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

Hotel Rehabs Energize Downtowns

Nowhere is history more alive than in towns where stately landmarks, once abandoned or neglected, are being restored to their former glory—and as centerpieces and economic generators for bustling downtown areas.

The rehabilitation of such historic structures is taking place throughout Georgia, and in Moultrie, the Trust recently stepped in to help preserve and turn the Colquitt Hotel into an economic boon. Through its Revolving Fund program, the Trust purchased the Colquitt, which Southwest Georgia Bank had been operating as an assisted-living facility, and sold it to Hal Carter of Sylvester, who has rehabilitated buildings in his hometown as well as the Bon Air Hotel in Bainbridge, which was also purchased through the Revolving Fund.

The project is in line with the Trust's mission to not only preserve historically and architecturally significant properties, but to promote their use in enhancing and revitalizing communities, said Frank White, the Trust's Revolving Fund director. "The bank's objective was to ensure a continued use of the building that would add to the vitality of downtown."

The Colquitt came to the Trust's attention early in 2003 through John Clark, former president of the bank and a new member of the Trust's Board of Trustees and Revolving Fund Committee. Eight years ago, the bank financed the adaptive use of the Colquitt, which dates to the turn of the century, for a conversion into an assisted-living facility.

The business, however, failed, which necessitated the bank's foreclosure on the



The Colquitt Hotel in Moultrie (above) will be adapted to apartments, offices and commercial space. The Phoenix Hotel in Waycross (left) is slated for complete rehabilitation.



property. "For the good of the community, the bank felt the right thing to do was to continue operating the facility," Mr. White explained. It proved prohibitively expensive and was outside the purview of banking operations, but bank officials didn't want it demolished, so Mr. Clark turned to the Revolving Fund, which finds new owners for threatened, historically significant buildings and ensures their perpetual preservation through preservation easements. The Trust signed an option to purchase the hotel in June for \$200,000.

Continued on page 12

Trust Unsuccessful in Effort to Save Historic Cloister Hotel



Greg Paxton

President & 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.

Address all correspondence to: *Rambler* Editor, 1516 Peachtree Street, N.W., Atlanta, GA, 30309-2916, or call 404-881-9980. e-mail: info@georgiatrust.org www.georgiatrust.org

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Last spring, The Georgia Trust learned about the proposed demolition of the original building at The Cloister by the famed coastal resort's owner, the Sea Island Company, which plans to construct a new hotel adjoining its site. The March/April 2003 *Rambler* reported the issue in a cover story, but did not address the Trust's involvement. The reason was that the Trust had chosen, as it often does, to take a low profile, behind-the-scenes approach, working directly with the company's leadership.

The original Cloister building is seventy-five years old, far surpassing the fifty-year threshold for listing in the National Register, for which it is definitely eligible. A strong case can be made for national significance for this building, based on its architect, Addison Mizner, one of America's most influential resort architects of his time, and other historic associations, particularly those of several U.S. Presidents.

At The Georgia Trust's request and with Sea Island's blessing, Gene Surber, FAIA, a Trust advisor, met with the architect and staff of the Sea Island Company in a visit co-sponsored with the Southern Regional Office of the National Trust. After assessing the condition of the original structure, Mr. Surber submitted a conceptual plan to the Sea Island Company. This plan addresses the impediments to rehabilitation raised by Sea Island and articulates the economic and architectural feasibility of rehabilitating the original hotel.

The Trust is disappointed to learn, however, that the Sea Island Company has chosen not to further explore rehabilitation of even the original portions of the building, but instead to proceed with the planned demolition of the entire property. Since the property is not subject to any public review, the Trust's effort to preserve the building was exclusively with the Company.

The Trust believes that compatible new construction can complement existing historic property. The recently constructed Lodge at St. Simons is attractive, as are the plans for the new hotel. We certainly understand the Sea Island Company's desire to expand the resort's facilities; but

we don't agree that it can only be done at the expense of the historic building—built as a true "cloister," around an interior courtyard—that gave the resort its name. We believe that the proposed attractive new facility can be built and the original building feasibly rehabilitated.

Successive generations of families and hundreds of dignitaries have passed through its doors, including numerous presidents from Calvin Coolidge to George Bush. According to the Sea Island Company's Web site, this "little friendly hotel" is still "the cornerstone of the entire Sea Island

The Trust does not believe that history and progress are mutually exclusive, and recognizes that Sea Island certainly has the right to control its own destiny...

operation." In fact, the resort's 75th anniversary celebration this year emphasizes its historic appeal.

Over the years the hotel has undergone numerous changes to its historic appearance, including the enclosure of the cloister itself. However, similar changes in buildings around the country have been reversed with excellent results. Based on Mr. Surber's findings and on our previous experience with more than 2000 Main Street design consultations and nearly 2000 historic rehabilitation projects using historic tax incentives, the Trust is confident that the Cloister could be rehabilitated as well.

