



The Rambler

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

Funding the Diverse Needs of Historic City Halls

It certainly wasn't the prettiest building in town. Once the center of commercial activity in the city of Monticello and Jasper County, the Benton Supply Company had definitely seen better days. For the past 25 years, it had sat abandoned, taking up half a block of downtown. In the early 1990s, the only sign of life was the flourishing branches of trees pushing up through the roof.

But the City of Monticello saw potential in the old eyesore. The city hall staff needed a roomier space than the small fire station they were housed in, and was determined to maintain their conve-



Braselton City Hall, a former home



Duluth City Hall, a former church

nient downtown location. And so, the city decided to take on the challenge of rehabilitating the space for a "new" city hall.

To accomplish this goal, Monticello secured more than \$1.5 million in federal and state grants, including funding from the Department of Natural Resources' Heritage 2000 Grant, the Department of



Waycross City Hall, a former YMCA hotel

Community Affairs, Scenic Byways and the Transportation Equity Act for the 21st Century. Most importantly, the community poured in its support. "We did everything from bake sales, dinners, auctions, grants, donations and the city even issued a bond," said Monticello

Mayor Susan Holmes, who is also a Georgia Trust trustee. "We were very aggressive in asking for help."

First visualized in 1996, the project was completed in late 2001. The 28,000-square-foot complex now houses the City Hall, the State Department of Family and Children's

Continued on page 6



Monticello City Hall, a former department store

Revive Downtowns to Stimulate Growth



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 8,000 members, the Trust works to protect and preserve Georgia's historic resources and diverse cultural heritage.

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



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Georgia's city fathers sometimes have to get creative in their choice of a city hall. Unlike the monolithic county courthouse buildings that often dominate the landscape of Georgia's downtowns, city halls are not always immediately apparent to the visitor. Look for an old downtown bank or post office, or even a church or jail...chances are it just might be today's city hall.

Chances are it will also need a lot of work. The same study done recently by the Office of Jack Pyburn revealing the substandard condition of many Georgia county courthouses (see *The Rambler*, Sept./Oct. 2002) also pointed to the poor or fair condition of more than 50 percent of the state's city halls. This study and some of the solutions are this issue's cover story.

The preservation community views with great concern the challenges Georgia's cities face with maintaining their downtown municipal buildings...and indeed, keeping these buildings, with their vital civic functions and accompanying vigorous traffic, downtown at all. Nearly all of Georgia's cities employ preservation as a prime revitalization strategy—and those that don't are less successful. After a half-century of declining downtown population and investment, the 2000 census reveals a gain in residents in most Georgia cities. And the cores of these cities are also showing increased revitalization.

Preservationists' efforts have produced results in all 46 Main Street and 57 Better Hometown communities around the state. Indeed, the Trust's Main Street design assistance program alone has now fulfilled more than 2,000 requests for assistance from cities around Georgia since its inception in 1982. And the Trust board and staff have also been actively involved in such efforts as the Georgia Cities Foundation and the Atlanta Regional Commission's Liveable Centers Initiative (LCI) and the Georgia Quality Growth Partnership (GQGP). Additionally, last February's preservation conference in Macon, which centered on smart growth issues, has inspired communities such as Social Circle to pursue preservation techniques as a means for revitalizing their downtowns. The conference was jointly sponsored by

the Trust and the Historic Preservation Division (HPD).

Like Georgia's counties, many of its cities have been in a financial crunch, even before the challenges of the current economic climate. However, partnering with the State on repair and upgrading of city halls has worked well in other states such as Florida and Mississippi, and there is no reason it couldn't work here. This possibility was discussed at a recent community development policy committee of the Georgia Municipal Association, which enthusiastically adopted a plank calling for \$20 million matching funds annually for city hall rehabilitation.

Public sector investment is lagging in courthouses and city halls, but can act as a catalyst for downtown improvement, as it

Preservation is increasingly understood as the intown economic development and revitalization catalyst.

has in Monticello. In other communities, substantial private sector investment has already been made and has, if anything, been held back by deferred maintenance on these prominent public buildings. Since preservation is more labor intensive—stimulating additional local jobs—but on average less expensive than equivalent new construction, such public investment is a win-win on many levels in any community. And these buildings can be retrofitted for operational efficiencies arising from modern upgrades in such areas as facilities and technology.

Through downtown revitalization efforts and such programs as LCI and GQGP, the decentralization of communities is increasingly recognized as less effective long-term strategy than building the community's core. Preservation is increasingly understood as the intown economic development and revitalization catalyst. Census factors bear out that Georgia's citizens are interested enough in their central cities to want to move there. It's up to us to continue improving the quality of the environment they are moving to. Let's start with our city halls.

A Great Day for Golf!



(L-R) Georgia Trust President & CEO **Greg Paxton**; 2002 Preservation Classic Chairman **Bob Prater**; and **David Crawford**, **John Crawford IV** and **Milton Williams III** of Crawford Investment Counsel.

Almost 90 golfers showed up September 16 at the Peachtree Golf Club in Atlanta to play in the Trust's annual tournament, the Preservation Classic. Despite days of rain, the weather was beautiful and players were excited to be taking a swing at the historic golf club.

Thanks to all the players for coming out to support the Trust and special thanks to our generous sponsors and to *BusinessWeek* for its donation of a full-page advertisement.

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Calendar

November 24–December 31

Christmas at Hay House

Hay House, Macon
Please see story on pg. 8. For more information, call 478-742-8155.

December 1–5

Miniature Evergreen Festival

McDaniel-Tichenor House, Monroe
Please see story on pg. 8. For more information, call 770-267-5602.

December 8, 9 and 10

Santa at Rhodes Hall

Rhodes Hall, Atlanta
Please see story on pg. 8. For more information, call 404-885-7800.

January 25

Landmark Dinner

Old Decatur Courthouse, Decatur
Landmark Associate members and above are invited to attend this elegant dinner in historic downtown Decatur. For more information, contact Renee Dooley at 404-881-9980, ext. 3270.

