



The Rambler

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

CUMBERLAND ISLAND

An Island of Hidden Treasures

On a quiet island off the coast of Georgia sits a vacant historic mansion. While years of vegetation have grown up around it, the magnitude of its size—22,000 square feet—is still as awe-inspiring as when it was first constructed in 1898. This splendid home once was filled with laughter, parties, and people. It is one of the largest single-family historic homes in Georgia and was built by one of America’s most influential families, but for the past 30 years, it has lain empty and dormant. The inside, once a grand showplace, now has cracked plaster and peeling wallpaper. The well-built and once-attractive carriage house recently collapsed due to neglect.

The house is called Plum Orchard mansion, the family is the Carnegies and the island is Cumberland, where many historic structures of similar importance are rapidly deteriorating as controversy swirls over the wilderness limitations placed on historic properties on the 18-mile island.

In 1972, in response to lobbying by the Carnegie and Candler families, who then owned most of the island, Congress designated Cumberland Island a National Seashore to secure its future. True to its word, the National Park Service (NPS) has preserved the condition of the island, and its natural areas are as beautiful as ever. But while Cumberland’s natural resources have flourished, its historic resources have been largely neglected and have deteriorated.

Plum Orchard mansion on Cumberland Island.

Under NPS ownership, two of the most important outbuildings associated with the Carnegie properties, both listed on the National Register, have fallen to the ground. Other structures suffering from neglect include Plum Orchard mansion itself and The Settlement, a historic African American village.

In 1982, Congress designated 8,840 acres of the island as “wilderness.” Part of the challenge associated with maintaining these and other historic structures is their location in or proximity to areas designated “wilderness” or “potential wilderness,” which have very strict accessibility guidelines. However, preservation of historic buildings, particularly on a subtropical sea island, requires frequent access and use so that the buildings are regularly maintained and utilized to avoid otherwise inevitable rapid deterioration. NPS’s efforts in preserving Cumberland’s natural habitat should be commended; however, its neglect for the island’s cultural and historic resources is at a crisis stage.

Without Cumberland’s historic and cultural resources, evidence of its evocative and sig-

Continued on page 6





Greg Paxton
President and CEO,
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 more than 9,000 members, the Trust works to protect and preserve Georgia's historic resources and diverse cultural heritage.

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Then and Now . . . Greg and

Georgia Trust President Greg Paxton and Executive Secretary Gloria Tinsley recently celebrated their 20th anniversaries at the Trust. In honor of this occasion, the Communications Department sat down with the two to discuss their experiences and hopes for the future of Georgia preservation.

INTERVIEW WITH GREG PAXTON

What were the preservation challenges in Georgia 20 years ago?

Preservation was well-established in a few places around the state, but was just starting to be a factor in many of our communities. In general it was not part of the public consciousness nor a factor in decision-making.

Have preservation efforts in Georgia progressed since then?

Yes, much credit goes to Main Street and tax incentives, which have also spurred revitalization. I think there is a growing constituency that has voted for preservation with its pocketbook. For instance, you just don't see as many abandoned houses rotting away anymore.

Compared to other states, what is the "state" of preservation in Georgia?

We're very much ahead of the curve. Georgia has one of the six original Main Street programs. And it's now in 43 cities. Plus we have a Better Hometown program with 52 smaller cities enlisted. For the last five or six years, Georgia's led the nation in the number of projects using federal rehabilitation tax incentives. And the Trust has more members than any other statewide preservation organization.

What changes have you seen at the Trust since 1981?

Resources and people. In 1981, with far fewer of each, we were trying to do most of the things that we do now. We had five people when I first came now we have 31. And our budget has grown from around \$110,000 to about \$3 million.

Have shifts in the Trust's preservation priorities been part of the changes in the Trust these last 20 years?

I really don't think our goals have shifted as much as our ability to achieve them. We have tried to focus more on communities as a whole, and we've sought to put in place mechanisms that will lead to long-term and broad-based solutions, and will help an entire community preserve its historic resources rather than preserving one building at a time, crisis by crisis. Now there are systems in place, such as tax incentives and 80 Georgia cities with historic preservation commissions. People are increasingly getting

involved in ways we don't even know about, like buying and fixing up old houses. We're not there yet, though. Many jurisdictions have not only no preservation commission but no plan or mechanism to guide development.

What are our greatest challenges in preservation?

Two things. We must help the general public recognize the great impact that preservation has on maintaining our sense of community. Also, we must raise awareness of the economically and culturally beneficial techniques of preservation.

In your first *Rambler* editorial, summer 1981, you said "part of our responsibility is to become a permanent element in decision-making." Do you feel that's happened?

Not quite. We have a seat at many more tables than we used to, and we increasingly have access to influencing decisions. But we're not always in the room.

You also said, in response to Bradley Hale's question, that there were only "pleasant surprises" during your first three months at the Trust. Has that continued to be true during your first 20 years?

Oh yes. After these 20 years, there aren't as many surprises but it's still as pleasant. I look forward to coming to work every day.

What was it about the job that initially attracted you to the Trust?

The people. It was a real "can-do" group, and it has stayed that way. The Trust in 1981 had reaped the benefit of very rapid growth in the previous four years, with great leadership from people like Bradley Hale, Camille Yow, my predecessor Minette Bickel Boesel, and Randy Jones. I was also very surprised at the quality of Atlanta's neighborhoods. I couldn't believe that within one block of Peachtree Street, in a city with a "boomtown" reputation, you could be surrounded by trees in a neighborhood.

What's one of your best memories about or experiences at the Trust?

Well, the Rambles are the essence of what characterizes the good spirit of the Trust. It's a great feeling to see people get together throughout the state and experience the kind hospitality of strangers, or old acquaintances, and gain insight into the way people live in different parts of the state.

