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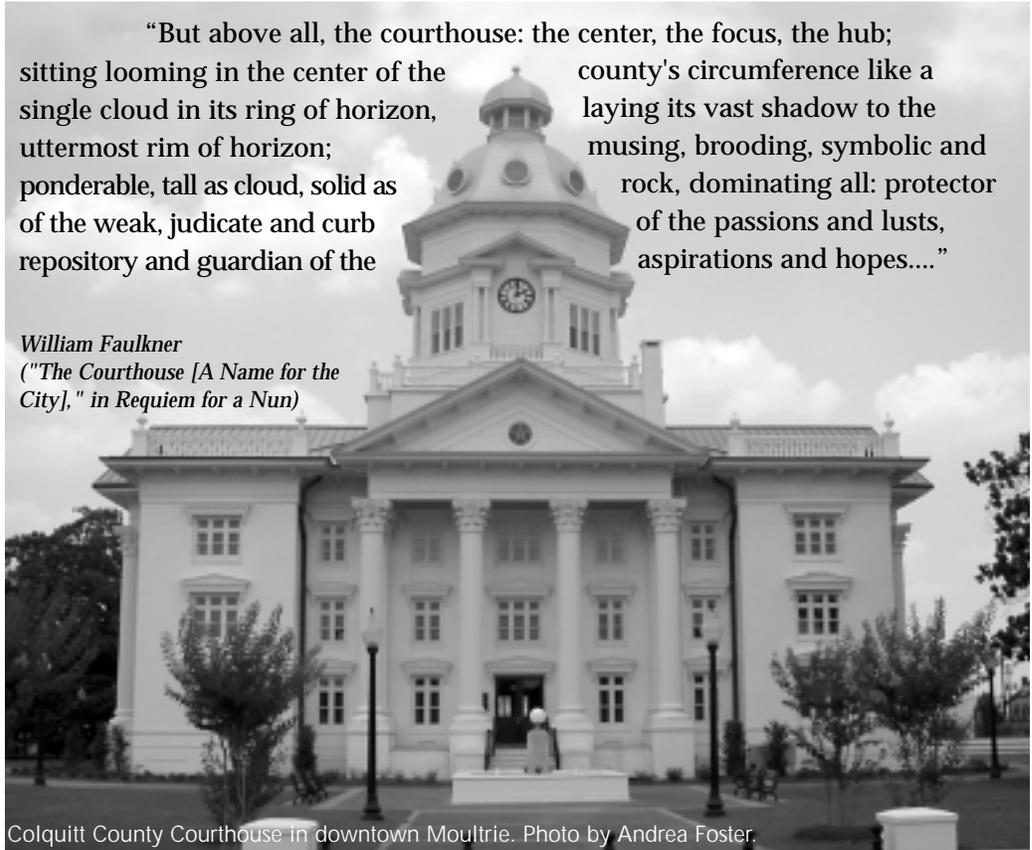
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"The Rambler" is the newsletter of The Georgia Trust for Historic Preservation.

"But above all, the courthouse: the center, the focus, the hub; sitting looming in the center of the single cloud in its ring of horizon, uttermost rim of horizon; ponderable, tall as cloud, solid as of the weak, judicate and curb repository and guardian of the county's circumference like a laying its vast shadow to the musing, brooding, symbolic and rock, dominating all: protector of the passions and lusts, aspirations and hopes...."

William Faulkner
 ("The Courthouse [A Name for the City]," in *Requiem for a Nun*)



Colquitt County Courthouse in downtown Moultrie. Photo by Andrea Foster.

Seeking Resolution for Georgia's Historic Courthouses

There are few symbols more recognizable than a courthouse in a downtown square. Whether it is the strong presence of the columns on a Greek Revival or the elaborate clock towers of a High Victorian or Second Empire, these structures have long been the focal point of their downtowns. As the historic location of the superior court and seat of government for the county, the courthouse is an important vein of the community, pulsing with life from the constant flow of workers and visitors through its doors.

Despite their imposing presence, many courthouses across the state are in frail condition. According to a 2002 study released

by the Office of Jack Pyburn, Architect, there are 157 courthouses built prior to 1960 and approximately 158 city halls in Georgia, and more than half of these buildings are in poor or fair condition. To improve the situation of Georgia's historic courthouses, the Atlanta-based architecture firm estimates it will cost between \$1 million and \$2.5 million per rehabilitation, with an average cost of \$2.1 million, for a statewide total of \$466 million.

Faced with these estimates, some counties are at a crossroads about what to do with their historic courthouses. Like many

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Justice for Our Historic Courthouses?



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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Georgia's historic downtown courthouses and city halls are in dire need of help.

That much is clear from the study by the Office of Jack Pyburn, referenced in the cover story of this issue of "The Rambler." It is shocking that in many cases, these high-profile public buildings, so symbolic to a community's pride and so important to its functions, are in much poorer condition than the privately owned buildings that surround them.

Whereas other states, notably Texas and West Virginia, have expended generously to help local communities rehabilitate their key buildings, many local governments in Georgia have been deficient in funding the maintenance of these buildings. Inevitably, this has led to the need for a huge and hard-to-procure cumulative cost for statewide courthouse rehabilitations.

Instead of investing in the rehabilitation of their historic courthouses, some counties have chosen to leave their downtowns altogether. Why should we care that governments keep courthouse functions downtown rather than succumbing to the lure of building new buildings for them on the outskirts of town?