February 14

Celebrate Valentine's Day in Style

McDaniel-Tichenor House, Monroe
This intimate evening will offer elegant dining and live entertainment. For details, call 770-267-5602.

March 14

Salute to American Craft

Georgia Dome, Atlanta
This premiere party is the Trust's largest fund raiser and your opportunity to be the first to view the craft art of more than 200 talented artists showing at the American Craft Council Show Atlanta. Call 404-881-9980, ext. 3273 for details.

March 28–30

Annual Meeting

Milledgeville
Look for information in the next issue of "The Rambler."

April 24–27

Study Tour

Charleston, SC
Contact Ken Ward Travel at 404-261-1688. Details coming soon!

Thanks for Ramblin' with Us!



Moultrie Mayor **Bill McIntosh** and his wife **Katrina** visit with Moultrie Main Street Manager **Amy Johnson** at Ashburn Hill Plantation.

It was a warm weekend in Moultrie, but that didn't diminish the excitement of more than 200 Trust members who visited the town October 5–6 for the fall Ramble. The Trust thanks the local sponsors of the event: Colquitt County Arts Center; Harper-McCall Insurance; Colquitt Hotel; and Southwest Georgia Bank for their generous support. Special thanks to the co-chairs of the steering committee, Amy Johnson and Jack Bridwell,

and the many volunteers who contributed to make the weekend such a success. Make plans to join us May 17–18 for the Spring Ramble Through Monticello!



John McCall, Jr. (left) and **William Fallin** take a break in front of Mr. Fallin's law office, which was a former Carnegie library. Mr. McCall recently redecorated the interior of the 1908 building, which was originally renovated by his late uncle, William Frank McCall, Jr., FAIA, in 1974.

Lost in the Lingo?

Even for preservation professionals, the tools and terms associated with historic preservation can get a little confusing. This is the first in an occasional series of explanations of preservation terminology.

Historic Preservation

Historic preservation is the practice of recognizing, protecting, using and appreciating our nation's diverse cultural resources so that generations to come may benefit from them. Encompassing a wide range of resources—including houses, neighborhoods, commercial buildings, downtowns, bridges, churches, schools and battlefields—historic preservation is also an economic development tool that has proven to be an effective way to revitalize neighborhoods and downtowns.

Restoration vs. Rehabilitation

Restoration and rehabilitation are two options available when preserving a property. During a **restoration**, the goal is to accurately depict the form, features and character of a property as it appeared at a particular period of time. To stay true to an era, features added during other periods in the structure's history must be removed and missing features from the restoration period are reconstructed using all available evidence. Typically restoration is used only for museums. This approach often removes authentic, though not original, historic fabric and replaces it with new material that often includes guesswork on details.



The Canton Mill Lofts in Canton recently won an Excellence in **Rehabilitation** Award from The Georgia Trust for the transformation of the former cotton mill into loft apartments.

On the other hand, **rehabilitation** makes possible a modern or contemporary use through repair, alterations or additions to a historic structure. This type of project preserves the significant features of the structure, which convey its historical, cultural, or architectural values and features, including historic changes. This approach is generally preferred by preservationists because it preserves historic fabric from the course of the building's history. Because it allows for contemporary or adaptive use, it is also the most prevalent preservation treatment.

National Register of Historic Places vs. National Historic District vs. National Historic Landmark

These terms are often confused, but each holds a different level of significance. The National Historic Preservation Act of 1966 assigned the **National Register of Historic Places** the central role in recognizing buildings, sites, dis-

tricts, structures and objects significant in American, *state or local* history, archeology, architecture, engineering or culture. Listing on the National Register does not guarantee full protection from demolition, but any development project using federal money or requiring a federal permit must undergo Section 106 review, required by the Historic Preservation Act (see related story on pg. 11), to consider the impact the project might have on nearby sites that are on or eligible for the National Register. Nominations to the National Register are submitted to and approved by the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources and the Register is maintained by the National Park Service, but the vast majority of the buildings on the list are privately owned.



The Martin Luther King, Jr. neighborhood in Atlanta is a **National Historic District** for its affiliation with Dr. Martin Luther King, Jr. and the civil rights movement.

Individual structures are listed on the National Register, but entire neighborhoods or areas can also be designated as a **National Historic District**. To qualify, the area must retain architectural integrity and reflect an aspect of the area's history. A historical overview of the entire district is needed. The purpose of the overview is to provide a basic background history of the area and to justify the

Continued on next page

Give a gift that's always in style...



Whether it was Neoclassical, Georgian Revival or Italian Renaissance, J. Neel Reid designed some of Georgia's most beautiful and timeless homes and buildings in the early 20th century.

J. Neel Reid, Architect, by William R. Mitchell, Jr., is a full-color publication chronicling Reid's illustrious career and includes a complete index of Reid's works.

Call The Georgia Trust at 404-881-9980, ext. 3222 to order your copy in time for holiday giving!



The Georgia Trust operates Hay House, a **National Historic Landmark**, as a house museum in Macon.

significance of the district. Historic resources survey documentation is required for all proposed districts, which involves photographing and mapping all buildings in the district, recording their architectural characteristics, and

assessing whether or not they contribute to the historic character of the district.

The highest level of designation is a **National Historic Landmark**, and therefore specific criteria are used to determine a site's eligibility. National Historic Landmarks are properties that are deemed significant to all Americans because of their exceptional values or qualities, which help illustrate or interpret the heritage of the United States. If a property is named a National Historic Landmark, it is also listed on the National Register of Historic Places and able to obtain federal historic preservation funding, when available. Only three percent of properties on the National Register are also Landmarks and they are usually owned by private individuals or groups; others are owned by local, state, tribal or federal government agencies.

Local Landmarks or Historic Districts vs. Georgia Register of Historic Places

A **local landmark** or **historic district** is designated under city or county ordinance that seeks to retain the character of the building or area. To receive local designation, a building or district must be historically, architecturally or culturally significant and retain most of its character. A historic preservation commission reviews and comments on projects affecting designated buildings. Under most local laws, property owners of designated properties cannot demolish, move or change exterior features of the structure without permission from the preservation commission.