Gloria Reflect On 20 Years

Your son Burke is six. What do you think the preservation challenges in Georgia will be during Burke's adult lifetime? What do you foresee for the Trust?

I think we'll see a restrengthening of our communities. The "new urbanism" is directly related to the Main Street program and the neighborhood revitalization programs: it's oriented toward building new communities and we're oriented toward continued revitalization of our existing historic communities, and the two are very related and complementary to each other.

What's in the future for The Georgia Trust?

I think we're right on the edge of putting it all together—being seen as a catalyst for community revitalization, and a key element in the future development of even more Georgia communities than we're involved in now.

INTERVIEW WITH GLORIA TINSLEY

When did you first come to work for The Georgia Trust?

I came to work at the Trust through Bradley and Anne Hale when Bradley was the chairman. I was working in their home as a social secretary a couple of days a week and they needed help at the Trust. At that time our present chairman, their son Sheffield, was in law school.

Tell me some of the many things you've done during your time here. Was there one of these jobs you particularly enjoyed?

Actually I have enjoyed everything I have done at the Trust. I worked in membership for many years and enjoyed that immensely. I especially enjoyed working on Rambles.

You've told me in the past that preservation is not your specialty – so what is it that's kept you at the Trust for 20 years?

The people. I enjoy my co-workers, the board members and our regular members. I also have enjoyed all the bright

young people who have done internships at the Trust. I think they bring a wonderful new perspective to the organization.

Any special memories? Or experiences you've particularly enjoyed?

Well, I could tell stories about the Trust all day long. How many people do you know who have had a co-worker who was 105 years old? Elva Spangenburg, the cashier from the old Rhodes Theatre, worked here as a docent after the theatre closed. She was in her late 90s when she



came to work at Rhodes Hall. She was such a joy. One day an intern told me I should go downstairs and look at Miss Elva. He said she was sitting at her desk with a little radio plugged in her ear and was doing dance steps. I went down to take a peek. She had on her hearing aid and was doing leg lifts for circulation! See, I told you interns bring a new perspective!

CORRECTION

During the printing of the July/August issue of The Rambler, the last sentence of the President's Message was cut accidentally. Below is the entire concluding paragraph of the editorial:

There is strength in numbers, and power in partnership. We are very fortunate at The Georgia Trust for the partnerships we have built, and continue to build. We are proud to have more members—our most valuable partners in preservation—than any other statewide preservation organization in the country. It is the historic resources of Georgia that benefit from these partnerships.

Calendar

September 22 - 23

Fall Ramble Through Berry College and Rome

Call 404-881-9980 with questions.

September 25 - November 6

Architecture & Interior Design Lecture Series

Rhodes Hall, Atlanta

Please see article on pg. 8.

October 5

Roaring Rhodes Party

Enjoy cocktails and a wine tasting party at Rhodes Hall. Semi-formal attire. Call 404-885-7800 for details.

October 28

Historic Halloween

McDaniel-Tichenor House, Monroe

Dress up and experience an old-fashioned Halloween party! For information, call 770-267-5602.

November 16

Preservation Ball

Biltmore Ballrooms, Atlanta
Kick up your heels at The Georgia Trust's annual Preservation Ball. Enjoy live music and participate in a silent and live auction. Call Jennifer Hendrickson at 404-881-9980 ext. 3273 for more information.

April 19 - 21, 2002

2002 Annual Meeting

LaGrange, Georgia
Mark your calendars now for The Georgia Trust's 2002 Annual Meeting, to be held in LaGrange, Georgia. More information coming soon!

DON'T MISS OUT ...

Check out our website for the most up-to-date calendar information!

www.georgiitrust.org

STAFF/BOARD NEWS

Welcome New Staff!

The Georgia Trust recently welcomed several new employees to its staff. At the statewide office, **Mary Alice Ramsey** was hired as the member events coordinator. Mary Alice comes to the Trust from MTH Electric Trains in Columbia, Maryland where she was involved in the assessment of the historical accuracy of scale model trains, marketing decisions, customer assistance and served as the company librarian. She also worked for three of the top caterers in the Washington, D.C.-area in sales, visual display and event planning. Mary Alice holds a bachelor's degree in history from the University of Maryland.

Also at the statewide office, **Jennifer Hendrickson** was hired as the special events coordinator. Jennifer comes to the Trust from the department of music at the State University of West Georgia, where she coordinated special events, handled public relations and was the faculty advisor for the Eta Gamma chapter of Sigma Alpha Iota, a professional women's music fraternity. Jennifer won the 2001 Advisor of the Year Award at the SAI annual meeting. She received bachelor's degrees in Vocal Performance and Music History/Theory from the University of Michigan, and a master's degree in Arts Administration from Florida State University.

Michelle McClellan was recently hired as the new education coordinator at McDaniel-Tichenor House in Monroe. Michelle comes to the Trust from the University of Georgia, where she was a visiting assistant professor of history. Michelle completed her doctoral degree in American history at Stanford University with concentrations in U.S. women's history, Native American history and history of medicine, and received the Elizabeth Spilman Rosenfield Prize for Excellence in History Writing.

Karl Barnes and James Reap Join Board

Mr. Karl Webster Barnes is a long-time resident of Atlanta and an active preservationist. During the 1990s, his research of Atlanta's West End neighborhood's architectural, historic and cultural resources led to its achievement of historic district status under Atlanta Urban Design Commission, the state of Georgia's Department of Natural Resources Historic Preservation Division (HPD) and the National Park Service. As a preservation consultant, he currently is expanding the West End Historic District boundaries to provide local zoning protection to adjacent areas. Mr. Barnes serves as chairman of HPD's African American Historic Preservation Network and vice-chairman of the Georgia Civil War Commission, on the steering committees of the city of Atlanta's Comprehensive Historic Resource Survey and the West End District Livable Center Initiative. He is a member of the Southern Office of the National Trust for Historic



New staff members Jennifer Hendrickson (left) and Mary Alice Ramsey (right).