For one thing, these judicial centers are traffic generators for our downtown communities. They allow us to experience our community on foot, in a way that brings us into random contact with our fellow citizens, rather than requiring us to jump in our cars, thereby isolating ourselves from our neighbors.

Also, downtown courthouses are located in areas we have already paid for, where we already maintain our waters, sewers, streets, sidewalks and utilities. Existing downtown courthouses don't require new construction of this infrastructure, which are hidden costs we all bear.

Rehabilitation of courthouses and other buildings, when performed under the care of skilled architects and by experienced contractors, has been shown to be less expensive than new construction. Yes, one can build a one-story aluminum building more cheaply than restoring a historic courthouse, but rehabilitating an old courthouse is much more economical—and provides a greater source of civic pride—than constructing a new building with equivalent materials. Preserving the historic fabric not only retains the character of these buildings but is also a practical and proven

method of saving money. The less you tear out, the less you have to replace.

Perhaps the most important reason to invest in rehabilitating our historic downtown courthouses is that they are not only physically located at the heart of our communities, they embody our *sense* of community. Civic pride nudges us to point out to visitors the historic or architectural significance of the great buildings in our cities and towns ... and in most cases, those great buildings are our downtown courthouses.

It is true that some of these facilities cannot serve all the functions they once fulfilled. Some courthouses cannot adequately permit movement of judges, jurors and the accused. Many counties have needs for county offices that far exceed the capacity of their courthouse.

However, there are a variety of functions the courthouse *can* continue to provide, frequently in ways that no other facility in a county can. While many courthouses continue to host superior court, others provide an outstanding venue for county commission meetings and public hearings, while continuing to house various offices. Many counties have adaptively used surrounding buildings as annexes.

It has been shown time and again that rehabilitation of historic buildings produces revitalization of their surroundings like no other economic activity. Over the last twenty-plus years, downtown areas throughout the state have experienced a turnaround. The 1960s and '70s saw an exodus from downtown areas, whereas the 1980s and '90s saw renewed growth, interest and investment. However, when public buildings are in poor condition, they hamper these efforts at revitalization and discourage private investment.

The private sector, thanks to programs like Main Street, Better Hometown and federal tax incentives, has done more than its share to revitalize our communities. It is now time for the public sector to step up and do the same.

As our economy revives, we must find a way to ensure that courthouses throughout Georgia—the literal and figurative centers of our communities—reawaken the pride and commitment of Georgians to their hometowns.

City halls are another case in point, and will be discussed in the next "Rambler."

Savannah Leader Remembered



W.W. Law

The Trust was saddened to hear of the death of W.W. Law of Savannah, whose outstanding dedication and commitment to civil rights and historic preservation made him one of his hometown's most respected leaders.

He died of natural causes in his home July 29 at age 79.

"Mr. Law's integrity and insight led to the recognition and preservation of Savannah's important African American historic resources," said Greg Paxton, president and CEO of The Georgia Trust.

Mr. Law married his passion for civil rights with his desire to preserve Savannah's black history. He served as president of the Georgia State Conference of NAACP branches as well as on the national board and served as president of the Savannah branch of the NAACP for 26 years. While fighting for racial equality, Mr. Law has worked to preserve many of the important historic components of Savannah's African American history. His most recent involvement was speaking out against the proposed building of a Chatham Area Transit transfer station in the historic district (see story on pg.11).

Mr. Law graduated in 1948 with a degree in biology from Georgia State College, now Savannah State University.

He was refused a teaching position following his graduation from college due to his strong affiliation with the NAACP and instead, Mr. Law went to work for the U.S. Postal Service as a mail carrier. He served in that capacity until his retirement in 1991. While serving as the president of the Savannah branch of the NAACP from 1950-1976, Mr. Law focused his work on voter registration for African Americans, court cases where injustice had been done to African American citizens and the desegregation of schools.

By the late 1970s, he focused his efforts on the preservation of buildings in the African American areas of Savannah. He worked to save the old Laurel Grove South Cemetery and the King-Tisdell Cottage, which is now a museum. Mr. Law was also successful in saving the Beach Institute, which was founded in 1867 as the first school for African American children. He was also the force behind the Ralph M. Gilbert Civil Rights Museum, which opened in Savannah in 1996.

Mr. Law has received many awards over the years, including Historic Savannah Foundation's Davenport Award, the Distinguished Georgian Award by the Center for the Study of Georgia History and a National Preservation Award from the National Trust for Historic Preservation. The Georgia Trust recognized Mr. Law in 2001 with its highest honor, the Mary Gregory Jewett Award.

Calendar

October 1, 22 & November 19

The Artful Interior

Rhodes Hall, Atlanta

Join us for this fall evening lecture series focusing on topics such as late 19th- and early 20th-century mural painting, stained glass and popular tastes in music in the early 20th century. Call 404-885-7800 for details.

October 5

Decorative Finishes Workshop

Hay House, Macon

Marbleizing and wood graining are the focal points of this hands-on workshop. Reservations required by Sept. 30; \$50 fee. Call 478-742-8155 for details or register online at www.hayhouse.org.

October 5-6

Ramble through Moultrie

Moultrie, Georgia

Call 404-881-9980, ext. 3232 for more information.