We appreciate the positive and professional manner with which the Company has entertained our interest in pursuing an alternative to the proposed demolition. But despite the well-documented reverence many long-term visitors have expressed for its traditions, the Sea Island Company now clearly wishes to move away from the historic, original building and in a new direction. The Trust does not believe that history and progress are mutually exclusive, and recognizes that Sea Island certainly has the right to control its own destiny, but this is a case in which we must, in the end, respectfully agree to disagree.

Upgraded Phone System is New Way to Reach the Trust

Thanks to an efficient new phone system the Trust is in the process of installing, you will be able to reach each staff member at Rhodes Hall state headquarters on a direct line by the end of November.

The main phone number will remain the same: 404-881-9980. You will now reach a voice prompt enabling you to reach your party immediately if you know his or her extension.

Additionally, each Georgia Trust employee will have a direct phone line (see list below) that bypasses the central system altogether. The last four digits of the direct line will also serve as that staff member's extension when the main phone number is dialed. For example, you can reach Senior Preservationist Glen Bennett by dialing either 404-885-7804 or 404-881-9980, ext. 7804.

If you don't know the extension, you have several options: press **1** for the employee directory and spell the person's last name; press the appropriate number for the desired department; or press **0** to be transferred directly to the operator.

Other two-step options will quickly take callers to directions for the Trust's headquarters at Rhodes Hall and to information about Rhodes Hall museum hours and special event rentals. These messages can easily be repeated by pressing *****. The new system also incorporates special numbers to RSVP for Trust events.

The Trust welcomes your phone calls and invites you to also stay in touch with us via our longtime fax number, 404-875-2205 or through e-mail (first initial, no space, last name@georgiatruster.org).

Calendar

November 23–December 31

Christmas at Hay House

Hay House, Macon
Please see story on pg. 6. For more information, call 478-742-8155.

December 4

Miniature Evergreen Festival

McDaniel-Tichenor House, Monroe
Please see story on pg. 6. For more information, call 770-267-5602.

December 7, 8 and 9

Santa at Rhodes Hall

Rhodes Hall, Atlanta
Please see story on pg. 6. For more information, call 404-885-7800.

January 24

Landmark Dinner

Inman Park Trolley Barn, Atlanta
Landmark Associate members and above are invited to attend this elegant dinner in a Victorian neighborhood. Contact Natalie Perrin at 404-881-9980.

February 14

Valentine Soiree

McDaniel-Tichenor House, Monroe
Relish Valentine's evening listening to the soft sounds of jazz while enjoying light dining and sipping libations in a cozy historic atmosphere. For details, call 770-267-5602.

February 20

Prelude to Rhodes Hall Centennial

Event includes photographic exhibition of Peachtree Street history. See page 6 for story. Call 404-885-7800.

March 19

Salute to American Craft

Georgia World Congress Center, Atlanta
This premiere party is the Trust's largest fundraiser 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 for details.

April 16–18

Annual Meeting and Georgia Preservation Conference

Savannah
Look for information in the next issue of *The Rambler*.

GEORGIA TRUST STAFF DIRECT PHONE NUMBERS

Membership/Development/Communications

Senior Director, Development & Communications	404-885-7803
Cheryl Hardt, Interim Membership Manager	404-885-7805
Natalie Perrin, Member Events Coordinator	404-885-7806
Jennifer Hendrickson, Special Events Coordinator	404-885-7812
Development Assistant	404-885-7808
Alison Tyrer, Communications Director	404-885-7802
Christy White, Publications Manager	404-885-7818

Preservation

Glen Bennett, Senior Director, Preservation	404-885-7804
Frank White, Revolving Fund Director	404-885-7807
Mandy Elliott, Revolving Fund Coordinator & Preservation Assistant	404-885-7817
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Johnette Gibbs, Operations Associate	404-885-7813
Pat Stovell, Accounting Associate	404-885-7815

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Greg Paxton, President & CEO	404-885-7801
Gloria Tinsley, Executive Secretary	404-885-7810

Rhodes Hall

Morgan Reeves, Rhodes Hall Manager	404-885-7809
Katie Marages, Visitor Services Associate	404-885-7800
Georgia Trust & Rhodes Hall hours, tour information & directions	404-885-5100

Or to reach any staff member, dial 404-881-9980. Each staff member's extension is the last four digits of his or her direct line (listed above).

On the Links: (L-R)
 2003 Preservation
 Classic Chairman
Godfrey Newton;
Jack Sawyer, Jr.,
of Mellon; Willem
Hattink of SunTrust;
 and Georgia Trust
 President & CEO
Greg Paxton.



A Classic Day on the Links for the Trust

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September 15 marked the date of yet another spectacular Preservation Classic, the Trust's ninth annual golf tournament. Over eighty golfers appeared to take advantage of the beautiful weather, friendly competition and rare opportunity to play at the Peachtree Golf Club.

The Trust thanks all the sponsors and the players for their support. Funds raised will help the Trust in its preservation work in communities throughout Georgia.

It's Coming...Don't Miss It! Be One of the First to Enjoy the Trust's Biggest Party of the Year!

Whether you are a connoisseur of the crafts or just in the mood for some good-natured merry-making, you won't want to miss the Trust's largest annual fund-raising event, the *Salute to American Craft* Premiere Party! This is your sneak peek at the craft art of over 200 artists from across the country...before the American Craft Council Show Atlanta opens to the public.