Preservation's Southeastern Alliance of African American Historic Preservation Networks and the city of Atlanta's Zoning Review Board.

Mr. James K. Reap, of Decatur, has been active in historic preservation for more than 25 years. He serves as secretary-general for the International Scientific Committee on Legal, Administrative and Financial Issues of the International Council of Monuments and Sites (ICOMOS), where he is the U.S. voting representative. He was a founder of both the Georgia and National Alliances of Preservation Commissions and currently serves as vice chair of the Georgia Alliance. He has served as vice chair of the Athens Historic Preservation Commission and chair of the city of Decatur and DeKalb County Preservation Commissions. Mr. Reap has served on the board of directors of Preservation Action, a national lobbying organization for historic preservation, and is co-chair of Georgians For Preservation Action (GaPA). He is currently president of the Joseph Henry Lumpkin Foundation, which

helped restore and preserve the home of the first chief justice of the Georgia Supreme Court. He teaches historic preservation law at the University of Georgia and Georgia State University, and is a member of the State Bar of Georgia.

Sheffield Hale Receives Service Award

Georgia Trust Chairman **Sheffield Hale** was honored recently by the Community Service Task Force with the **Chief Justice Robert Benham Award** for outstanding community service, an award created in 1996 to encourage lawyers to work actively to improve their communities. The award recognizes

lawyers or judges who volunteer for community organizations, government-sponsored activities or humanitarian work in fields such as social service, politics, education, recreation or the arts.

"Sheffield truly understands how important historic preservation is," said **Greg Paxton**, president and CEO of

The Georgia Trust. "He has put in countless hours as a volunteer for the Trust." Mr. Hale also serves on the boards of directors for Camp Sunshine and the Margaret Mitchell House and the board of trustees of Trinity School in Atlanta. Judge Benham, who is a Georgia Trust trustee, does not participate on the selection panel. Former Trust Chairman **E. Roy Lambert** of Madison is a past Benham Award winner.



Judge Benham (left) presents the award to Mr. Hale (right).

Greta Covington Receives HPD Achievement Award

The Georgia Trust congratulates **Greta Terrell Covington**, the former senior director of communications and development, who recently was presented with a Preservation Achievement Award from the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources. According to HPD, Greta's "commitment to historic preservation and to working with HPD has played a key role in making Georgia's historic preservation program one of the strongest in the nation." Greta and husband Steve are the proud new parents of Louise Celeste Covington, born August 15.

The five recipients of the award were recognized at a National Register Review Board meeting in May. **Isaac Johnson**, treasurer and a founding member of the Georgia African American Historic Preservation Network (GAAHPN), **Cecil N. McKithan** of the National Park Service southeastern regional office in Atlanta, **Robin Nail** of the Heart of Georgia-Altamaha Rural Development Center in Baxley, and **Judy Wood** of the Savannah District Corps of Engineers were all honored for their contributions made while working specifically with HPD and its programs, either cumulatively throughout their careers, or through the completion of specific, noteworthy projects. All of the recipients have made significant contributions to historic preservation in Georgia.

New Revolving Fund Properties For Sale!

Contact: Frank White, Revolving Fund director, 404-885-7807 or visit www.georgiatrust.org to view more photos and information on these and other properties for sale.



The house is about 1,300 square feet and sits on 2.92 acres. Price: \$248,000.

See other Revolving Fund properties for sale on page 12.

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.

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 bedrooms, 4 bathrooms and a finished attic and basement. The house is about 5,000 square feet and sits on two acres. Price: \$848,000.



Celebrate Archives Week Oct. 8 - 14

Archives Week, sponsored by the Society of Georgia Archivists, is a time to celebrate the value of Georgia's historical records. During this time, The Georgia Trust commemorates Rhodes Hall's connection to the documentation of Georgia's past.

Rhodes Hall was built between 1902 and 1904 as the residence of Amos Giles Rhodes, founder of Rhodes Furniture Company. Following Rhodes' death in 1928, his heirs deeded the house and its grounds to the state of Georgia with a restriction that it be used for historical and educational purposes. In 1930, it opened as the State Archives building. Among the Georgia residents who used the State Archives was Margaret Mitchell, who did research for *Gone With the Wind* at Rhodes Hall.

In 1965, a new Archives building was constructed on Capitol Avenue, and

Rhodes Hall's stained-glass windows and mahogany staircase were moved there. Rhodes Hall remained the Midtown branch of the Department of Archives and History until 1983, when the Trust began leasing the building from the state for use as its headquarters. In 1990, although there was some concern over whether the pieces could survive another move, the staircase and windows were successfully reinstalled. The project restored the architectural integrity of one of the state's most significant landmarks.

Last year's Archives Week included events such as a workshop on photograph preservation, an exhibit of Georgia music and entertainment memorabilia, behind-the-scenes tours and various other workshops and lectures. For updates on 2001 Archives Week activities, visit www.soga.org.

LOST TREASURE: The once-grand Dungeness Recreation Building (at right, in a 1930 photo) has been diminished to shambles (below, in a 2001 photo) due to years of neglect.



nificant history is in danger of disappearing as well. Over the past 3,000 years, not only have some of America's most influential families called the island home, but so have Native Americans, Spanish explorers and English generals.