October 6

Fall Collectors' Day/Fall Festival

McDaniel-Tichenor House, Monroe

Bring your antique silver, toys and other items for appraisal. Dick Kennedy, militaria appraiser for "Antiques Roadshow," will appraise WWI and WWII collections. Call 770-267-5602 for details.

October 6-9 **NEW DATE!**

Fall Study Tour

Highlands, N.C.

Call Ken Ward Travel at 404-261-1688 for details.

October 26 (Nov. & Dec. dates TBA)

Adventures in History Book Club

McDaniel-Tichenor House, Monroe

Children aged 8-12 are invited to explore fiction books based on historical facts. Workshop includes related craft activity. \$10 fee. Call 770-267-5602 for details.

November 8

Preservation Ball

Biltmore Ballrooms, Atlanta

See back page. Call 404-881-9980, ext. 3273 for more information.

Georgia Trust/Georgia Tech Host Industry Council Workshop

More than 40 architects, contractors, engineers and preservation consultants attended the first Industry Council Conference June 25, hosted by The Georgia Trust and the Georgia Institute of Technology Continuing Education. This one-day seminar, aimed at building industry professionals interested in learning the "ins and outs" of historic preservation, featured technical seminars and case studies of successful preservation projects.

Conference topics included sessions on integrating HVAC systems and ADA requirements into historic buildings, fire protection and fire codes in historic buildings and historic masonry techniques.

The Georgia Trust thanks Georgia Tech for hosting the conference on its campus and Georgia-Pacific Corp. for its generous sponsorship of this event. Look for more information soon about the next Industry Council Workshop!

Bill Could Resuscitate Historic Medical Buildings

When Georgia voters head to the polls in November, they will have an opportunity to vote on an amendment that could alter the future of two significant historic medical buildings.

HB 1224, which recently passed the Georgia Legislature, provides for a referendum granting a property tax exemption for historic properties owned by a nonprofit corporation and used for a medical museum, or for medical society offices and other purposes.

The creation of the bill was sparked by the plight of the Academy of Medicine in Midtown Atlanta, a Neoclassical building designed by Philip Shutze and completed in 1941. Built as the home of the Medical Association of Atlanta, it later became the home to the Fulton County Medical Society. In the 1940s it was used for civil defense and as a blood bank during World War II. In the 1950s, it served as a headquarters for polio eradication.

"The members of the Fulton County Medical Society who have used the building have played such an important part in the history of Atlanta and the state of Georgia," said Dr. Martin Moran, former president of the Medical Association of Atlanta and the Atlanta Medical Heritage (AMH). In 1855, members built the first medical school in Atlanta, which later became Emory University. Other members founded Grady Hospital and Crawford Long Hospital in Atlanta, and member Dr. Claude Smith discovered that hookworm was endemic in Georgia, which led to the eradication of the disease.

Restored and renovated in the early 1980s, the building is owned by the AMH and houses its offices, libraries and meeting spaces and is available for special event rentals. Until 1999, a nine-year tax freeze kept property taxes manageable for the nonprofit organization, but rising property values have also caused the taxes to rise considerably, according to Dr. Harrison Rogers, former president of the American Medical Association and board member of the AMH. In 1999, Dr. Rogers began a quest to find a way to exempt the building from property taxes. After meeting with tax officials, he went to Fulton County commissioners, who adopted a resolution for the Fulton County delegation asking that legislation be drafted to grant tax exemption. Subsequently, HB 1224 was developed and introduced in the House by Rep. Kathy Ashe. The resolution, which allowed the amendment to be put on the November ballot, was passed in both the House and the Senate before being signed by Governor Barnes in May.

If the amendment becomes law, it would also exempt the Georgia Medical Society's (GMS) property in Savannah, a three-story Italianate brick townhouse built in 1872 and located in the historic district overlooking Forsyth Park. The GMS moved into and renovated the building in 1913.

For more information on HB 1224, visit www.legis.state.ga.us. For more information about the Academy of Medicine, visit www.academyofmedicine.com.



HB 1224 could grant property tax exemption for the Academy of Medicine Building in Atlanta (above) and the Georgia Medical Society Building in Savannah (right).



Getting Ready to Ramble?

We hope you will join us for our Fall Ramble through Moultrie, October 5-6. We know you wouldn't want to miss the spectacular private homes and fabulous antique shopping available in this south Georgia town!

Please consult your Ramble invitation for details and hotel accommodations or call 404-881-9980, ext. 3232 with questions.



There's Still Time...

To nominate a preservation project for the 2003 Preservation Awards. All nominations are due Friday, November 15. Awards will be presented at the Annual Meeting in Milledgeville, March 29.

To receive a form, call 404-881-9980 or visit www.georgiatruster.org.

Discovering Your Old House's Hidden Past

Editor's note: This feature is the first in a series of practical applications of historic preservation.



We've all dreamed of finding a priceless antique in the attic—but what if the attic itself is a priceless antique? Researching the history of your home can be a time-consuming but ultimately rewarding endeavor.

"If you were going to marry somebody, you would want to know their background," said Ken Thomas, historian for the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources. "Why wouldn't you want to know about your house?"