2004 *Salute to American Craft*
 Friday, March 19, 2004
 Georgia World Congress Center,
 Atlanta

Visit www.georgiitrust.org
 for more details.

Hay House Announces Critical Restoration Projects

Hay House began several critically needed restoration projects September 8.

Macon general contractor Chris R. Sheridan & Co. was awarded the contract to replace the approximately 100-year-old standing seam metal roof on the 18,000-square-foot mansion with a new copper roof. The project also will include replacing the building's guttering and downspout system, reroofing and repairing balustrades on the third floor balcony and cupola levels, and re-roofing a small balcony off the second level music room.

L.E. Schwartz & Son is the roofing subcontractor. McLees, Boggs and Selby is the architect.

The roof project is funded by \$445,600 in federal transportation enhancement funds distributed through the Georgia Department of Transportation and a required local match of \$111,400, raised by Hay House in the late 1990s.

The federal transportation program provides funding for road construction as well as for historic preservation and civic projects. "(The DOT is) not only about building roads and bridges," said Ward Edwards, the Third Congressional District representative on the state DOT board. "This is an opportunity to preserve our history for years to come."

Hay House has also received a \$10,000 grant from the E.J. Grassman Trust to repair the balustrades and columns on the main level front porch and the frieze board over the front porch. Also, Hay House netted \$10,000 from a fundraiser last fall to restore the cupola interior. An amount of \$15,000 is still needed to complete the restoration.

Noting that The Georgia Trust is a nonprofit organization, Trust President & CEO Greg Paxton said funds such as those provided by the transportation enhancement program are invaluable in helping preserve the Hay House site.

Macon Mayor C. Jack Ellis said the City of Macon, the local sponsor for the roof project, is pleased to participate in this public/private partnership with the Georgia DOT and The Georgia Trust. Ellis called the project "a wise investment that will pay off for our city now and in the future."

Bibb County Commission Chair Tommy Olmstead, who as then-mayor of Macon signed the original application for federal transportation enhancement funding in fiscal year 1997, also noted the "tremendous impact that Hay House has on tourism and economic development in Bibb County and the state."

Why Give to The Annual Fund of The Georgia Trust?

Here is one donor's answer...

Dear Fellow Trust Supporter:

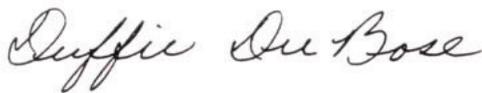
Since I can remember, our family has always shared a passion for preserving our history. As a young wife, I was first introduced to historic preservation through the influence of my husband, Beverly DuBose Jr. [a Trust founding Board member] and my father-in-law, Beverly DuBose Sr., both lifelong collectors of Civil War objects. On our many expeditions to area Civil War sites, I was always amazed at the depth and breadth of history contained in and around these old battlefields. When my son Beverly (Bo) DuBose III was an early teen, he too was bitten by the Civil War bug. Over the years, he and my husband amassed an extensive collection of Civil War objects that is now housed at the Atlanta History Center. To this day, our family values the importance of preserving our history for the education and enjoyment of future generations.

I have always enjoyed traveling, and my favorite places to visit are those that contain tangible evidence of our history. I am so proud of the Trust's Main Street Design Assistance program, which has helped bring a new quality of life to so many Georgia communities that were dying on the vine. It is the Trust's responsibility to get there before the bulldozer and help preserve this history that is so important for our future—and for our economic vitality through tourism.

Historic tourism is thriving in Georgia. We have so many delightful places to visit that are so close to home. As more and more Georgians take shorter trips during these economically challenging times, our Rambles provide an excellent opportunity to experience firsthand all the good work the Trust is doing throughout our state. Our Study Tours also provide an enjoyable way to travel regionally and experience our precious historic resources.

But the Trust cannot do all these wonderful things without necessary funds. Memberships provide only a portion of the revenue needed to operate the Trust each year. That is why I give to The Annual Fund above and beyond my membership and encourage you to do the same. Please join me in putting the icing on the cake and give generously to the Trust's year-end Annual Fund appeal.

Sincerely,



Duffie DuBose

Chairman's Council Level Contributor



Proposed Cumberland Island Bill a "Win-win"

Georgia U. S. Senators Saxby Chambliss (R-Ga.) and Zell Miller (D-Ga.) have recently introduced legislation to amend the boundaries of the Cumberland Island Wilderness Area so as to remove the main road from the wilderness and thus allow increased visitor access to historic areas of the island. These secluded areas include numerous historic sites along the island's western and northern edge, including the African-American Settlement, Native American shell mounds and Plum Orchard, Georgia's largest historic house. The main road itself is 200 years old and listed on the National Register.

The proposed legislation would preserve the vast majority of the wilderness and also adds 210 acres. The legislation represents a reasonable compromise, balancing the interests of environmentalists, historic preservationists, island residents and Cumberland visitors.