Cumberland's Human Inhabitation

Native Americans, the first human occupants of the island, left behind traces mainly in the form of oyster shell middens. French explorers landed on the island in 1562, but were driven out shortly after by the Spanish. Sparse remains of a 1595 Spanish mission are located in the Half Moon Bluff area, a 700-acre historic district on the north end of the island. Here also are the remains of Fort St. Andrews, constructed in 1736 under the leadership of Gen. James Oglethorpe, who founded the colony of Georgia and named the island in honor of the English Duke of Cumberland. In 1783, Revolutionary War hero Gen. Nathanael Greene purchased a half-interest in property on Cumberland. Twenty years after his death, his widow Catherine and her new husband Phineas Miller completed a four-story tabby home, "Dungeness." It was at Dungeness that Gen. Henry "Lighthouse Harry" Lee, father of Gen. Robert E. Lee, died in 1818.

By 1860, 13 plantations were operating on Cumberland Island. According to an 1850 Census report, of the approximately 500 inhabitants of the island, more than 455 were enslaved African Americans working the cotton fields.

Numerous chimneys marking slave cabins remain on the island. In the late 1880s, freed slaves and their descendants constructed an area in the Half Moon Bluff district called The Settlement, which contains the island's only extant buildings built by African Americans for their own use. This area was thrust into the national spotlight in 1996, when John F. Kennedy Jr. married Carolyn Bessette in a secret wedding in a tiny African American church (originally constructed in 1893 and rebuilt in the 1930s) in The Settlement.

Near Half Moon Bluff is High Point, a former hotel built in the late 1800s and later acquired by the Candler family (of Coca-Cola fame). The 34-acre compound includes the hotel and 14 outbuildings. The Candlers retain a life estate on this property.

Visitation to Half Moon Bluff is severely restricted by the wilderness designation of the area, which includes the nearly 200-year-old Main Road that links the island from north to south. Only NPS staff or families with life estates are permitted to drive on this National Register-listed road; island visitors can get to this area only by a 30-mile round-trip hike.

Carnegie Family Legacy

The southern half of Cumberland contains several large and architectural significant homes built by perhaps the island's most influential owners, the Carnegies. Thomas (brother of Andrew) and his wife Lucy began buying land on Cumberland in 1881; by 1900, they

owned 90 percent of the land, on which they had built several homes for themselves and their heirs. In 1885, the Carnegies completed their massive 44-room home, which they called Dungeness, on the site of the Miller house of the same name. The Carnegies built five other homes on the island—the Cottage (1886), Greyfield (1901), Stafford (1901), The Grange (1903) and Plum Orchard (1898).

When Lucy Carnegie died in 1916, she stipulated that none of her 16,000 acres of land on the island could be sold while her children were alive. However, upkeep on the old mansions was difficult, and Dungeness saw its last party in 1925. In 1959, the grand house caught fire, leaving spectacular ruins visitors can see today. The Dungeness Recreation Building, which once held an indoor swimming pool, squash court, gymnasium, billiard room and several large guestrooms, has since collapsed from years of neglect. Dungeness is one of the most visited sites on the island; according to a recent Cumberland Island National Seashore Visitors Study, 83 percent of visitors to the island visit the ruins, which are easily accessible from the ferry dock.

Visitors to Plum Orchard are faced with a bit more difficult journey, due to the house's remote location—located halfway up the north side of the island (almost eight miles) and surrounded by wilderness. The Neoclassical home was designed by noted Boston firm Peabody & Stearns and includes beautifully designed rooms, a Tiffany lamp and wallpaper, an indoor swimming pool

and squash courts. Vehicles are not permitted in this “wilderness” area. NPS has indicated that it would like to see Plum restored by a private or nonprofit party. However, under its current accessibility, such an effort is unlikely to be feasible, said Greg Paxton, president and CEO of The Georgia Trust. “Who would invest millions in a house on a subtropical sea island when the only access to the beach is a six-mile walk or a one-hour boat ride?”

The Carnegie descendants fulfilled the wishes of Lucy Carnegie and held onto their ancestral land. In the late 1960s, the Carnegie and Candler families recognized the need to preserve the island in a more permanent manner by taking governmental action. While retaining life estates on their ancestral property, family members donated, bargain sold or voluntarily sold their property to the National Park Service (NPS) with the agreement that their family homes would be preserved and their beloved island would not become a resort town.

Plum Orchard and its 12 acres was also included in the family’s donations to NPS, along with an endowment for its care.

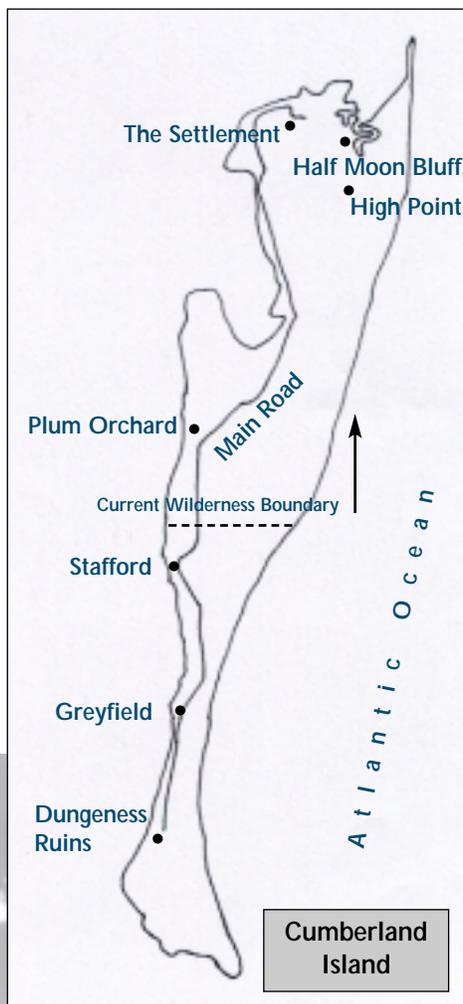
The only Carnegie-owned home that has been in continuous use is Greyfield, which Carnegie descendants opened as an inn in 1962. Part-owner Janet “Gogo” Ferguson, who coordinated the Kennedy wedding, says she is disappointed that NPS has not followed a balanced management plan for the island’s resources.