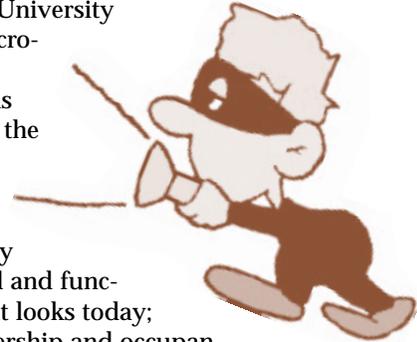
The best resource for the history of your house is the house itself. Walk around and take note of any unusual features. In what style was the house constructed? What materials were used? The style and materials used in construction can be important indicators of when the house was built and even who built it. If you don't have the first clue about building styles, try checking out a book on architectural styles from your local library.

Your next step should be to talk to your neighbors, past and present. Maybe they remember events and people associated with your home. Another source for information is your local historical society. They may be able to provide a historical context for your house in the community, information on the builder or first owner and possibly even historic photos. The Georgia Historical Society lists contact information for historical societies on its website at www.georgiahistory.com/AffiliateList.htm.

Next, it's time to research. If you live in a National Register district, contact the state to get background information on your area. In Georgia, the Survey and National Register Unit of HPD is a good resource, as is your local regional development center.

There are many documents that can help you trace the history of your house. Spend some time at your county courthouse, where you will find wills, tax records and other deeds related to your property. A sudden jump in the tax appraisal of the property can indicate the year your house or an addition was built. Take a copy of your deed, which contains a legal description of your house. Other materials you can look for at other locations include building permits and city directories. Sanborn fire insurance maps can be particularly helpful in learning about the history of your house. The University of Georgia has a large collection of original Sanborn maps, and Georgia State University keeps many on micro-film.

Keep three goals in mind: 1) tracing the physical changes and architectural style of your house from the way it originally looked and functioned to the way it looks today; 2) tracing the ownership and occupancy of your house; and 3) analyzing the information gathered to learn more about the people and stories connected to your house.



There are several things you can do with this information. Maybe you'd like to try to secure National Register designation. Maybe you want to restore the house to its original appearance. Whatever you decide to do, make sure to give a copy of your research to the new owners should you ever decide to sell the house, and don't forget to add yourself to the end of the list of owners.

—Katie Sullivan

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Courthouses

(continued from page 1)

structures built decades ago, older, unrehabilitated courthouses do not always meet the needs of their modern occupants. Some communities have grown and need more office space than their building can provide. Others are struggling with building layouts that do not allow for separate courtroom entrances for jurors, judges and the “accused” on trial. Under these circumstances, some communities are opting to leave behind their historic courthouses, often located in the center of the downtown, to build brand-new complexes combining county and city government offices, sometimes several miles outside downtown.

While moving to a new building may solve the problem of space or layout, it can create big problems for the downtown. Courthouses, like post offices, city halls and department stores, often serve as anchors for downtowns. The steady flow of workers, visitors and related businesses are vital for

neighboring shops and restaurants. “Moving the courthouse functions can kill a downtown, especially in smaller towns,” said Mary Anne Thomas, coordinator of the Department of Community Affairs’ Main Street program. “The foot traffic of the courthouse keeps that activity, that flow going.”

Downtowns have also seen associated businesses such as attorneys’ offices, professional service businesses, restaurant and retail establishments move with the courthouse staff. “The experience in community

state grants, Upson County is currently rehabilitating its 1908 Neoclassical Revival building in downtown Thomaston to continue to house the court functions and judges’ offices, and is using a rehabilitated building across the street for additional office space. Hall County recently added an annex for extra space to accompany its 1937 Stripped Classical courthouse in downtown Gainesville, which sits across from the federal courthouse.

If more land or buildings are not available for expansion, some counties have moved to other vacant downtown buildings more suitable for their growing needs and turned the courthouse into community space or additional offices.

Comparing Apples and Oranges

In some situations, costly rehabilitations are not necessary. According to the Pyburn study, major

renovations are estimated to cost \$96 per square foot, but moderate renovations are \$56 per square foot and just \$22 per square foot for minor renovations. Experts warn that estimates for new buildings do not include the added costs of building in a previously undeveloped area.

“Moving a courthouse or city hall out of downtown often requires the construction of infrastructure, thereby dramatically increasing the public costs associated with building the new courthouse or city hall,” said Mr. Bennett. Infrastructure includes items such as roads, sidewalks and curbs, outdoor lighting and water, sewer, power and telephone lines.

“The infrastructure to support a new courthouse built on a highway bypass and the tax money that goes into building development around a courthouse makes no sense when all of that exists downtown,” said Paul Simo, Main Street Design Assistance manager for The Georgia Trust.

“Often, the infrastructure costs more than the courthouse itself.” In addition, since many of these complexes are built surrounded by paved park-

“Courthouses are more than brick and mortar. Throughout the history of this state they have been the focal point of community activity and the cornerstone of community values.”

Georgia Supreme Court Justice Robert O. Benham

after community shows that downtowns decline when courthouses and municipal functions are moved out of the area,” said Glen Bennett, senior director of preservation services for The Georgia Trust. “Even if the historic courthouse or city hall is adaptively used, the loss of court- or municipal-related activity results in a marked decrease in foot traffic and therefore economic activity in the downtown.”

Jefferson, the county seat of Jackson County, is currently planning to move its courthouse functions out of the downtown and build a new complex on land closer to Interstate 85. According to Alan Dickerson, coordinator for the Department of Community Affairs’ Better Hometown program, there is an effort by local Better Hometown representatives and concerned citizens to keep the courthouse downtown, where there is property available for additional expansion.