Similar to the National Register, the **Georgia Register of Historic Places** is a form of recognition which makes individually listed structures eligible for state property tax incentives and provides for a review of some state-funded undertakings. The Georgia Register is the official listing of historic resources for the state and is maintained by HPD.

—Alison S. Moore

Where to Go for What:

National Register of Historic Places: National Park Service, www.cr.nps.gov/nr.

National Historic Landmark: National Park Service, www.cr.nps.gov/nhl

Local Historic District, National Historic District, Georgia Register of Historic Places: Historic Preservation Division, 404-656-2840, www.gashpo.org.

NEWS BRIEFS

Kidd Family Gives Back to Fund

Following the sale of the Caswell-Faulkner House in June (see July/August "Rambler"), former owner **Susan Kidd** (center) stopped by the Trust's office in September to present **Mandy Elliott**, Revolving Fund coordinator, and **Frank White**, Revolving Fund director, with a generous, tax-deductible donation from her and her mother Mary Will Kidd's proceeds from the sale. "The Kidd family determined they had maximized the sales value by going through the Revolving Fund program," said Mr. White. "This was a win-win situation for all parties involved and I hope other owners of threatened historic properties will consider following the Kidds' example."



Ancient Cemetery Lost and Found

Cherokee Indian officials, including Principal Chief **Chad Smith** (Cherokee Nation, Oklahoma), pictured at right, recently visited North Georgia to pay homage to their ancestors buried at a cemetery that had been lost for more than 100 years. The "God's Acre" cemetery was discovered by State Archaeologist **David Crass** of the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources and archaeologists and researchers from the University of Georgia using an old map and a ground-penetrating radar. In the early 1800s, the site was a cemetery for Cherokee Indians and Protestant missionaries.

The owners of the land, brothers **Merrit and Mose Bond**, donated the two-acre tract to the State of Georgia for preservation and protection. Merrit and Mose are both Trust members and Mose is past chairman of the Board of Trustees.



Photo courtesy of the Vann House State Historic Site.

City Halls

(continued from page 1)

Services, the Chamber of Commerce, the Economic Development Authority and a museum and visitors' center. It quickly became a catalyst for further revitalization in the town of just over 2,000 citizens, said Mayor Holmes. The county is now restoring the courthouse across the square, and almost all the downtown building owners have spruced up their facades.

"The citizens' attitudes have changed in the last few years," said Mayor Holmes. "They are proud of the changes they've seen downtown. This is a fabulous example of what can happen when people work together."

To recognize the tremendous impact this project had on its community, The Georgia Trust awarded Monticello the first Marguerite N. Williams Award in 2002, given to a rehabilitation or restoration project. Trust officers determine has had the greatest impact on preservation during the year.

Cities around the state have seen similar success by preserving their downtown historic resources, especially traditional downtown anchors such as city halls and courthouses. City halls serve as centers for municipal activity, often including such functions and services as planning and zoning, supervisor of elections, utilities and tax assessors. These functions regularly bring residents to the city hall to take care of business.

However, a recent study conducted by the Office of Jack Pyburn, Architect estimates there are 158 historic city halls in the state and, like courthouses, more than 50 percent are currently in poor or fair condition. The study estimates the statewide cost of \$130 million for the rehabilitation of the historic city halls at an average cost of \$800,000 per building.

Organizations including the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources, the Association County Commissioners of Georgia, the Georgia Municipal Association (GMA) and The Georgia Trust are taking an active role in spreading the word on the

need and seeking funding for these important rehabilitation projects.

GMA, the nonprofit organization representing municipal governments in Georgia, is supporting initiatives to rehabilitate historic city halls and courthouses through a state matching grant fund. "We recognize that the rehabilitation of historic buildings, especially city halls and courthouses, is essential to the economic development and enhanced vitality of our communities," said Gwin Copeland, associate general counsel for GMA. Ms. Copeland reported that the Georgia Cities Foundation recently amended its guidelines so it can make loans for the purpose of "assisting in the rehabilitation of historic government buildings when these buildings serve as important downtown anchors."

"If we can do it, anyone can. We've learned that preservation is economic development."

**Monticello Mayor
Susan Holmes**

"The daily flow of residents and employees housed in the city hall provide a strong base of consumers for businesses located adjacent to the city hall," said Glen Bennett, senior director of preservation services for The Georgia Trust. "When located in the downtown area, a city hall serves as a central component of the downtown's economic development foundation."

Not only are city halls often one of the most vibrant places of business downtown, but many are also housed in significant historic structures that have played important roles in the cities' histories, and serve as a symbol of the community's heritage.

Unlike county courthouses, whose imposing presences are immediately recognizable, city halls are usually housed in smaller structures of widely varying types. Often, these structures were originally built for other purposes, such as the Duluth City Hall, which is located in a historic church, or the Braselton City Hall, located in a

Neoclassical-style home built by the first mayor of the city. Not surprisingly, structure sizes and architectural styles run the gamut, from the grand Beaux Arts Savannah City Hall (originally built as a courthouse) to the modest former firehouse and jail in downtown Barnesville.

City halls also seem to change locations as their cities grow. Historically, cities have looked to other, unused downtown structures when they needed more space. In Atlanta, the city outgrew its main city hall, so it also houses offices in a former Sears & Roebuck building, which it calls City Hall East. Post offices, many of which moved out of downtowns, have been popular choices for city halls in Valdosta, Americus and Commerce. Another commonly used structure is a former bank building, used for Macon City Hall and the Hahira City Hall and Police Station. In Waycross, the city hall was originally built in 1907 for a YMCA hotel. The city acquired the building in 1917 for use as the city hall and rehabilitated the building in 1983 to accommodate the operational needs of city government. Likewise, the historic Jaeckel Hotel in Statesboro was rehabilitated and adapted to serve as the Statesboro City Hall in 1997. City halls in Tifton and Kingsland are also located in historic hotels.