“My family donated this land, but not at the demise, expense and eradication of the human history on the island,” Ms. Ferguson said. “We are encouraged because of the private sector—the love and dedication of family members with the incredible support of The Georgia Trust, the National Trust and preservationists like Rep. Jack Kingston, who understand the importance of human underlay on Cumberland Island.”

Cumberland is what it is – a beautiful, unspoiled island free of concentrated development – because its owners took measures to preserve their island from development. Without their foresight, chances are that Cumberland would be indistinguishable from its developed neighbors, St. Simons and

Jekyll Island.

“Cumberland is often depicted as a ‘pristine wilderness’ that we have to save,” Ms. Ferguson said. “But it has always been inhabited by people. It is the people who have preserved Cumberland Island. We have to find a way to balance both the cultural resources



and natural resources on the island.”

“The reality of the situation is that NPS has allocated insufficient funding to successfully care for these buildings,” Paxton said. “Given the Park Service’s current resources it is unlikely that it can care for these buildings without outside help and active use. Under NPS’s proposed plan, the fate of Plum Orchard and the rest of the resources are in grave doubt.”

A Balancing Act

When overlapping wilderness and historic designations are applied to the same area, inherent conflicts arise. If one party receives more rights, it diminishes the rights of the other party. Therefore, The Georgia Trust seeks a

balanced management approach to facilitate the preservation, use and interpretation of the significant historic resources on the island while conserving the natural ecosystems and plant and animal species that comprise the island’s unique physical environment.

“We believe the real opportunity provided by Cumberland Island is to preserve and interpret both the human and natural history through the historic resources that exist on this island,” said Glen Bennett, senior director of preservation for The Georgia Trust.

One way to achieve this balance is to redraw the wilderness boundaries. Many areas of the island designated as wilderness or potential wilderness do not meet the wilderness criteria because of the cultural resources located in them—Plum Orchard, High Point, Half Moon Bluff Historic District and the 200-year-old Main Road are all such areas. By removing the designations from the western and northern edges of the island, historic resources could be accessed without significant effects on natural resources, while conserving the most significant natural parts of the island along the east coast and inland to be managed so it eventually qualifies as a true wilderness.

The Georgia Trust and other preservation organizations do not advocate increasing visitation from the established 300 persons per day or overusing the historic properties, but increased education and orientation for visitors and easy access to these sites. Currently, it is almost impossible for visitors to get a sense of the island’s rich history.

“The vast majority of visitors and those who know and love the island wish to preserve both its natural and historic importance,” Paxton said. “We’re all working for the same goal—preservation. Rather than debating conflicting regulations, we should agree to manage the island in a manner that will preserve all its significance.”

TELL US WHAT YOU THINK

What would you like to see happen on Cumberland Island? Send your comments to Glen Bennett, The Georgia Trust, 1516 Peachtree Street, N.W., Atlanta, Georgia, 30309-2916 or e-mail gbennett@georgiatrust.org.

AROUND THE HOUSES



RHODES HALL

Design Lecture Series Begins Soon!

In 1904, furniture magnate Amos Rhodes moved into his newly completed Romanesque Revival mansion, now known as Rhodes Hall, on Peachtree Street. To honor the unique aspects of the house, Rhodes Hall will sponsor a three-part lecture series addressing various aspects of designing and furnishing a house at the turn of the century.

"The series is a wonderful opportunity to learn about significant trends in architecture, interior design and furniture in Atlanta around 1900, and the sometimes idiosyncratic design decisions made by Rhodes and his neighbors," said Martha Teall, Rhodes Hall director.

The series begins September 25 with a lecture by Boyd Coons, executive director of the Atlanta Preservation Center. Mr. Coons will discuss Amos Rhodes' architectural decisions within an early 20th-century perspective, concentrating on the

nine-panel stained glass windows as a Civil War memorial.

On October 16, Kate Kyle, acting director of the Georgia State Interior Design Council, will talk about the dramatic changes in furniture-making that occurred between pre-Industrial America and the early 20th century. She will discuss the choices Amos Rhodes made for both his home and business.

Lori Rush, academic director of interior design at the Art Institute of Atlanta, will give the final lecture on November 6. She will trace Atlanta's design heritage at the turn of the century through photographs of interiors during this period, and will place Rhodes Hall and houses along Peachtree Street within the larger context of the national interior design movement of the time.

The series is funded with the assistance of The Georgia Humanities Council. Call Martha Teall at 404-885-7800 for more information.

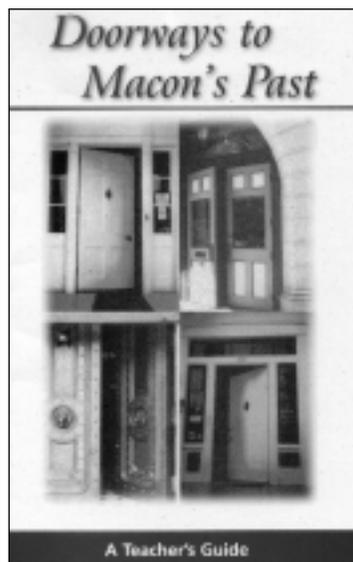


HAY HOUSE

Macon Field Trip Guide Completed

Doorways to Macon's Past, a field trip planning guide for teachers, was recently initiated by Hay House and funded by a grant from The Gannett Foundation, as well as support from The Georgia Trust. The guide introduces school programs from Hay House, Cannonball House, Sidney Lanier Cottage and Macon Heritage Foundation. In addition to information about each site, it provides planning tips and suggests activities that will prepare students for the field trip experience. To encourage visitation at all four sites, ideas are also included for relating the sites to each other.