Many downtowns have been able to stay in their historic courthouses by building or rehabilitating other buildings as annexes for additional office space nearby. Through county and



Upson County Courthouse in Thomaston

ing lots instead of walkable commercial centers, chances are workers in these buildings will have to get in their cars and drive to shop or eat on their lunch breaks, creating more vehicle traffic on roads.

"Some in the county may say a new building costs less than rehabilitating a historic one, but they may be talking about building a cheap, plain-looking box," said Steve Storey, manager of design services for the Department of Community Affairs' Rural Development Division. "Ten or twenty years from now, will the citizens of the county really want that as the symbol of their community?"

Pride of the Community

For those counties who have invested in rehabilitating their courthouses, the results have been rewarding. Counties such as Decatur, Wayne and Haralson have rehabilitated their courthouses, which have elevated them to regional landmarks.

Sensing the importance of preserving their courthouse, the citizens of Colquitt County voted for a Special Purpose Local Option Sales Tax (SPLOST) referendum to raise money to restore their 1902 Neoclassical building in downtown Moultrie (site of the Trust's fall Ramble) and construct an annex across the street. Recently the county received a Transportation Enhancement (TE) grant for \$1 million to improve the streetscape for the entire downtown and courthouse grounds.

"We knew we needed to restore our courthouse and improve the look of downtown to attract businesses," said Marion Hay, former Colquitt County administrator. "The results have been amazing. Now there's not an empty storefront downtown and our town is really booming."

The courthouse was named a "perfect courthouse in Georgia" by "The Georgia Journal," and according to Moultrie Main Street Manager Amy Johnson, the building has become the centerpiece of the community. "People travel here to see our courthouse," said Ms. Johnson. "Every day I look outside and see people taking its pic-



Hall County Courthouse in Gainesville

ture. It has really given citizens a sense of pride."

Pride can also translate into economic benefits for the community. "The presence of the courthouse downtown strengthens the downtown as a symbol of the economic health, local quality of life and pride in the community, which are important factors in industrial, commercial and professional recruitment efforts," said Mr. Bennett.

While every community is facing a different set of issues, there are alternatives to moving out of a historic courthouse, and plenty of arguments for rehabilitating it to remain a vital part of the downtown.

"Courthouses are more than brick and mortar," said Georgia Supreme Court Justice Robert O. Benham. "Throughout the history of this state they have been the focal point of community activity and the cornerstone of community values. In essence they are places where public officials serve, citizens share and the community sacrifices for the public good. In preserving these buildings we preserve our time-honored traditions and principles."

The next issue of "The Rambler" will explore Georgia's city halls.

Texas Courthouse Program Paves Trail

Georgia is second only to Texas in numbers of historic courthouses and counties in the United States, making the Lone Star State a natural place for Georgia preservationists to look for courthouse preservation solutions.

After the entire state's historic courthouses were listed on the National Trust's 11 Most Endangered list in 1998, Texans took action. Through creative legislation and public support, the Texas Historical Commission began operating the Texas Historic Courthouse Preservation Program, which provides partial matching grants to Texas counties for the restoration of their historic courthouses. Since the program was launched in 1999, Texas legislature has appropriated \$50 million in grants in its first biennium and \$50 million for the current biennium, as well as \$45 million in bonds. So far, the program has awarded more than \$96 million in matching grants to 69 counties.

Impressed with this program, the Joint Study Committee on Historic Preservation recommended the General Assembly, the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources, the Association County Commissioners of Georgia and the Georgia Municipal Association examine legislative and funding initiatives for the protection of Georgia's historic county courthouses and city halls. This group, along with the Trust, commissioned the Pyburn study through a grant from HPD. The initiative calls for an analysis of conditions and preservation needs, cost estimates, technical assistance requirements and grants assistance.

"All the elements are in place for us to achieve the same sort of success as Texas," said Dr. Ray Luce, director of HPD. "We have wonderful courthouses and citizens who care about their future. A courthouse preservation program could be a catalyst to provide transformations across the state similar to what has taken place in Texas."

AROUND THE HOUSES

Looking for a Place to Party?

As summer winds down, keep the Trust's house museums in mind as venues for your personal or corporate parties this holiday season. Each house is available for rent and each offers an unforgettable setting for special events. Compiled by Katie Sullivan.



HAY HOUSE

Elegant Entertaining

As the "Palace of the South," Hay House is one of the most elegant places in the state to host an event. Located in Macon, it is an ideal site for statewide gatherings. This historic 18,000-square-foot mansion was built for entertaining.

Many weddings and receptions have taken place at Hay House throughout its history. The Music Room provides an elegant jewel-box setting for ceremonies, and guests will be entertained in high style in the grandeur of the main Dining Room. Included in every wedding booking is a free pre-bridal photo shoot at the mansion.

Hay House also has opened its doors to a variety of Macon's business and educational leaders. The house exemplifies the city at its finest, and hosting a corporate business reception there is a terrific way to impress guests with Macon's historic appeal.

A well-trained, helpful, courteous staff helps facilitate the setup, take-down and cleanup for events at Hay House. The staff is well-versed in the

history of the house, and tours and special programs are available in conjunction with any event. For more information, contact Hay House at 478-742-8155.