"The exception is to build an elaborate building just for a city hall," said Steve Storey, manager of design services for the Department of Community Affairs' Rural Development Division. "In many cases the city can acquire an existing building such as a former bank or post office. A bonus is that those buildings usually have an institutional look that's appropriate for city hall."

While the costs and time associated with rehabilitating historic city halls are often daunting, they are generally less than needed for a new equivalent building. Mayor Holmes offers a little advice to other towns: "If we can do it, anyone can. We started out with no knowledge and no money. You've got to be passionate about your project. Every city has some wonderful building downtown. We've learned that preservation is economic development."

STAFF NEWS

The Trust is proud to introduce its new senior director of development and communications, **Harrison H. Perry**. Harrison, who joined the Trust in October, most recently served as the director of development at The Atlanta Opera, where he oversaw successful fundraising efforts and public relations strategies.



Harrison Perry

He was also the director of development and marketing at the Southeastern Flower Show in Atlanta, where he was responsible for fund raising, special events, advertising and public relations. Harrison serves on the board of the Association of Fundraising Executives, Greater Atlanta Chapter and received the 1998-1999 Charles R. Yates Award for Fundraising Leadership in recognition of his work on the Woodruff Arts Center Corporate Campaign. In his position at the Trust, he is responsible for the strategic direction and management of the fund raising, membership and communications activities of the Trust.

The Trust's Main Street Design Assistance program had one of its most productive summers ever, thanks to its hard-working interns, **Mia Nichols** and **Terri Gillett**. Mia, who is working toward her master of fine arts in historic preservation at the Savannah College of Art and Design, helped with 17 rendering projects, including several sensitive infill sketches for new buildings that will expand Cartersville's Main Street District. Terri, who will begin the master's program in historic preservation at Georgia State University this winter, lent her skills to detailed hand renderings of proposed downtown rehabilitation projects, including a 1960s service station in downtown Griffin. Terri volunteered her time this summer and began an internship in October.

The development department welcomes intern **Megan McDuffie**, who began work in September. Megan is assisting the membership and development departments with ongoing projects and special events. She is a recent graduate of Georgia State University, where she majored in journalism with a concentration in public relations.

Alison S. Moore also began a fall internship with the Trust in the communications department. She has assisted with the publicity for the Moultrie Ramble, written articles for this issue of "The Rambler," and helped with other communications projects. The Clark Atlanta University senior is earning a bachelor's degree in mass media arts with a concentration in public relations.

In other staff news, Revolving Fund Director **Frank White** recently completed a 12-month program at the Harvard Graduate School of

Design in the Advanced Management Development program in real estate, allowing him to bring additional expertise in real estate theory and practice to the Trust's Revolving Fund program. **Mandy Elliott**, former Revolving Fund associate, was promoted to Revolving Fund coordinator in August, and **Lisa Strickland**, former communications coordinator, was promoted to publications manager in May.

The Trust wishes the best of luck to former properties associate **Amanda Mullen**, a four-year employee of the Trust. Amanda recently moved to Madison, Wisc., where her husband is attending graduate school. We will also miss former Preservation Associate **Laurie deVegter**, who left the Trust to study city planning at Georgia Tech, and **Talking Walls Manager Jennifer Holcombe**, who is now working in the appraisal department for Chubb Insurance Group.

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Interns Megan McDuffie, Terri Gillett and Alison Moore

On the Road Across Georgia

When you think of historic sites, oftentimes buildings, battlefields or house museums come to mind. However, some of our most important historic sites are actually burial grounds.

This past summer more than 150 of Georgia's teachers participated in the Trust's heritage education program, *Talking Walls*. An important component in almost all 12 of our workshops was local cemeteries. I personally visited Rose Hill cemetery in Macon; Magnolia and Cedar Grove, a lesser-known African American cemetery, in Augusta; Oak Grove cemetery in St. Mary's Georgia; and Colonial Park, Laurel Grove, and Bonaventure cemeteries in Savannah. After listening to local experts speak about the "residents" of these beautiful resting places, cemetery art and symbols, as well as death and dying customs of the South, I found myself looking at cemeteries in a different light. I realized that these places of slumber were in fact very representative of the people who established them and, more importantly, are tangible links to our past. Our teachers had a stimulating time learning about "mourning pie," "embalming phobias" and the trials and tribulations of their communities' ancestors.

Many teachers created innovative and exciting lesson plans at the end of the week that I know their students are enjoying this year. I encourage you to become a "cemetery student" as you travel around the state. Many of the larger cemeteries have "Friends" groups that publish layouts of the grounds, histories, and offer tours to visitors—but if not, be sure to take some time in your travels to simply ramble around and enjoy the peaceful settings, the beautiful architecture and the landscaping.

Jennifer Holcombe, former *Talking Walls* Manager

AROUND THE HOUSES

Seasons Greetings from the Houses!

Are you looking for creative ways to celebrate this holiday season? Visit our historic house museums for a variety of activities that will entertain, educate and enlighten. Compiled by Alison S. Moore.



RHODES HALL Santa's On His Way!

Recapture the magic of the holidays by bringing your children to Rhodes Hall for special activities at the granite "castle" on Peachtree Street in Midtown Atlanta.

To get in the spirit of the season, children ages 9–12 are invited to build their very own Victorian-style ornaments Nov. 9. The cost is \$12 per child.

December 8, 9 and 10, our "Old World" Santa, the most authentic Santa in the city, will be at Rhodes Hall to listen to Christmas wishes and pose for photographs. Instead of fighting long lines at the mall, your family can enjoy refreshments and entertainment for just \$25, which also includes one color photo with Santa. Additional photos may be purchased for \$10 each. Visits with Santa are from 1–5 p.m. Dec. 8 and 5–8 p.m. Dec. 9 and 10.

The house will be decorated in traditional Victorian style throughout the holiday season, so be sure to stop in for an enchanting tour. For more information, please call 404-885-7800.