Greg Paxton, President & CEO of The Georgia Trust, supported this legislation in a guest editorial that appeared in the *Atlanta Journal-Constitution* on September 10. The editorial is posted on the Trust Web site at www.georgiastrust.org, or is available by fax or mail by calling Alison Tyrer at 404-885-7802.



Visitors view the ruins of "Dungeness" on Cumberland Island.

Why do you give to the Annual Fund? We would love to share your story with our readers. We invite you to send your thoughts along with a contribution, made payable to The Georgia Trust and mailed to Attn: The Annual Fund, The Georgia Trust, 1516 Peachtree Street, N.W., Atlanta, GA 30309-2916. Please call 404-881-9980 if you would like to make a stock transfer or credit card gift. Thank you for your continued support!

AROUND THE HOUSES



RHODES HALL

Celebrating History and Traditions

Rhodes Hall celebrates its 100th birthday in 2004, and a yearlong centennial celebration, "100 Years on Peachtree Street," will kick off with a prelude party February 20. A photographic exhibit of Peachtree Street and its changes over the last century will open at the party and continue throughout the year. Four major themes—architecture, the arts, women's history and music—will be celebrated throughout the year with events examining these areas from contemporary and historical perspectives. The celebration is a creative mix of exhibits, lectures, music and family activities.

Visit "Santa at Rhodes Hall," featuring an Old World Santa and holiday music, arts and crafts, storytelling and refreshments in beautifully decorated surroundings,



Visiting Old World Santa at Rhodes Hall in 2002 was a family event for the **Cochrans** of Atlanta.

on Dec. 7 from 1 to 5 p.m. or Dec. 8 and 9 from 4:30 to 7:30 p.m. A \$25 charge includes admission for the family, entertainment, refreshments, and one color photo with Santa. Additional photos are available for purchase. Reservations are requested. The event is a benefit for the preservation and continuing restoration of Rhodes Hall. For more information please call 404-885-7800.



MCDANIEL-TICHENOR HOUSE

Taking It Home for the Holidays

This holiday season highlights the second annual Miniature Evergreen Festival, December 4 from 5:00 to 7:00 p.m. Visitors will enjoy the home festively dressed in wreaths, centerpieces and miniature trees. The evening will conclude with a silent auction in which guests can bid on their favorite holiday decoration. Admission will be \$7. Please call 770-267-5602 to purchase tickets for this fun-filled evening.

Even the August heat didn't dampen the spirits of wine enthusiasts at McDaniel-Tichenor House for "An Evening of Fine Wine" on August 23. Guests enjoyed special Italian wines on the front porch, sipping ice water and nibbling hors d'oeuvres between selections.

The Trust and McDaniel-Tichenor House staff extend a very special thank you to Mr. Charlie Jones, owner of White Oak Farms and McDaniel-Tichenor House Board member, for improving the house's parking area with new pavement.



HAY HOUSE

Holiday Treats Abound for All

The holidays are a wonderful time to visit Hay House in Macon, where visitors can enjoy tours of 17 rooms decorated for the holidays.

Highlights include a 14-foot tree decorated with Victorian ornaments and electric candles in the double parlor and a gold tree adorned with bright hand-beaded ornaments in the reception room. The museum store features unique gifts, Christmas tree ornaments, children's toys and regional books.

Guided tours are Monday-Saturday 10 a.m.-5 p.m. and Sundays 1-5 p.m. from Nov. 23 to Dec. 31 (closed Christmas Day). Tours begin on the hour with the last tour at 4 p.m. Each visitor

receives a souvenir Christmas book.

Hay House, Cannonball House and Sidney Lanier Cottage will present their second annual family holiday treat, Christmas in Olde Macon, Dec. 5, 6-9 p.m. Progressive tours of the historic houses dressed for the holidays, live music and refreshments will be offered. Trolley transportation will be available between the houses.

Children ages 3 to 8 can visit with Santa, make Christmas crafts and enjoy other activities and refreshments at the Children's Christmas Parties Dec. 6. Reservations are required.

The Holiday Luncheons have been expanded by popular demand. Barbara Gibson with Specialties of the House

will return with a delicious catered hot lunch Dec. 16-18 at 12:30 p.m. Attendees will receive a souvenir Christmas book, a self guided tour of Hay House and a museum store discount.

A Tale of Christmas Past school programs will be offered Dec. 1-Dec. 18, 9:30-2:30 p.m. Students receive a tour focusing on Victorian family Christmas traditions and create a Victorian Christmas ornament. A variation of the program is offered homeschool students Dec. 19 and Dec. 22, 9:30-11:30 a.m. or 1-3 p.m.

Please call 478-742-8155 for more information, including costs and reservations.

THE GEORGIA TRUST PHOTO GALLERY



Presidential Poses: An energetic group of 26 turned out Sept. 20 for the Trust's Presidential Event for upper level donors. The destination was **Marion County and Pasaquan**, colorful home of the late artist and visionary "St. EOM." Guests also dined at the Sign of the Dove Bed and Breakfast and toured the Old Marion Courthouse and post office.