RHODES HALL

Business or Pleasure?

Rhodes Hall's location on Peachtree Street in Midtown Atlanta is perfect for corporate or social events. The granite "castle" can accommodate up to 175 people for a cocktail reception, with special two-hour rental rates available Monday through Thursday. Guests can mingle throughout the first floor of one of the last remaining mansions on Peachtree Street, enjoying hors d'oeuvres and beverages as they take in the atmosphere of Atlanta's glamorous past.

The mahogany reception hall can accommodate up to 60 people for a presentation or meeting with a buffet breakfast set up in the dining room. For all-day meetings or workshops, the library can seat up to 14 people comfortably.

The first floor of the house provides an elegant setting for more formal events such as weddings and receptions, and the spacious covered front porch offers additional outdoor entertaining space.

During December, Rhodes Hall is decorated for the holidays with two Christmas trees, mantel decorations and hundreds of lights. Rhodes Hall offers free parking and easy MARTA access. For more information, contact Martha Rau at 404-885-7800.



MCDANIEL-TICHENOR HOUSE

Perfect Outdoor Gatherings

Seven acres of lovely grounds makes McDaniel-Tichenor House an unparalleled setting for outdoor events. Beautifully landscaped with crepe myrtles, daylilies, fig trees and magnolias, every aspect of the McDaniel-Tichenor House and its grounds are perfectly suited to a wedding. The house is an extraordinary location for both a ceremony and reception, with private rooms available for the wedding party to gather and dress for the ceremony. Besides weddings, the McDaniel-Tichenor House is also intimate enough for reunions, bridal and baby showers, rehearsal dinners and corporate functions.

The spacious dining room offers a buffet table available for events, and the wraparound porch offers old-fashioned Southern hospitality for your guests. Holiday parties are quite festive during the Christmas season in this historic Monroe landmark, which is decorated in high style each holiday season. For more information, contact the McDaniel-Tichenor House at 770-267-5602.

THE GEORGIA TRUST PHOTO GALLERY



Kitchen Experiments
Rhodes Hall docent **Rianna Erker** (above, left) teaches children about herbs and using them to make skin fresheners and teas as part of the Rhodes Hall Summer Camp series for children.

Summer School for Teachers
More than 150 teachers participated in 11 Talking Walls workshops this summer to learn more about the historic resources in their communities.



Above: Teachers in Bartow County gather information from tombstones as part of a learning activity at the Cassville Cemetery in Cassville. Left: Teachers in Bibb County visit the Grand Opera House in Macon for a tour and discussion of the restored opera house.



Celebrating Independence Day
Almost 300 Walton County residents gathered on the lawn of the McDaniel-Tichenor House in Monroe for a spectacular Fourth of July picnic and fireworks show. The day started with a stirring pledge of allegiance (near left) and children enjoyed the fireworks and music (far left).



Save the Date!
The 2003 Annual Meeting will take place March 28–30 in Milledgeville. Look for more information in the next issue of “The Rambler!”

JEKYLL ISLAND

Federal Grant Saves Another American Treasure

Jekyll Island is well known for its restored clubhouse and “cottages” built for the millionaires who owned the barrier island in the early 1900s. Another site on this historic island, while not quite as polished as these structures, will soon reveal more about its past through a grant from the Save America’s Treasures program.

The Horton House was built in 1742 by Maj. William Horton, one of Gen. James Oglethorpe’s top military aides. The house is one of the only pre-Revolutionary tabby structures in Georgia, and has been in a threatened state for many years.

In 2000, the Friends of Historic Jekyll Island, a nonprofit preservation organization, worked with the Historic Preservation Division of the Georgia Department of Natural Resources to complete a comprehensive preservation study of the site. Recently, the Jekyll Island Authority (JIA) was awarded a \$250,000 matching grant from the federal Save America’s Treasures program to preserve and stabilize the house and complete archaeological studies of the grounds. JIA received backing from several legislators, including Rep. Jack Kingston, Sen. Zell Miller and Rep. Max Cleland, who wrote letters in support of the project.

JIA has completed a topographical and archaeological survey of the grounds, which uncovered many colonial-era artifacts and helped experts determine the boundaries of the site and where outbuildings may have been located.

The site was open to visitors during the archaeological

survey, as it will be for the stabilization process. Although the tour is normally self-guided, during the archaeological survey JIA led official tours that attracted 100 visitors a day. “We’re encouraging a very public component to the work going on,” said John Hunter, assistant director of the JIA Museum Division. “We want to let visitors see what we’re doing while we’re doing it.”

The next phase of the project is to stabilize and protect the structure using guidelines suggested by the 2000 preservation study. Currently JIA has no plans to restore the house itself, since there is little documentation of the house’s original appearance.



The Horton House is one of the few remaining pre-Revolutionary tabby structures in Georgia.

LIBERTY COUNTY

Visitors Explore Life, Liberty and the Pursuit of History

Liberty County certainly knows its resources. The coastal Georgia county, located near Savannah and Brunswick, is brimming with significant historic, cultural and ecological sites. To link these sites and tell the county’s story in a visitor-friendly format, the Liberty County Development Authority (LCDA) created the Historic Liberty Trail, a driving tour covering seven of the area’s major sites.