HAY HOUSE A Season for Family Fun

Hay House, located in Macon, has a host of holiday activities for the entire family. Seventeen rooms will be beautifully decorated with traditional holiday trimmings, including a gold tree

adorned with brilliantly colored, hand-beaded ornaments crafted by volunteer Beth Fisher. Ms. Fisher's handiwork is featured in the winter issue of *Season Magazine*. Be sure to stop by the house for a guided tour Nov. 24–Dec. 31 (closed Christmas day).

Popular designer and television personality Mark Ballard will amuse audiences Tuesday, Dec. 3, from 6:30–7:30 p.m. with innovative decorating and entertaining ideas. Tickets are \$15 for the presentation and tour.

For children ages 3–6, Hay House presents holiday parties featuring traditional Christmas storytelling and music and Victorian-style craft activities and parlor games. Parties will be held Saturday, Dec. 14 at 10 and 11:30 a.m. and 1 p.m., and Sunday, Dec. 15 at 1:30 and 3 p.m. Tickets are \$15 per child with one free adult.

Hay House will also feature holiday luncheons Dec. 17 and 18 in the music room, with a self-guided tour immediately following. Tickets are \$22 per person, which



MCDANIEL-TICHENOR HOUSE Oh Mini Christmas Tree...

If you are near Monroe this holiday season, be our guest for the Miniature Evergreen Festival at the McDaniel-Tichenor House. Various businesses, organizations and individuals in the community have decorated miniature trees, each in a unique fashion.

Come tour the elegant Victorian home of Henry Dickerson McDaniel, former Governor of Georgia, and enjoy the holiday charm while previewing the trees from Dec. 1 through the evening of Dec. 5.

The trees will be auctioned Thursday, Dec. 5 between 5 and 7 p.m., when guests will have the opportunity to bid on their favorite trees to take home and enjoy through the holiday season. Preview of the trees is free; the auction and wine and cheese reception is \$5 per person. The entire festival is open to the public.

For more information, please call 770-267-5602.

includes a 10 percent discount in the museum store, a favor and a souvenir Christmas book.

This season Hay House is teaming up with Cannonball House and Sidney Lanier Cottage for "Christmas in Olde Macon," a progressive tour of the historic house museums dressed

for the holidays. Your family can tour all three houses Dec. 13 from 6–9 p.m. for \$6 for adults, \$1 for children and \$15 maximum for families.

For more information on any event, call Hay House at 478-742-8155 or visit www.hayhouse.org.

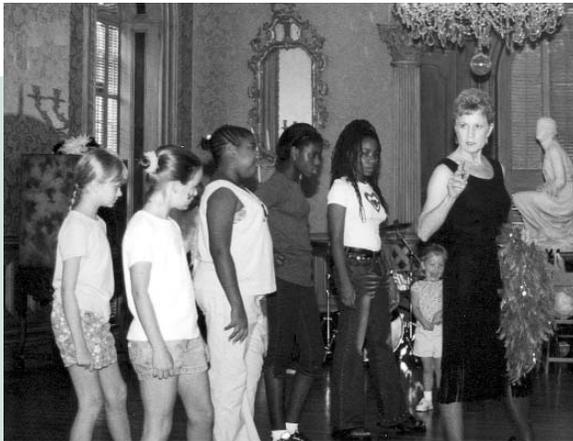


Museum shop coordinator **Marcia Moon** and volunteer **Beth Fisher** place new merchandise in the redesigned Hay House museum shop—a great place for your holiday shopping this season!

THE GEORGIA TRUST PHOTO GALLERY

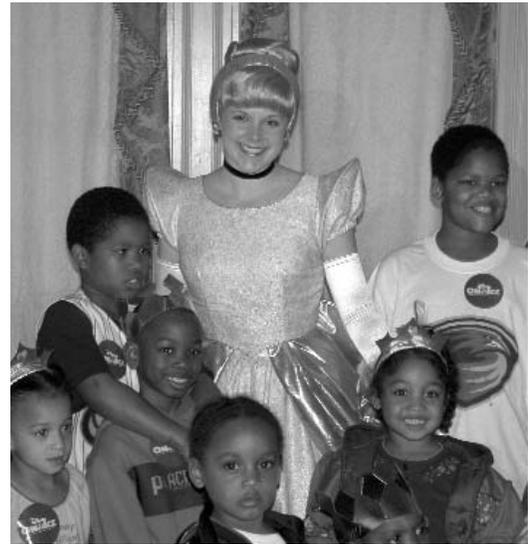


A View From the Top: Presidential members enjoyed an exclusive tour of urban preservation projects in Atlanta during an **Urban Excursion with the Trust** in October. Sites included the Northyards, Giant and Pioneer Neon loft developments, as well as tours of historic Spelman College and the Wren's Nest. This photo was taken on the roof of the Giant Lofts in downtown Atlanta.



Let's Dance:

Visitors learned how to do the Charleston from Paula East and Company dancers during a focus on the Roaring Twenties at the Hay Day 1929 family festival at Hay House in September.



Cinderella Visits the Castle: Children from the Genesis Shelter were delighted to meet Cinderella from Disney on Ice at Rhodes Hall in October. The children arrived by horse-drawn carriages, complete with heralders from the Georgia Renaissance Festival. After painting pumpkins on the porch, the children met with the fairytale character in the parlor.

Hay House Decorative Finishes Workshop: (L-R) Katherine Stafford, Tony Long, Bonnie Dowling and Sabree Shamsid-Deen

look at an example of marbling that **Derick Tickle** demonstrated to more than 50 people at Hay House's first Decorative Finishes workshop in October. Tickle directs the Decorative Restoration program at Asheville Buncombe Technical College in Asheville, N.C. The program operates under the auspices of the City and Guilds of London Institute and has trained restoration experts who have worked on Biltmore House and Hay House.