Music in the Aire: Col. Joe Curtis and Mrs. Betty Hay Curtis discuss Scottish and Irish music with Janis Thrift (left), lead singer for Southern Aire, following the Air Force group's Celtic concert in August at Hay House.

The Red and White: Wine-tasting guests Mickey and Nina Kay Lankford, and Shirley and Gerald Strickland raise a toast on the front porch of McDaniel-Tichenor House August 23. See story page 6.



Hay House Announces Restoration: Hay House Director Suzanne Harper (left) and Board Chair Pam White-Colbert (right) visit with Georgia DOT Board member Ward Edwards on a tour of Hay House following a news conference to announce restoration through funds distributed by the DOT. See story page 4.



New Signs for the Times: As detailed in the Sept./Oct. Rambler, Rhodes Hall acquired new signage this summer through a grant from SunTrust Bank Atlanta Foundation. A new sign on the front lawn incorporates the Trust's new graphic identity; the driveway for deliveries and handicapped parking is prominently marked; and these two signs clearly identify the Rhodes Hall parking lot on Spring Street.

AROUND THE STATE

MURRAY COUNTY

Mobile-home Park Threatens Chief Vann House

When Chief James Vann's elegant house was built in 1804, he could stand at the front door and survey his vast plantation, where slave, Cherokee and Moravian cultures were making their marks. Two hundred years later, efforts are underway to ensure that, in 2004, the Chief Vann House view won't include mobile homes and a strip mall.

Supporters are toiling to raise \$1.5 million by the end of December to purchase an 85-acre tract that lies within 200 feet of this historically unique house outside Chatsworth. Officials have approved a project including a mobile home park and shopping plaza, which would not only encroach on the viewshed of the Georgia state historic site, but would undermine further archaeological research that could shed light on the lives and societies of the cultures who lived and worked there.

As owner of more than 100 slaves and of a vast plantation, Chief James Vann was the wealthiest man in the Cherokee Nation. His house, built by slaves, was the first brick house in North Georgia and in the Cherokee Nation, and it remains the best-preserved Cherokee house in North Georgia, said site manager Jeff Stancil. It was just one of about 95 structures on the plantation, including barns, slave cabins, and a Moravian mission and cemetery.

Only 24 of the original 1,000 acres are protected. Aside from the Vann House itself, no other nineteenth-century structures remain. Also lost was God's Acre, the mission cemetery, until 2000, when archaeologists discovered it on



The Chief Vann House may soon overlook a mobile home park and strip mall.

property that was subsequently donated to the State of Georgia by Georgia Trust members Merritt and Mose Bond (a past chairman of the Board of Trustees). The cemetery's reconsecration brought together the principal chiefs of the Cherokee Nation and the Eastern Band, said Dr. Dave Crass, State Archaeologist in the Historic Preservation Division of the Georgia Department of Natural Resources. Development of the 85-acre site would be an irreplaceable loss to Cherokee heritage and Georgia history, he added.

Funding from the Georgia Department of Natural Resources, Murray County, and the Friends of the Vann House is committed to acquiring the property and numerous other organizations are helping raise the funds by the Dec. 31 deadline.

AUGUSTA

Historic Golf Clubhouse Slated for Demolition

The Board of Regents of the University System of Georgia in September approved the demolition of the historic clubhouse at Forrest Hills Golf Club in Augusta. Supporters still had hope that a last-minute plan would save the historic clubhouse, but they knew it might not be a success story. "We had hoped this was going to be a 'win-win' story, but that doesn't appear to be the case," said the Trust's senior preservationist, Glen Bennett.

For years, Historic Augusta Inc. and other advocates have been seeking solutions that would not only preserve the clubhouse, but would work for Augusta State University and for Augusta Golf Association, which leases the course and clubhouse from the Board of Regents and manages it on behalf of the university.

Forrest Hills, the home course for Augusta State's golf team as well as a public course, is being restored to its original configuration and the clubhouse is slated for demolition before the November dedication of the reconditioned course. "We are trying to negotiate other options, but the



The Forrest Hills Golf House is among the three principal historic sites in Augusta related to Bobby Jones.

Continued on Next Page

ATLANTA

Team Effort Produces Options for Paschal's

Paschal's Restaurant, the gathering spot for civil rights leaders and students in the 1960s, was almost in wrecking ball sights until U.S. Rep. John Lewis stepped in. A key figure in the civil rights movement, Lewis has encouraged Clark Atlanta University officials to reconsider demolition.

The university, which bought Paschal's Restaurant and Motor Hotel in 1996, has been operating the restaurant at a loss and housing students in the aging hotel. Last spring, it received a demolition permit for the buildings as part of an expansion project, including needed dorms.

The Metropolitan Atlanta Coalition of Concerned Citizens, with support from the Atlanta Preservation Center, launched an initiative in June to preserve the "kitchen of the civil rights movement," as many know it. Due to substantial operating losses from the restaurant, the university closed it at the end of June.

Brothers James and Robert Paschal opened Paschal's Restaurant and Coffee



Leaders of the civil rights movement once planned key events including the 1963 March on Washington behind the unassuming walls of Paschal's Restaurant.