"Hay Day 1864," a family festival, will take place September 22. Representatives of the 16th Georgia Infantry Civil War re-enactment group will demonstrate an 1860s military drill and talk about the experience of soldiers during the Civil War. Women in period dress will describe the mysteries of crinolines and corsets. The event will also include games, music and a craft to take home. Call Hay House at 478-742-8155 for times and event admission information.



MCDANIEL-TICHENOR HOUSE

History Mystery Club for Kids

McDaniel-Tichenor House is preparing for History Mystery Club, a program for kids ages 9 and up. The event will include an exciting storytelling session about heroic detectives from the past, and a craft or activity from the detective's time. The program will begin September 15 and will continue on the third Saturday of each month from 10:00 a.m. until noon. McDaniel-Tichenor's new education coordinator, Michelle McClellan, is also in the process of developing a hands-on architectural history program for kids. For more information call 770-267-5602.

Be the first to know!

Sign up for e-news updates for breaking Trust news, including ...

- Preservation advocacy opportunities
- Rambles/member events
- Special events
- Volunteer opportunities
- Other Trust/preservation news

To be added to the list, send an e-mail with your name and phone number to news@georgiatrust.org.

THE GEORGIA TRUST PHOTO GALLERY

Hardman Family Photo: At a Hardman Farm fundraising event in June, Hardman family members (L-R) **Elisabeth Randolph, Wyck Knox, Cindy Collins Randolph, Shell Hardman Knox, Strother Randolph, John Knox, Laura Jones Hardman, Caroline Randolph Cobb and William Cobb Jr.** gathered for a photo next to the house. See page 10 for fundraising progress on this possible preservation project. Photo courtesy of the Trust for Public Land.



Row of Chairs: It was a time for reflecting back and looking forward as past chairs of The Georgia Trust Board of Trustees joined together for a luncheon in July. (L-R) **Bradley Hale ('78-'81), Roy Lambert ('84-'86), Janice Biggers ('90-'92), Mose Bond ('92-'94), Marion Slaton ('94-'96), Pat Edwards ('96-'98), Dexter Jordan ('98-'00) and Sheffield Hale ('00-present).**

Summer School: The Georgia Trust would like to thank this summer's interns **Ebony White** (left) and **Jenny O'Keefe** (right) for all of their hard work and enthusiasm during their short time at the Trust. Ebony had a busy summer in the Main Street Design Assistance office, where she completed many sketches and renderings with design recommendations for Main Street cities all over the state. Ebony recently graduated from the Savannah School of Art and Design with a Masters of Fine Arts in Historic Preservation. In the Communications office, Jenny kept busy creating press kits for the Trust and the three historic house museums and writing press releases and articles for *The Rambler*, in addition to re-organizing files and other office tasks. Jenny is a senior at the University of Georgia, where she is studying journalism with a concentration in newspapers. We'll miss our interns, but we wish them luck with their future endeavors!



Hardman Farm at Nacoochee Valley

On behalf of The Trust for Public Land, Georgia's Department of Natural Resources and Georgia Power Company, The Georgia Trust would like to thank the generous donors who are helping to make the Hardman Farm dream a reality.

GOAL \$12,570,000
TOTAL RAISED \$8,406,400

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AROUND THE STATE

DULUTH

Gwinnett County Buys Historic Property for Greenspace

Every morning, Archie McDaniel woke up in his farmhouse, walked out to his fields, and happily plowed and planted the day away on his 128-acre farm. His land, full of rolling hills, natural hardwoods, wildflowers and the occasional fox or deer, was in pristine condition, little changed from the time of his great-grandfather, who bought the land in 1859. He grew up in the very house his great-grandfather built in 1874, and lived there until he passed away in 1999 at the age of 79.

At first glance this may not seem like a remarkable story. But Mr. McDaniel's farm is located in Duluth, right in the middle of the highly developed Gwinnett Place Mall area. Although strip malls, car dealerships, apartment complexes and subdivisions sprouted up around the boundaries of the property over the years, Archie McDaniel continued to farm his land and held on to all 128 acres, despite the millions of dollars offered to him by developers.

After his death, Mr. McDaniel's relatives tried to keep up the property but could not afford the high inheritance taxes imposed on the land. Gwinnett County Commissioner Wayne Hill, who had been eyeing the property for years, approached the family with an offer and the assurance that the land would be used as a public park for the citizens of the county, not more development. The family accepted the offer, which matched the most recent offer by developers.

"This was an opportunity for Gwinnett County to preserve this land for greenspace so it would not be developed for some other purpose," Mr. Hill said. "It was also an opportunity to preserve a piece of the county's heritage."

The county plans to restore and use



This c.1870 farmhouse is part of the 128-acre property that will become a public park and heritage farm.

the c.1870 farmhouse and some of the outbuildings, including a blacksmith's shop, barn and a c.1920 sharecropper's house, as heritage education facilities, according to Rex Schuder, principal community planner with the county's Parks & Recreation Project Administration department.

"The plan for the park was evolved by working with a Citizen Steering Committee, and their highest priority was the creation of the Heritage Farm portion of the park," Mr. Schuder said.

The house and sharecropper's house will be interpreted to the 1930s Depression era to reflect the way the farm was utilized by Mr. McDaniel.

The rest of the property will be open as a public park, with several miles of paved and unpaved walking paths planned for visitors to enjoy the quiet setting of the woods.

"The McDaniel farm gives us a chance to show newly arrived residents and their children what the relatively recent past of Gwinnett County was like," Mr. Schuder said. "When you come into this site, you go back in time immediately."

AROUND THE STATE

ST. SIMONS ISLAND

Organization Preserves African American Resources

The St. Simons Island of today is filled with vacation homes, resorts and tourists. Property values have skyrocketed as people have flocked to grab a piece of island property. In the dash for prime real estate, a very integral part of St. Simons' history is being lost and some of its long-time residents are being displaced.