AROUND THE STATE

STATEWIDE

Group Marks Georgia Civil War Heritage Trails

Tourists have flocked to Georgia over the years to visit sites related to the Civil War—battlefields, houses, museums and cemeteries. While there are plenty of interesting sites across the state, there are also many unmarked areas from Georgia's Civil War history. With this in mind, Georgia Civil War Heritage Trails, Inc. (GCWHT) formed in 1999 to create, promote and maintain signs and markers for a "driving tour" along or near the routes used by Union and Confederate armies during the war. The trails will also link existing national and state parks, museums and other heritage attractions and explore the roles of women, African Americans, hospitals, churches and railroads during the Civil War era.

With federal funds from the Transportation Equity Act for the 21st Century (TEA-21) and local communities, the nonprofit group is moving forward with its plans, beginning by marking the routes of the Atlanta Campaign and the March to the Sea. The group held dedication ceremonies this summer for the first two markers erected in Atlanta and Macon. The first marker was dedicated at the Shrine of the Immaculate Conception in downtown Atlanta to commemorate the courage of Father Thomas O'Reilly, credited with saving five of Atlanta's churches, the city hall and the courthouse from Sherman's torch; and the second in Macon at its City Hall, which briefly served as Georgia's Capitol during the Civil War.

Over the next two years, GCWHT hopes to complete this project with input from and partnerships with local preservation organizations. The trail will begin in Catoosa County and end near Savannah, and will feature pull-off

areas or parking at every marker, maps, photographs and other highlights from the historic events that took place at the sites. For more information, visit www.gcwht.org.

RESACA

Land Purchase Opens Gateway to Civil War Battlefield Project

The amount of land may be small, but it is opening up big opportunities.

With the purchase of a 1.71-acre tract of land in Gordon County, the state is now able to pursue its plans to develop the Resaca Battlefield as a Civil War heritage tourism site. While the state had acquired 508 acres of the site last year, this last sliver of privately owned land prevented public access to the site. After months of negotiations, the seller agreed to the state's offer of \$25,650.

The Georgia Department of Natural Resources plans to open the site as a tourist attraction to show the site where the first battle of Gen. William T. Sherman's March to the Sea, which took place on the land. The site will include an interpretive center, trails and exhibits.

STATEWIDE

Centennial Farms: Still Farming After All These Years

Farms are disappearing fast as Georgia land is developed at every angle. Farming, a way of life popular until the mid-1900s, is disappearing as well. To honor families and farms who have held on to their historic properties, the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources presents the annual Centennial Farm Award program, held each year at the Georgia National Fair in Perry.

This year, the Daniel M. Davis Homeplace in Lumpkin County and the Orr-Williamson-Gaissert Homeplace in Spalding County received

Centennial Farm awards, which are given to farms that are at least 100 years old and listed on the National Register of Historic Places.

Twenty-eight families received Centennial Family Farm Awards, which honor farms that have been owned by members of the same family for 100 years or more. One of the farms to receive this award was the Grisham-Galt Farm in Cherokee County, which has been in the family of Georgia Trust Trustee Nell Galt Magruder since 1833.

"So many people in the area are unaware of the farm's history," said

Ms. Magruder. "I was encouraged to apply for the award by Bernese Cagle, another Canton Centennial Farm award-winner who was instrumental in starting the award program."

This year there were no applicants in the Centennial Heritage Farm Award category, which honors farms owned by members of the same family for 100 years or more and are listed on the National Register.

To nominate a property for the 2003 awards or for more information on this program, contact Gretchen Brock, HPD National Register coordinator, at 404-651-6782.

SAVANNAH

Excavation Digs Up Centuries of Georgia's Past

What recently began as a routine archaeological survey turned into Chatham County's second-largest excavation in its history. The discoveries at the site, however, are of significance far beyond its coastal Savannah location.

Archaeologists* from Southeastern Archeological* Services, Inc. have unearthed literally tons of artifacts from the 85-acre area, ranging from prehistoric times to Georgia's first years as a colony. While there are no structures still standing on the site, archaeologists have uncovered outlines of cellars, one of which may have been part of Mary Musgrove's legendary trading post. Among the findings at the site were a brass plate stamped with the letter "M" that may have been attached to the cover of a book, wine or liquor bottles, a pewter button from the Revolutionary War and several coins and gun parts.

Ms. Musgrove, who was half Creek Indian and half English, served as Gen. James Oglethorpe's interpreter during the early years of the Georgia colony. She and her husband John were granted 500 acres on the Savannah River in 1734, and their trading post was believed to have been located on the property. Chad Braley, vice president and principal investigator for Southeastern Archeological Services, said he cannot verify that the excavated cellar was in fact the site of the Musgroves' trading post until further analysis is completed.

"This is a fascinating archaeological site," said Mark McDonald, executive director of Historic Savannah Foundation. "The findings show what kind of products were available in early 18th-century Savannah during a period of Indian contact. The Musgroves had a lively place on the Savannah River with their Native American-English trading post."

In addition to the significant Colonial-period artifacts found on the site, archaeologists also discovered spear points or knives dating 4000 to 6000 years ago, 17th-century Yamacree or Gule Indian pottery and the outline of the foundation of the antebellum Grange Plantation and evidence of its slave quarters.

While the land has been vacant since before the Civil War, it had never been archaeologically surveyed until the Georgia Ports Authority sought to build a new container berth on the site in the mid-1990s. A federal agency, the U.S. Army Corps of Engineers, became involved because the project involves deepening the Savannah River. Under federal law, the Ports Authority was obligated under Section 106 of the Historic Preservation Act of 1966 to assess the project's effect on significant cultural resources in the area. After an initial archaeological survey in 1994, both the U.S. Army Corps of Engineers and archaeologists at the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources agreed the site was eligible for nomination to the National Register of Historic Places. Based on the early findings, the Ports Authority commissioned a large-scale excavation, which began in April 2002.

"It's a real positive project," said Scott Smith, executive director of the Coastal Her-

itage Society. "The Georgia Ports Authority spared no expense. It is probably the largest archaeological project in Chatham County in 50 years."