Shop in 1959. In 1960, they added La Carousel—where Aretha Franklin, Jimmy Smith, Dizzy Gillespie, and other icons performed through the years—then built Paschal's Motor Hotel in 1967. Avid supporters of civil rights, the Paschals' business was a principal gathering place for such leaders as Martin Luther King Jr., Ralph David Abernathy and a young John Lewis.

"In our opinion, the existing build-

ings could be adapted to serve the purpose for which the new buildings are proposed," said Atlanta Preservation Center executive director Boyd Coons. Currently, several alternatives are on the table, including selling Paschal's to another restaurateur and renovating the hotel as a dormitory, and building dorms on adjacent university property. "Clark Atlanta could emulate the Savannah College of Art and Design, which has incorporated historic buildings into its facilities, including a similar motor inn," said Mr. Coons.

He credits Preservation Partners Coalition, a program promoting cooperation among preservationists and funded by the National Trust for Historic Preservation, with helping the effort. The Preservation Center did much of the initial work, with the help of the Atlanta Urban Design Commission, and then called on the National Park Service, the State Historic Preservation Office, The Georgia Trust and the Southeast Office of the National Trust for assistance. "They all offered a plethora of support and information we couldn't have provided," including tax-advantage information and development contacts, according to Mr. Coons. "I feel this has done exactly what the program was set up to do: we all do our part and facilitate one another for the greater good."

Clubhouse

(continued from previous page)

college is pretty adamant to tear it down," said Erick Montgomery, executive director of Historic Augusta, Inc. The clubhouse is not on the main campus and its restoration does not fit the university's education mission, so university officials have shown reluctance to spend resources restoring it.

Built circa 1926, the clubhouse was the gathering place for many golf notables in the 1920s and '30s, including Bobby Jones, who won the Southeastern Open Championship there in 1930 and went on to win the golfing Grand Slam. It continued in use until about fifteen years ago, when a new clubhouse replaced it.

This past summer, Augusta businessman and Georgia Trust Trustee Clayton Boardman expressed interest in rehabilitating the clubhouse. But restrictions on the sale of state property impeded the proposal.

Following standard procedure, the Board of Regents will forward the approved demolition request to the governor. If he approves the request, Augusta State will be free to demolish the building. University officials have indicated they intend to tear down the building by early November.

Even with demolition pending, however, some still had hope. "It just seems, in Augusta of all places, if there's a major piece remaining that's part of the history of golf there, it would obviously be a loss," said Ray Luce, director of the historic preservation division, Georgia Department of Natural Resources. "One would hope there would be some way found, even at the last minute, to preserve it."

PAID ADVERTISEMENTS

Attention Advertisers!
 Please note that *Rambler* ad rates are changing beginning with ads placed in the January/February 2004 issue. Regular advertisers should have received a notice concerning this change. Please see www.georgiitrust.org for rates or call 404-881-9980 to receive a copy by mail.



AUGUSTA, c. 1860. The Stovall-Barnes House at 1211 Greene Street. Brick townhouse in local and National Register historic districts downtown. 4,000-sq.-ft. main house, rear brick kitchen/outbuilding. Considerable historic fabric intact. Standing seam metal roof, 2-story porch with cut sawn trim. Eligible for federal/state tax incentives, Georgia property tax freeze. \$136,000. Contact Paul King, The Rex Group. 706-722-4962.



CARROLLTON, c. 1910. Near downtown, 1.64 acres, new systems, orig. except kitchen. 5BR/3BA, 4,200-sq.-ft. living space. Stained & leaded glass windows, 11-ft. ceilings, curved corners, sun deck, screened porch, auto. sprinkler. Adjoining properties available. National Register. 50 mins. downtown Atlanta. \$750,000. 770-832-9386.



CARTERSVILLE, c. 1904. First Baptist Church and original city hospital on a 2-acre lot in historic downtown area. The adjoining 25,000-sq.-ft. family life center has a park area that aligns with Main Street and includes one storefront building. Great possibilities; church must be preserved. Price: negotiable based on appraisal. Contact Liz Hood, Cartersville DDA, 770-607-3480.



MACON, c. 1889. Fantastic Neel Reid redesign of College Street Victorian into French Neo-classical masterpiece. Exceptional detailing throughout. Recent and thorough renovation of this landmark house. Grand rooms, wonderful floor-plan, 4 or 5 bedrooms, 5 1/2 baths, two income-producing apartments. Price reduced to \$825,000 for quick sale. (Virtual tour at www.sheridansolomon.com) James H. Webb, 478-755-3333.



MADISON, c. 1853. Simply charming Greek Revival home on North Main Street. Three large bedrooms, 2 1/2 baths, great closets. Formal living and dining rooms, renovated kitchen, den, wonderful sun porch enclosed or open-air. Separate 2-car garage. Just under one acre with cottage garden and large backyard with fruit trees. \$409,000. Call 706-342-1504 or james.orr@sablaw.com.