In the early 1990s, LCDA received funding from the Intermodal Surface Transportation Efficiency Act (ISTEA) from the Georgia Department of Transportation to initiate the trail and connect the sites with signage. Recently LCDA received a Transportation Enhancement (TE) grant to enhance

the trail and improve pedestrian trails and streetscapes along the scenic, historic corridor.

The tour includes a variety of independently operated sites ranging from military forts to nature preserves. One popular stop on the tour is the Dorchester Academy National Historic Place, a former school for freed slaves where Dr. Martin Luther King, Jr. spent time preparing his 1963 Birmingham Civil Rights campaign. Another stop along the way is the Midway National Historic District, which includes Midway Church, a New England-style church originally built in 1756, burned during the American Revolution and rebuilt in 1792. Also included is the LeConte

Woodmanston National Historic Place, the former swamp rice plantation of Dr. Louis LeConte, whose son Joseph helped found the Sierra Club.

Other sites include Seabrook Village, a “living history museum” featuring re-enactments of life in Liberty County at the turn of the century; the Fort Morris State Historic Site, used as a coastal fortification during the Revolutionary War and the War of 1812 and as an encampment during the Civil War; and Cay Creek Wetlands Interpretive Center, a diverse tidal, freshwater wetlands area.

Each site has its own hours of operation and some charge a fee. For information, visit www.libertytrail.com.

DARIEN

Artist's Home May Become Cultural, Educational Center

As an artist, William Haynes had an eye for beauty. Whether it was his beloved family home in Darien, the marshlands surrounding it or publications produced on his printing press, Mr. Haynes knew a work of art when he saw it. To preserve this beauty for subsequent generations, he formed the Ashantilly Center, Inc. in 1993 with the goal of eventually opening his property to the public as an educational facility for the study of the environment as well as traditional methods of building, gardening, printing and crafts.

Mr. Haynes passed away in 2001 before seeing his dream fully realized, but the enthusiastic board of directors of the small nonprofit has worked hard to carry out his vision. The group is currently searching for an executive director and will soon kick off a major fundraising campaign to restore the main house and gardens and develop educational programs at the site. Recently the Ashantilly Historic District, a 42-acre area that includes the main house and outbuildings and an adjacent cemetery, was listed on the Georgia Register of Historic Places and the board is applying for National Register status.

"Our long-term goal is to be a multi-cultural site," said Martha Black, board member of the Ashantilly Center. "We envision becoming a cultural center, an educational facility and a historic site. There is really nothing



The main house in the Ashantilly Historic District was built in the 1820s and rebuilt in 1937, following a destructive fire that spared the tabby walls.

else like this on the coast."

According to the Ashantilly Center, Native Americans were the first occupants of the property, followed by the Spanish and English. In the 1820s, Thomas Spalding, a prominent banker, architect and historian, built the original Ashantilly house as his mainland home away from his property on Sapelo Island. The Haynes family purchased the property in 1918 and rebuilt the house in 1937 following a fire, preserving the tabby walls of the original structure.

Mr. Haynes began the Ashantilly Press in 1955, and developed a reputation for printing exquisite publications. The Ashantilly Center plans to continue Mr. Haynes' commitment to excellence by offering courses on traditional printing methods. "He was a master at planning and designing books," said Jamie Merwin, coordinator for the Ashantilly Center. "He showed there was really a great art to it."

Mr. Haynes was also an environmentalist at heart. Much of the land in the Ashantilly Historic District consists of marshland and woods, which he wanted to remain undeveloped.

"This is a beautiful, almost untouched natural area," said Pat Morris, executive director of the Coastal Georgia Historical Society and board member of the Ashantilly Center. "Bill was an environmentalist but he was also very sensitive to preservation."

Ashantilly is open for tours by appointment and the Ashantilly Center will host a holiday open house in December featuring special events and artistic, natural Christmas décor by Lynwood Hall, a well-known Moultrie landscape painter. For more information, call Jamie Merwin at 912-634-0303 or visit www.ashantilly.org.

SAVANNAH

CAT Retracts Site Plans

Chalk up another victory for preservationists. In a 6-4 vote on July 26, the Chatham County Commission decided to move away from the proposed location for a new Chatham Area Transit (CAT) transfer center at the southeast corner of Oglethorpe Avenue and Martin Luther King, Jr. Boulevard in Savannah's downtown historic district (as reported in the Nov./Dec. 2001 "Rambler").

The Elbert Square Alliance, composed of the Downtown Business Association, the Downtown Neighborhood Association, Historic Savannah Foundation and the Preservation Alliance of Savannah, fought the project due to some of its proposed design features, which it said would make the area unfriendly to pedestrians and create traffic problems. In addition, the proposed design for the center's parking garage did not comply with the historic district's height restrictions.

County commissioners agreed to coordinate a special retreat during August to discuss future sites for the transfer center and the potential for multiple center locations.

PAID ADVERTISEMENTS



ATHENS, c. 1849. The home of Howell Cobb, former governor of Georgia, in Cobbham Historic District; last ante-bellum Greek-columned home in Athens that remains a residence; elegance throughout, grand 12-foot center hall, renovated four-over-four design in excellent condition, brochure available. \$780,000. Diane Adams, Prudential Blanton Properties, 706-613-6040, ext. 234, or 706-543-0846, dianea@prudentialblanton.com.