Much of early St. Simons was built by West Africans brought in as slaves to toil in the rice and cotton fields for wealthy plantation owners. Today, their direct descendants are still living on property that has been in their families for more than 150 years. Unfortunately, St. Simons' historically African American neighborhoods have become targets for some developers and many homeowners can no longer afford their rising

property taxes.

To protect the people and historic resources of these neighborhoods, African American property owners and concerned citizens joined together to form the St. Simons African American Heritage Coalition (SSAAHC). As part of its mission, SSAAHC works to promote historic preservation, economic development and land-loss prevention in these neighborhoods.

"Our desire is to preserve what's left of the African American community," said Kaye Horton, an associate member of SSAAHC. "We are interested in preserving people, too. We want to preserve the community that is living there now, not just the historic buildings."

Currently, SSAAHC is focusing its efforts on the fate of Harrington School

on the north end of the island. Built in the 1920s, the one-room schoolhouse was used to teach African American schoolchildren until it closed in 1957. Throughout the next 20 years, it continued to serve as a vital meeting place for community organizations including a day care center and a civic club. However, it has not been in continuous use or maintained since 1973 and is in danger of demolition by neglect. SSAAHC is seeking to acquire the property and members say they would like to see the schoolhouse restored and opened as a community meeting place once again and include a museum dedicated to the history of the area. With support from the Glynn County School Board, SSAAHC is working to establish owner-

Continued on page 15

GAINESVILLE

North Georgia Benefactors Save Historic Church

Through a little "divine" intervention, a historic church in downtown Gainesville has been saved from possible demolition. The old First Methodist Church, built between 1904 and 1907, has sat empty for several years, but a few guardian angels have ensured that its pews will be filled once again. Charles and Lessie Smithgall, long-time benefactors of conservation and preservation in North Georgia, recently bought and donated the church to The Arts Council, a local arts organization, for re-use as an educational and multi-purpose space.

After its last congregation moved out in 1997, the future was uncertain for the Romanesque Revival church with its landmark twin towers. That same year, the Gainesville-Hall Trust for Historic Preservation designated the church complex as one of the treasures of Gainesville to be preserved. Although there was community interest in the church and its preservation, funding remained a problem for most interested parties and the prospect of demolition

loomed overhead.

"It broke our hearts to think of what might happen to the church," Mrs. Smithgall said. "We decided something had to be done to save it." The Smithgalls asked the assistance of Gladys Wyant, executive director of The Arts Council, and together they formed Green Street LLC to purchase the church.

Soon after the Smithgalls purchased the church, workers began replacing plaster, laying new carpet, painting walls and replacing the roofs and heating systems. Although the sale was finalized in the fall of 2000, the benefactors chose to keep the gift anonymous until these and other basic repairs were made to the church.

"The Smithgalls want the church to be a blessing to the whole community," explained Ms. Wyant. Although there is still much work to be done on the church, she said she is very pleased with the progress made thus far. "It's going to be a real challenge, but an exciting one."



The old First Methodist Church will reopen as a performance facility for The Arts Council. Photo courtesy of the Gainesville-Hall Trust for Historic Preservation.

The Arts Council is beginning to plan meetings to determine future use and maintenance of the three outstanding historic structures on the property, including the sanctuary, a three-story educational building and a parsonage.



AMERICUS, c.1830. Greek Revival Cottage. Grandeur and distinction describe this 3 bedroom, 3 bath home located on historic South Lee Street. Spacious living and dining rooms, parlor, sitting room off master bedroom and office. Amenities include two screened porches, heart pine floors, granite mantle and handsome moldings. \$210,000. Wilma Kinslow @ Century 21 Americus Realty, Inc., 229-924-2903, cen21ar@aol.com.



ATLANTA, c.1895. You'll think, "Wow!" when you open the door of this elegant 3 BR/2BA renovation in Atlanta's newest National Register District - Whittier Mills Village. From the art lights in the 10' ceiling to the stainless steel appliances and granite countertops in the kitchen this is a masterpiece at \$249,500! See more photos on www.harrynormanrealtors.com, click "properties" then FMLS#505445 or call Bett Williams at 404-309-4876.

UNDER CONTRACT



ATLANTA, c. 1925. Whittier Mills Village (Atlanta's newest National Register District) enjoys beautiful sunsets and a breeze from the Chattahoochee. You will too when you come home to this masterful 3BR/2BA. renovation at the end of a cul de sac. Heart pine floors, high ceilings, built-in bookcases, new bathrooms & kitchen AND a double lot for \$247,500! See www.harrynormanrealtors.com, FMLS #503204, or call Bett Williams at 404-240-2754.



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/5.5b 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.



EATONTON, originally built in the 1840s with Victorian accents added in the 1890s. Heart pine floors, pocket doors, curved staircase, moldings and beaded ceilings. On the Antebellum Trail and in the heart of the historic district. Residential or commercial, operated as B&B. \$225,000. Ann Foster, Uncle Remus Realty, Inc, 800-722-0639.



GOOD HOPE, c. 1824. Casulon Plantation. Antebellum estate 6BR/3BA. Superbly restored. 10 outbuildings on 15 pristine secluded acres. Numbered structural beams. Kit garden w/original rock wall. 150-yr-old boxwood parterre garden. National Register. Home of former governor. Truly significant historic treasure. Northside Realty 404-252-7600. Barbara Matton 404-351-8368. (p) 404-672-8987. New Price: \$1.5 million.



MADISON, c. 1800. The "Stagecoach Inn," on .9 acre. One of the oldest homes in Madison, this property was originally an inn for travelers on the stagecoach route between Charleston and New Orleans. A smaller cottage on the property was a wing of the inn. Both structures are in need of restoration. \$595,000. Dinny Addison, Coldwell Banker Buckhead Brokers. 404-504-0860.