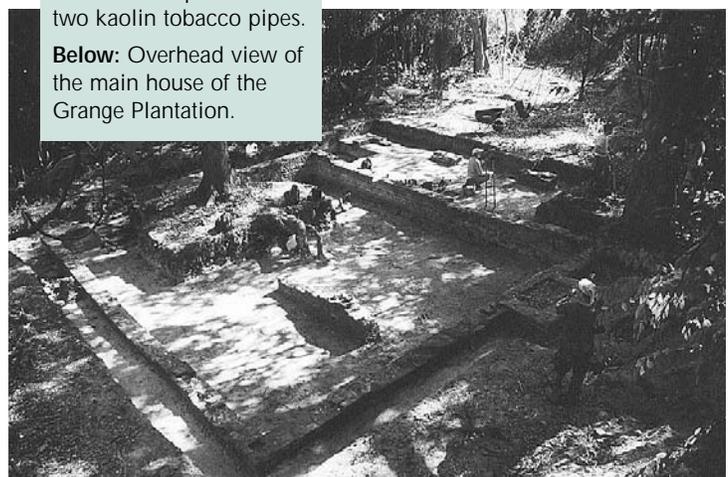
While the site has been essentially destroyed by the excavation, the artifacts and information gained from it about Georgia's past could be invaluable.

"If this project was not subject to federal and state oversight, no archaeological studies would have been undertaken," said Mr. Braley. "How many significant archaeological sites are destroyed each day by private development and urban sprawl? We'll never know."

After archaeologists finish analyzing the artifacts, much of the material will be stored at the University of Georgia's Laboratory of Archaeology. There are also plans to develop museum-quality interpretive displays.



Right: Artifacts discovered at the site believed to be Mary Musgrove's trading post include rum or wine bottles, a glazed earthenware "cream pan" and two kaolin tobacco pipes.



Below: Overhead view of the main house of the Grange Plantation.

* Both spellings are correct, according to Webster's Dictionary. The Georgia Trust customarily uses "archaeology" in its publications.

PAID ADVERTISEMENTS



AUGUSTA, c. 1799. Goodale/Fitzsimmons-Hampton House. Former home of Charleston ship merchant and later Wade Hampton Jr. Listed on National Register. 2 1/2-story brick with raised basement. Sidehall plan. Contains Federal wainscoting, mantels and baseboards. 2-level porch. Great commercial or residential opportunity. 1.98 acres. 5,000 sq. ft. (includes basement). \$195,000. Contact Gwen Fulcher Young at 706-737-9115.



COVINGTON, c. 1898. Regency Hall. A Neoclassical-style masterpiece. Owners have extensively restored the home and grounds. Detailed mouldings, hardwood floors, intricately carved mantels and stained glass windows are among the elegant appointments throughout this home. 6BR/6.5BA, 2 parlors, dining room, ballroom, pool, gardens, etc. \$1,450,000. Jeff Masarek, REMAX of Buckhead, 404-314-1104. Equal housing opportunity. www.jeffandlee.com.



HEARD CO., Roosterville, c. 1938. Historic Unity School. 7200 sq. ft. brick bldg. & approx. 4000 sq. ft. 2nd floor. Int. in selling 4 (20%) shares of pot. studio/loft apt. space (approx. 2000 sq. ft. each) w/12' ceilings at \$29,900 each. Must be committed to equal rest./dev. of share. Incl. 1800 sq. ft. auditorium w/stage and maple floors as comm. space. OR: Will sell entire bldg. on 1 acre for \$129,900. Call Delan Bush (seller/owner) at 770-854-4711 for details.



JONESBORO, c. 1840. Originally built as an antebellum farm house. During the "Battle of Jonesboro," the Warren House served as a field hospital for both sides. Signatures of convalescing Union soldiers still appear on the walls of the downstairs parlor. Renovated in 1992, the building has 16 rooms with a total of 5,012 sq. ft. The property has an annex building with 1,600 sq. ft. on 2 acres. Offered for \$750,000. Call Ed Turner, Metro Brokers, 404-843-2500.



MARIETTA, 1896. 288 Kennesaw Avenue. Delightful Queen Anne located on historic Kennesaw Avenue. Walking distance from the Marietta Square. Heart-pine floors throughout. First floor features sunroom and full bath. Modern updates, central heat and air and new roof. Stand-up crawl basement. 3BR upstairs, 2-car garage, spacious lot with play house/potting shed. Room for expansion. Mary Agraz, Coldwell Banker, 404-847-6703.



MARIETTA, 1908. 209 North Forest Avenue. Three blocks from the Marietta Square. Spacious home with large front porch built by W.P. Stephens for the Brumby family. The house had several additions through the years and at present several has formal rooms. 3BR/3BA, 2-car garage and deck. All systems are updated, major renovations done. Mary Agraz, Coldwell Banker, 404-847-6703.



MILLEDGEVILLE, Baldwin County, c.1818. Elegant home in historic district, located just one block from Old Governor's Mansion. Home has been meticulously restored—winner of Milledgeville Historical Society's Heritage Award in 2000. 3BR/2BA, beautiful landscaping, stamped concrete driveway, picket fence and koi pond. \$200's. Contact Wright Banks Realty, 478-452-7427, www.wrightbanks.com.



SOCIAL CIRCLE, c.1905. "The Riverboat House," named for its wraparound porch. Wonderfully restored 4BR/3BA home w/7 fireplaces in historic district. A local call & 40-minute drive to downtown. Home of Nathalie Dupree, with Viking kitchen seen on her PBS series. Comfortable guest cottage in rear. \$485,000. Pat Flack, REMAX Preferred, 770-717-4081.



SOCIAL CIRCLE, c. 1910. Imagine the Christmas tree in the front parlor & 8 decorated fireplaces! 4BR up, 1BR on main, 3BA, study, formal LR & DR, kitchen, laundry, pocket doors, 12-ft ceilings, front & back staircases, 2 new HVAC systems, new metal roof. Interior needs some renovation. Sits on 1.6 acres shaded by pecan, walnut & fruit trees. Walk to schools, churches and shops. \$279,000. Jamie Peterson, Carter's Galaxy of Homes, 770-464-4356.