MADISON, 1880s. Historic restored farmhouse on 128 acres. 98 acres established pasture, 4 bedroom, 5 bath home, heated pool and pool-house with bedroom and bath. A wonderful home or farm! Currently a successful B&B. Linda Hagler, 706-474-0085, Baldwin Realty, Inc. 1-800-776-7653, www.baldwinrealtyinc.com.



ODUM, c. 1916. The Ritch-Martin House. Gorgeous Neo-Classical Revival style home on approx. 3/4 acre. Approx. 3,000 sq ft. 6 BR (4 up & 2 down), 1st flr LR/DR. Near the ctr. of Odum, "the little town with a big heart," 1 hr. from Savannah, the Golden Isles Parkway & St. Simons Island. Currently a B&B in growing business district, but can serve as a family home. \$229,000. Contact Bill or Georgia Hendricks, 706-296-0770, 706-248-7245, gbh@negia.net.



OXFORD, c. 1820. "Orna Villa," Federal and Greek Revival home on 15 acres of sweeping lawns with an abundance of fruit and hardwood trees. Features ten and twelve foot ceilings, exquisite millwork, heart pine floors, eight fireplaces and a pool. Located 2 blocks from the Emory at Oxford campus. Excellent bed and breakfast potential. \$679,000. Contact Jim Glover at Harry Norman Realtors, 770-422-6005.

PAID ADVERTISEMENTS



ROME, 1882. The Claremont House. French Second Empire home w/cottage (blt. 1879) on 1 acre. Operating as B&B since 1993, finest of residences prior. Main house: 14-ft. ceilings, 10 fireplaces, 6BR, 6.5BA, parlor, sitting room, formal DR, large kitchen w/separate dining, wood to drool over! Cottage: kitchen, LR, 1BA, 1 fireplace, 2nd floor unfinished. www.theclaremonthouse.com. \$725,000. By owner, Richard Pecha, 770-432-6023.



SPARTA, Enchanting home built in the 1870's. Victorian and Gothic details added later. 4/5 bedrooms, 2 baths, 8 fireplaces, library, parlor, dining room with 2 butler's pantries, delightful attic. Cook's house with 2 fireplaces and wonderful gardens on 1-acre property. \$150,000. Contact Teresa Hollis at Hollis Realty Co., 706-444-6106.



WAYCROSS, c. 1885. Queen Anne mansion, 5,000 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. Owner, 912-283-7444.

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ADAMS-YOUNG-RIVERS-HOUSE, Eatonton, c. 1852. Originally constructed with central hall & 4 main rooms, this Greek Revival cottage has several additions. Zoned residential/commercial & conveniently located on courthouse square. Features include hardwood floors, original windows & doors, 13-ft. ceilings, plaster cornices & medallions. National Register property. \$149,000. Contact Frank White at 404-881-9980.



BRANTLEY-HAYGOOD HOUSE, Sandersville, c. 1850/1890. This 5,400-sq.-ft. house has undergone a complete exterior rehabilitation: new roof, stabilized foundation, extensive wood repair, new paint, rebuilt chimneys and landscaping. Interior work has not been completed. Features hardwood floors, Victorian-era mantels and original doors. Sits on a 1-acre lot. Listed on National Register. \$245,500. Contact Frank White at 404-881-9980.



HISTORIC FIRE STATION, Louisville, c. 1900. Historic firehouse for sale in Louisville, the 3rd permanent capital of Georgia, from 1796-1806. Brick building w/3,740 sq. ft. has new windows and roof. At one time housed city hall upstairs and fire station downstairs. Perfect for retail, office or restaurant/ coffee shop w/pot. for apts. on 2nd level. \$79,500. Contact Frank White at 404-881-9980.



POWELL-AUSTIN HOUSE, Louisville, c. 1830. Considered the oldest house in Louisville, the 2,100-sq.-ft. house has nine rooms, with 2-3 BR, 1BA, LR, DR and kitchen. Features include hardwood floors, plaster walls, 5 fireplaces and original doors. Upstairs has finished 30'x10' attic, as well as other unfinished attic space. The house sits on approx. 1 acre with two outbuildings. \$78,500. Contact Frank White at 404-881-9980.



DAVIS HOUSE, Demorest, c. 1891. The Davis House sits on a 1/2-acre corner lot in Demorest, a charming town in Northeast Georgia. The Queen Anne house has a side hall plan. Original materials include colored glass windows, doors and hardwood floors. The house has 3BR and 2.5BA and is approximately 2,000 square feet. The lot overlooks a lake and a city park. \$195,000. Contact Frank White at 404-881-9980.



ROSSITER-LITTLE HOUSE, Sparta, c. 1800. One of the oldest houses in Sparta, the house was built by Dr. Timothy Rossiter. Contains many original features, incl. doors, mantels and hand-planed board walls and ceilings. Two front wings were added before the Civil War. More information at www.georgiitrust.org. \$89,500. Contact Frank White at 404-881-9980.

Downtown Hotels

(continued from page 1)

In August, Mr. Carter bought the hotel from the Trust for \$450,000. Over three-quarters of the net revenue was used to increase the capacity of the Revolving Fund to benefit other endangered properties, while the rest went to the Trust's operating fund.