ATHENS, c. 1902. This charming home is surrounded by 3+ ac. of trees, arbor and gardens of orig. farm. Located in the heart of historic "Five Points" near UGA. This rambling home features heart pine floors, marble fireplaces, master on main level, remodeled baths and kitchen and a separate carriage house apt. \$997,000. Diane Adams, Prudential Blanton Properties, 706-613-6040, ext. 234 or 706-543-0846, dianea@prudentialblanton.com.



ATLANTA, c. 1900. Heart of Buckhead. 100-year-old shotgun-style farmhouse. 2BR, 1.5BA, 3 fireplaces, hardwood floors, backyard garden, beautiful old treasure. Needs work but would be a great home. \$215,000. Clyde Williams, Harry Norman, Realtors. 404-316-4243. Equal Housing Opportunity.



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 Masareck, REMAX of Buckhead, 404-314-1104. Equal housing opportunity. www.jeffandlee.com.



EATONTON, c. 1814. Remodeled in 1840s and 1880s. Gothic Revival Jenkins House on 12 acres landscaped by Berckmans in picturesque-style of Downing. Partial restoration incl. new wiring, plumbing, roof and structural repairs. Listed in Perkerson's *White Columns* and Linley's *Architecture*. Beautiful plaster medallions, graining, marble mantels, heart pine, 13' ceilings, 14 rooms, 6 porches, 2 outbuildings. 1st time on market since 1873. \$529,000. Owner 706-485-0388.



GREENSBORO, 1887. Magnificent Victorian home near Lake Oconee features 12-ft. beaded ceilings, heart pine floors, pocket doors, plaster walls, claw-foot tubs, huge wraparound porch, private fenced courtyard and luxuriant landscaping with ancient trees and shrubs. Move-in condition. \$259,900. Jim or Mary, Uncle Remus Realty, Inc., 800-722-0639, jimthompson@plantationcable.net



GWINNETT, c. 1827. Isaac Adair House. Award-winning restored plantation house near Atlanta. 3900 s.f. National Register house sits in 10-acre secluded park-like setting. Wildlife and small waterfall on property. Museum-quality home with all modern comforts and necessities for gracious Southern living. \$659,700. Contact: Frances Johnson, C-21 Findley Real Estate, 770-476-5238; e-mail fhj1125@bellsouth.net.



MADISON, c. 1832. 42 acres in Morgan County and Piedmont plain home ready for restoration on its original site. Acre lake, fenced pasture, perfect for a horse farm. \$7,300/acre. Scott Carey, Baldwin Realty, Inc. 1-800-776-7653. www.baldwinrealtyinc.com



MADISON, 1905. Elegant estate in historic Madison on 5+ acres. Grand entrance foyer, formal parlors and large dining room, 5BR, 4BA, spectacular kitchen with amenities befitting the finest gourmet chef, fireplaces, 11-ft. ceilings, pine floors. Pool, barn, huge trees, established landscaping. \$929,000. Linda Hagler, Baldwin Realty, Inc., 1-800-776-7653 or 706-474-0085. www.baldwinrealty.com.

PAID ADVERTISEMENTS



MARIETTA, c. 1873. The Oakmont-McDonald-Couper-Brown Home in the historic Marietta Square area. Built on part of the McDonald farm by Audley Couper in the early 1870s. A servant quarters structure in rear dates to early 1800s and Kennesaw Hall (original home on site). Residence of Joseph M. Brown, a governor of Georgia, from the late 1880s to the 1930s. \$575,000. Jim Harper, Metro Brokers / GMAC Real Estate 404-843-2500.



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.



SPARTA, 1905. Located on 3 acres on Highway 15. 3BR/2BA, heart-of-pine floors, granite piers, smoke house, 12-foot ceilings, beaded board ceilings and wainscoting. Being sold AS-IS. \$69,900. Call Town & Country Real Estate and Investment Co., Inc. 478-552-5681.



TENNILLE, 1890s. Victorian home for sale. 2002 Georgia Trust Historic Preservation Award winner. REDUCED: \$225,000. 4000 sq. ft., 1+ acre nestled in central GA 1 hr from Macon/Augusta & 2 hrs from Savannah/Atlanta. Gourmet kitchen, 5BR/2BA, beautifully preserved; must see to appreciate. For information package/pics, call 229-903-9876 or e-mail PSMU1@aol.com.



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 magnolias 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, 7 fireplaces, 12-foot-ceilings, extensive molding, wrap-around-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.org.

REVOLVING FUND PROPERTIES FOR SALE



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.



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.



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.georgiatruss.org Price: \$89,500. Contact Frank White at 404-885-7807.

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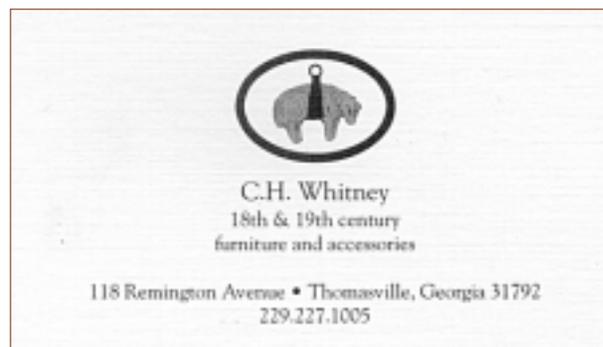
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