PAID ADVERTISEMENTS



THOMASVILLE, c. 1901. This fine historic home has been meticulously restored with great care and attention to detail. Outbuildings on the 15-acre estate include a 2BR guest cottage, a charming little playhouse and a detached garage with storage room. Azaleas line the gravel drive, which is shaded by live oaks and magnolia trees. \$750,000. Mary Golden, Chubb Associates, 229-226-7916 or 229-226-9644.



WASHINGTON, c.1790. The Cedars. Dramatic Victorian on 6 beautiful acres, partially restored, 5 BR/3.5 BA, library, formal DR and LR with stunning chandelier, expansive foyer with stained glass window, 8 fireplaces, 14-foot-ceilings, extensive moulding, wraparound porch. Featured in "The Most Beautiful Villages and Towns of the South." \$685,000. Ken Parris, Parris Properties, 404-790-1986 or e-mail ken@parris.us.



WASHINGTON, 1838. Barksdale-Thomas home, one of Washington's most important homes. Lovingly restored Greek Revival on beaut. 1.9 acres. 5000+ sq. ft., 11-ft.-wide entry hall, 2 parlors, huge dining room and master BR, BA, nifty kitchen, family room, 1/2BA down; 4BR/1BA up. 3-stall garage, playhouse, utility bldg., 18'x36' swim pool w/pl house, solar panels. See www.pascorealty.8k.com, Marilyn Pasco, 706-678-7778.



WAYCROSS, c. 1885. Victorian Mansion, 5000 sq.ft. on National Register. Beautiful total restoration w/the finest; on many tours. Wrap-around porch, exquisite staircase w/matching lady newel post lamps, ornate ceiling, fretwork, lots of stained glass, period lighting, 4/5 BR, 3 full BA, 3-car carriage house, fence w/ electric gates, koi pond, 9 fireplaces restored. C/A, swim pool, 60 miles from coast. \$495,000.00. Owner, 912-283-7444.



REVOLVING FUND PROPERTIES FOR SALE

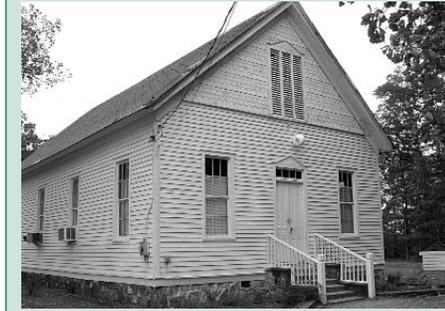
ROSSITER-LITTLE HOUSE, Sparta, c. 1800. Considered one of the oldest houses in Sparta, the Rossiter-Little House was built by Dr. Timothy Rossiter. It contains many original features, including doors, mantels and hand-planed board walls and ceilings. Two front wings were added before the Civil War. More information available on website at www.georgiatrust.org Price: \$89,500. Contact Frank White at 404-885-7807.



ROBERTS-PORTER HOUSE, Sandersville, c. 1878. Sitting on about a 1/2 acre, house is approx. 2600 sq. ft. w/2 BR/2 BA, dining room, living room, den, kitchen and 10-ft-wide porch. Details include 2 sets of French doors, 4 fireplaces, transoms and baseboards. Retains original fabric including doors, windows, fireplace mantels and floors. Basement rooms could be converted to additional living space. Contact Frank White at 404-885-7807.



WILKINSON COUNTY, c. 1890. Queen Anne farmhouse. 5.3-acre remnant of the Stubbs plantation. Structure is uncompromised, as are outbuildings (i.e. smokehouses, springhouse, syrup kiln, etc.). Main house has heart pine floors, elaborate scroll work and original milk paint. Call Wright Banks Realty, 478-452-7427, www.wrightbanks.com.



HARMONY CHURCH, Senoia, 1896. Built for a Universalist congregation, Harmony Church is located in Coweta County near the historic town of Senoia on ~1 acres. The interior of this vernacular building is completely paneled in wood. Original pews remain. 1450 square feet. Church could be adapted for residential or commercial use. Price: \$69,500. Contact Frank White at 404-885-7807.



DAVIS HOUSE, Demorest, c. 1891. The Davis House sits on a half-acre corner lot in Demorest, a charming town in Northeast Georgia. The Queen Anne house has a side hall plan. Original materials include mantels, colored glass windows, doors and hardwood floors. The house has 3BR and 2.5BA and is approximately 2000 square feet. The lot is adjacent to Piedmont College. Price: \$198,500. Contact Frank White at 404-885-7807.

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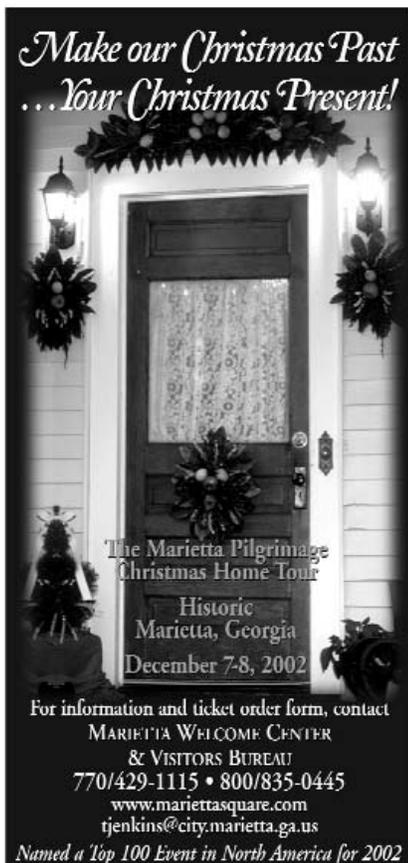
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Correction

In the September/October issue, the bill number in the article "Bill Could Resuscitate Historic Medical Buildings" was incorrect. Instead of HB 1224, it should have been HB 1244. We regret the error and apologize for any inconvenience this may have caused.

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