The Colquitt Hotel, re-christened the Colquitt Tower, is being adapted for office, retail and apartment use, slated to open around November 2004. Apartments are tentatively planned for the third and fourth floors, with offices on the second and first floors, and a restaurant and shops also on the first floor.

Unlike the Bon Air, the Colquitt has been modernized, so the challenges are quite different.

But its rehabilitation has given Bainbridge an economic shot in the arm, said the city's Main Street and tourism director Amanda Glover. The building dates to 1860 and stood empty nearly 40 years until its 1999 rehabilitation. Now, its apartments are fully occupied and it has drawn new businesses downtown. "It's been wonderful," she said. "The residents and businesses they've brought downtown have been great economic development."

Similar projects are taking place in other Georgia towns, such as the 1898 Fitzpatrick Hotel in Washington. The hotel closed in 1952 and gradually deteriorated in



The Fitzpatrick Hotel in Washington is being restored as closely as possible to its 1898 condition.

void." With the hotel rehabilitation in progress, other businesses have been encouraged to locate on the square and conclusion of the project will help make downtown whole again, she added.

In Waycross, the 1892 Phoenix Hotel is rising again. Its success had faded with the railroad, and in 2000 it was donated to the Downtown Waycross Development Authority. Through a partnership with the state, Ware County and the City of Waycross, the development authority is renovating the hotel, adding parking and upgrading the park around the Phoenix, to be completed by next fall. The Jones Company, owner of Flash Foods convenience stores, will consolidate its offices on the second and third floors. Beef O'Brady's, a national sports pub, will open a franchise on the ground level, and FJ. "Josh" Fenn, former director of the development authority, expects the remaining commercial space to fill quickly.

"This project is not only going to give downtown Waycross the commercial anchor it's desperately needed for years, with the Jones Company coming into downtown, it will also retain one of Ware County's largest employers and a homegrown business," said Mr. Fenn. "This project will also strengthen downtown Waycross as a commercial center of Southeast Georgia."

Other cities are exploring rehabilitation possibilities for their downtown hotels. Georgia Trust Trustee Mary Beverly is working with the Thomasville Downtown Development Authority and Diane Williams Parker, owner of the historic Mitchell House in Thomasville, to develop the means to rehabilitate the hotel.

Preserving a community's historic fabric in ways that energize its economy are the kinds of successes that the Trust encourages and supports through programs like the Revolving Fund, which has helped preserve many homes since its 1990 inception. Mr. White called the Colquitt, its fourth commercial project, a "win-win situation for everyone—for the community, for the bank, and for the Trust" he said. "They will have continued to contribute to the long-standing viability of downtown through the adaptive use of the old hotel."

The 1884 Mitchell House Hotel in Thomasville is shown here as it appeared c.1925.



ensuing years, said co-owner Christy Todd. Washington's Downtown Development Authority took it over six years ago and Todd and her partners bought the Fitzpatrick in 2002. "It had been neglected for some time, but it was still very much intact," she said. The partners are restoring the hotel with 17 hotel rooms, a restaurant, ballroom, conference area and retail space. Opening is scheduled for June 2004.

"Washington has been working on downtown development for a long time," said Sandy White, director of downtown development, tourism, and the chamber of commerce office. "We have a wonderful Victorian square that is quite prosperous, but with the hotel vacant and unrestored for many years, downtown was left with a big

Welcome New Members

(List Period: July 15-Sept. 15, 2003)

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IN MEMORIAM

The Georgia Trust grieves the loss of three of the state's most ardent supporters of preservation.

Mary Jane Hill Crayton, former Trustee and a good friend, 99, died August 15 at her home in LaGrange. Mrs. Crayton joined the Trust in 1973 at its second meeting and remained an Advisor for the rest of her life. In 1986, the Trust recognized her enduring commitment to preservation with a Citation of Excellence. She was active in countless organizations, including the Troup County Historical Society and the Chattahoochee Valley Historical Association. She is fondly remembered for reviewing meeting minutes in their entirety and underlining the important points to discuss with her daughter, Jane, a fellow Trust member and Rambler.

Sara Moore of Atlanta, a longtime generous supporter and one of our earliest members, passed away September 7. She was a member of the Chairman's Circle since 1998 and the Trust's benevolent landlord during its four years headquartered on the Baltimore Block, a historic row of townhouses in Atlanta. Mrs. Moore was also a prominent supporter of the arts. She passed her love of culture and history on to her daughter, Starr Moore, also an active member and supporter of the Trust.

At press time, the Trust also learned of the recent death of **Lamartine Hardman III** of Athens, descendent and namesake of the Georgia governor. Mr. Hardman's family recently donated to the state the highly significant Hardman Farm in the Sautee-Nacoochee Valley and 170 acres of surrounding property, a transaction in which The Georgia Trust was very involved. Among Mr. Hardman's survivors are his mother, Mrs. Lamartine Hardman Jr. (Dot) and his sister, Mrs. Wyck Knox (Shell), both former Trust Trustees.

MEMORIALS/TRIBUTES

The Georgia Trust received donations in memory of:

Mary Jane Crayton

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