still a wide range of income levels represented by new neighborhood residents," said Ms. Forgey.

Jean Sprague, a librarian at the local elementary school, was one of the first people to buy a home on the newly revitalized street. "When I first told people I was thinking about buying a home on this street, they tried to warn me against it," she said. "Now, when they come over, they want to live here too!" Ms. Sprague said she loves the diversity of her neighborhood and its proximity to downtown and the school where she works. "I can walk everywhere—downtown, work, church—it's like life was in the '50s."

Once a place of neglected houses and crime, Warren Avenue is now home to residents who care deeply about their neighborhood and their historic treasures.

"The street is looking better every day," Ms. Sprague said. "Everyone in town is so proud."

For more information about the Warren Avenue project, contact Melissa Forgey at 229-226-6016.

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Enjoy the holidays the old-fashioned way with a traditional seated dinner at the McDaniel-Tichenor House December 1 and 2. Guests are invited to social hour at 6 p.m. followed by an elegant dinner catered by Delightful Bitefuls at 7:30 p.m. Tables will be arranged throughout the house, which will be decorated in traditional holiday decor. Please call the McDaniel-Tichenor House at 770-267-5602 for more information and to make reservations.



HAY HOUSE

Hay House has always been a place for gracious entertaining—and the holidays give the grand mansion a chance to truly shine. Throughout the holiday season, the elegantly decorated Hay House will be open daily for tours and will host several special events. Children are invited to discover the magic of the season at Children's Christmas Parties December 1, 2, 8, 9, 15, and 16 (\$15 per child, adult free w/child; reservations required). The parties will feature storytelling, craft activities, Victorian games, refreshments and a visit with Santa (parents are invited to bring cameras). In addition, a special school program, designed to emphasize the historical importance of our holiday traditions, will be offered November 26 – December 19 (call your child's teacher or Hay House for more information). Adults can participate in the timeless tradition of an Afternoon Tea at Hay House (\$20 per person; reservations required) December 4. Or join us for Hay House Holiday Lunches served in the opulent Music Room December 10 (\$28 per person; reservations required). For information on any of these events, please contact Hay House at 478-742-8155.



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Bring your family to enjoy the warmth and good cheer of the holiday season at Rhodes Hall, December 9–11. Our "Old World" Santa will be on hand to hear all your child's wishes in this festive atmosphere. Hot cider, tasty refreshments, holiday music, storytelling and craft activities will help take the chill off the air—and you'll avoid the long lines to see Santa at the mall. Please call 404-885-7800 to make your reservation for a professional photo with Santa. A family admission price of \$25 includes one photo with Santa (\$10 for each additional photo); all proceeds benefit Rhodes Hall.



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