



The Rambler

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

Two Trusts Offer History for Sale

The Trust for Public Land and The Georgia Trust Purchase Peters Property

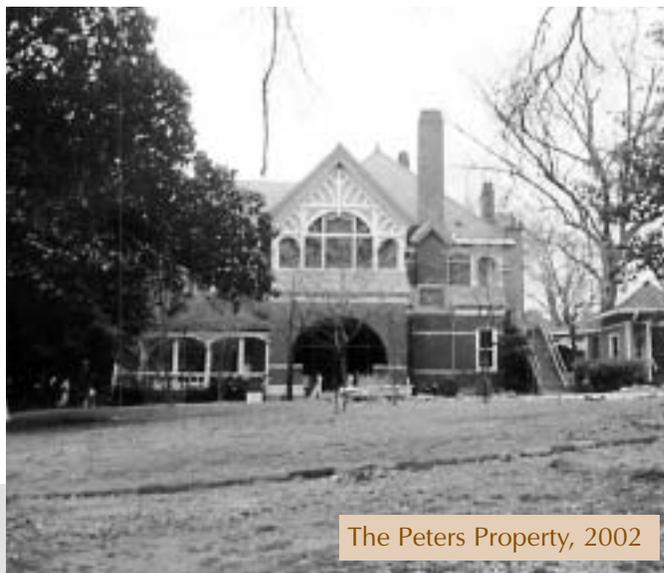
Amid Midtown Atlanta's new luxury apartments and condominiums, restaurants and highrise buildings lies an unusual piece of prime real estate. The multi-million-dollar asking price includes an exceptional example of Queen Anne architecture, a two-acre park and a whole lot of history.

The Trust for Public Land and The Georgia Trust are partnering to purchase the 3.4-acre Peters property in an effort to save it from development in this popular area of the city. The two organizations hope to raise \$2.5 million. They are optimistic the property will attract a nonprofit seeking to relocate who will purchase the property for the balance of the acquisition cost and then restore the house (formerly The Mansion restaurant) and landscaping. The acquisition and restoration process could run as much as \$7 million. A preservation easement and

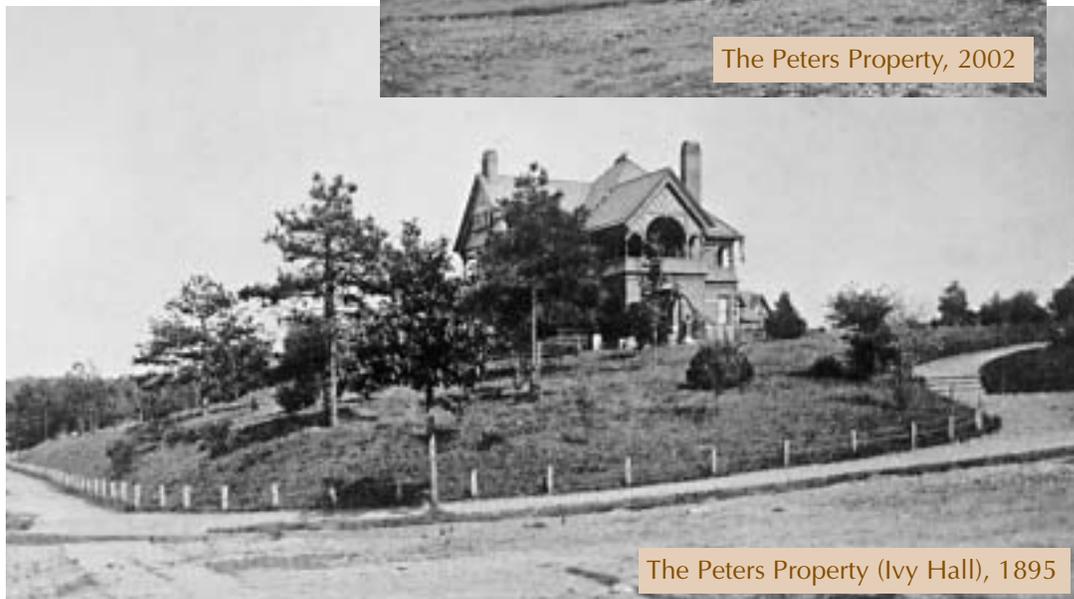
open space easement will be retained on the property.

"Both the house and the history of the Peters family are extremely significant to the state of Georgia and the city of Atlanta," said Greg Paxton, president and CEO of The Georgia Trust. "With the property in transition, this represents an excellent opportunity for a long-term solution."

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The Peters Property, 2002



The Peters Property (Ivy Hall), 1895



Pratt Cassity

Director of Public Service & Outreach, College of Environment and Design, University of Georgia

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

Editor & Publications Manager
Lisa Strickland

Communications Director
Alison Tyrer

Communications Intern
Kellen Sibley

Senior Director, Development & Communications
Harrison Perry

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Community Covenants Are Tough? Beautiful

When our forefathers envisioned a bundle of rights regarding private property, they did not mean that an individual could singularly tinker with the collective rights and investment of others.

All ships rise with the tide; neighborhood character sometimes takes precedence over the personal aesthetic wishes of a few. There is value and investment potential in appearance and an increased quality of life.

Regulating, sometimes managing, often guiding, even restricting what citizens can do with private property is the basis of good city-building the world over. In the United States 2,500 local governments, 109 in Georgia, have followed the 1930 lead of Charleston, S.C., and New Orleans by creating a system for quaint, beautiful and unique areas to remain quaint, beautiful and unique.