MADISON, c. 1835. The Rogers-Hunt House, believed to be one of Madison's earliest houses. Plantation plain-style architecture. 4 BR/3.5 BA. Modern, beautiful kit w/frplc, updated BAs, 3 zoned CH/A, snrm, brick patio, beaut. dark granite pool w/diving board, pool hse w/wet bar, drilled well for filling pool. Brick fence surrounding property from city of Atlanta streets. Judy Gilbert, Madison Realty, Inc. 706-342-0693, 706-342-1935 or www.madisonrealtyinc.com.



MADISON, 1892.. Completely restored 4 bedroom, 3 bath 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, c. 1850. Historic McAdoo Building. 1706 Powder Springs Road, 3 miles west of the Marietta Square in Cobb County. Newly renovated, 3600 square feet of office space built in the Greek Revival style. Impressive with great visibility, within a new Kroger development. Handicap accessible. \$1,100,000. 770-427-7695.



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 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.



ROSWELL, c.1842. Historic Great Oaks in Roswell Historic District. One of Roswell's most important homes, 786 Mimosa Blvd., 2.34 acres. Approximately 4,500 sq. ft., 6 fireplaces, 5 BR, 2 FB, 2 HB. \$1,400,000. Lynne Byrd, Byrd Realty, 770-216-9334. Back on market – contract fell through!



WASHINGTON, Wilkes Co. c.1825. Holly Court. On Nat. Reg. of Hist. Places, where Mrs. Jefferson Davis took refuge while awaiting her husband. Home created by 2 Federal houses joined into a magnificent 3-story, 6,000+ sq.-ft., 12-room, 3 1/2 BA treasure. Grand stairway; on 2 ACS. w/numerous beautiful plantings, 2 bldgs. MARILYN PASCO REALTY, 706-678-7778 or 678-7630. \$395,000.



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.

Revolving Fund Properties For Sale (see new properties on page 5)



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. Contact Frank White at 404-885-7807.



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. Contact Frank White at 404-885-7807.



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. Contact Frank White at 404-885-7807.

Welcome New Members

(List period June 1 - July 15, 2001)

Americus

Mr. Charles F. Crisp

Athens

Ms. Grace Davis
Ms. Wendy C. Devaughn
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Ms. Jane Ellen Hanks
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Ms. Bertha S. Little

Covington

Mr. and Mrs. Buddy Morgan

Decatur

Ms. Gail Anne D'Avino
Ms. Karen A. Sexauer

Douglas

Heritage Station Museum

Duluth

Ms. Jane Harp
Ms. Carole Smith

Dunwoody

Ms. Sarah Absher
Ms. Carol D. Cherry

Ms. Dawn Satrum

Eatonton

Mr. and Mrs. Russ Cartmill

Ellerslie

Mrs. Jack Passailaigue, Jr.

Gainesville

Ms. Mary H. Wilheit

Greensboro

Ms. Julia Morgan

Kennesaw

Mr. David Reap

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Dr. and Mrs. Ernest Mingledorff,
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Upgrades

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Ms. Mildred Fortson
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Memorials/Tributes

The Georgia Trust received donations in memory of:

Mr. Julian Brown

Mr. and Mrs. W. D. Magruder

Dee Finnegan (Mrs. B. C.)

Mrs. Lillian L. Gregory

Mrs. Willie Mitchener

Ms. Dean Loudermilk

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Hay House received donations in memory of:

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Hay House received a donation in honor of:

Mrs. Halstead T. Anderson

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Trust Mourns Passing of Former Staff Member and Friend

The Trust was sad to hear of the death of Mrs. B.C. (Dee) Finnegan on May 25. She joined the Trust when it was a fledgling organization and played a key role in its growth and development. Dee retired from the Trust in 1985, after working as executive secretary for 10 years.

"Dee was a person of great character and was always pleasant and accommodating," said Gloria Tinsley, executive secretary for the Trust.

"Dee wore many hats in the early years of the Trust, and she wore them all with grace and dignity," said Greg Paxton, president and CEO of The Georgia Trust.

Dee remained a Trust member and enjoyed attending Rambles and Annual Meetings. She was an avid bridge and tennis player, adored being a grandmother, and always managed to have enough time and energy to work with Camille Yow and other volunteers on the Salute to American Craft. She will be missed.

St. Simons

(continued from page 11)

ship of the property.

"The community needs that building," said Amy Roberts, a former student at the school and assistant secretary of SSAAHC. "It really has a warm spot in the neighborhood. It's great for the community and the morale of the citizens."

To further their efforts, members have enlisted the aid of the National Trust for Historic Preservation, The Georgia Trust and several other preservation organizations. They are also in the process of nominating the school for National Register status.

Lane Greene, an Atlanta architect and recent Georgia Trust board member, has completed an assessment of the building and offered recommendations based on his visit. Although he found problems such as termite damage and roof leaks, he wrote in a letter to SSAAHC, "...there is much to love about the little schoolhouse. The paired window arrangement with transoms above, the beaded wood walls and ceilings on the interior, the entrance portico and the shaped rafter tails, all speak of careful thought and craftsmanship..."

To get involved in SSAAHC, please call Amy Roberts at 912-638-8549.

SAVE THE DATE!

February 28 - March 1, 2002

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Don Rypkema, Real Estate and Economic Development Consultant

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November 16, 2001**

Biltmore Ballrooms, Atlanta

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Tickets are \$85 per person; please call 404-881-9980 ext. 3273 for ticket information or visit www.georgiitrust.org.

Pictured above: **Sheffield Hale**, chairman of The Georgia Trust, and **Erica and Stewart Speed**, event chairmen. Inset: **David Ratcliffe**, president and chief executive officer of Georgia Power Company and honorary chair.

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