It is in U.S. suburban neighborhoods and condominium associations where the strongest regulatory restrictions on appearance occur. Have you tried to put a basketball goal on the front of your house in a new suburban subdivision? Park your boat in your driveway? Historic areas do not typically carry protective deed restrictions or covenants, therefore the local historic district and design review board or historic preservation commission process allows downtowns and older residential areas to play catch-up with their suburban counterparts.

Recent rumblings, [often] sensationalized by the opposition, are common in cities wrestling with rapidly evaporating visual character. They can be emotional and complex. And they often involve a fear or dislike of being told what to do.

Take, for example, the Avondale Estates polka dot house.

The Avondale Estates Historic Preservation Commission overwhelmingly is an approval body. It approved most certificate of appropriateness applications (denying only three out of 120 or so in the last two to three years), repudiating the perception that it is an inflexible, over-controlling government board. This reflects the statistics confirmed in two national preservation commission surveys.

Articles have painted a picture of a renovator, Stan Pike, who tried to work with the commission and was arbitrarily reject-

ed. Pike then painted the front of the small house lime green with large purple polka dots.

According to news reports and commission minutes, Pike received approval on 95 percent of his proposal at an April meeting, including the design for a new stoop. This approval was based on established design guidelines, in place for nearly 10 years. Pike returned in May with a new design spurred only by a change in the stoop design. This proposal was denied using the same guidelines that had won him approval the month before.

So while "aggrieved property owner" makes good news, it is not always based on the finding of fact contained in the public record.

In Newnan, the weakening of a local ordinance by requiring owner consent in designations and decisions of their Historic Preservation Commission seemed like the easy way out, but owner consent provisions for designating property as historic and advisory guidelines lack teeth.

They work well when people want to do the right thing but fail miserably when put up against speculative demolitions, insensitive developers and franchise design. Traditional land-use zoning is never based on an owner's personal desires. The results of doing so would be and have been disastrous. In fact, some preservation attorneys assert that owner consent by its very nature of unequal treatment violates the equal protection and due process clauses of the Constitution.

As seen in the handful of other communities that opt for an advisory process, Newnan will try to make this work in the short term. The failure of the process will cause a re-evaluation of the forceless system that has been put in place. Then the ordinance and local design review process will be strengthened.

In the end, local historic preservation commissions work very well most of the time. Their powers are derived from the U.S. Constitution and state legislation, which are upheld regularly in court, including the U.S. Supreme Court. Their positive economic impact is corroborated in numerous economic benefit studies. They provide a way for local governments to have in-town historic districts benefit from a visual character protection strategy that works in countless suburban subdivisions.

Setting Our Sights on Savannah

We've made some exciting changes to this year's Annual Meeting, to be held in **Savannah April 16-18**. Adding to the festivities of the weekend is the **Georgia Preservation Conference**, where members will have the opportunity to mingle with historic preservation professionals and may choose to attend seminars on a variety of preservation issues, or ramble around Savannah on tours.

A highlight of the weekend is the unveiling of the winners of the **2004 Preservation Awards** at the historic Lucas Theatre.

As always, the Annual Meeting is a time to explore the host city's historic resources—from public buildings to private homes. Savannah's



Friday night dinner will be held at **The Roundhouse Railroad Museum**, a National Historic Landmark. The site contains the oldest and most complete railroad repair shops in the U.S.

legendary sites are not to be missed.

Look for more detailed information in a future issue of *The Rambler*!

Don't Forget!

You still have time to register for the fall **Ramble Through Monticello**, October 18-19. Registrations are accepted until October 6. Please call Natalie Perrin, member events coordinator, at 404-881-9980 for more information.

Event Chairs Return for 2004 *Salute to American Craft* Premiere Party



(L-R) Trust President & CEO **Greg Paxton**, **Bonnie Burnette**, **Marianne McConnell** and Trust Chairman **Tom Wight** at the 2003 *Salute* Benefactor Party.

The Trust is pleased to announce that **Marianne McConnell** and **Bonnie Burnette** will serve as event co-chairs for the 2004 *Salute to American Craft* Premiere Party at the Georgia World Congress Center Friday, March 19, 2004.

Ms. McConnell and Ms. Burnette co-chaired a successful *Salute* in 2003 at the Georgia Dome and have generously volunteered to lend their talents to this year's event.

Look for more information about the 2004 *Salute* Preview Party in the January/February 2004 issue of *The Rambler*.

There is still time to nominate a project... for the 2004 Preservation Awards. Deadline is Friday, November 14, 2003. See www.georgiatruster.org for more details or call 404-881-9980.

Calendar

Third Weekend Each Month

Invisible Hands:

In Service at Hay House

Hay House, Macon
New tour about the slaves and servants
Call 478-742-8155 for details.

Oct. 11, 12, 25, 26, Nov. 1, 2, 8, 9

Behind-the-Scenes Tours

Hay House, Macon
This special in-depth tour allows visitors to experience all seven levels of Hay House including the cupola and its catwalk, which offer breathtaking views of Macon. Saturdays 9:30-11:30 a.m. and Sundays 12:30-2:30 p.m. Tours are limited to 20 persons. \$20 per person. Reservations required. Call 478-742-8155.

October 15-19

Study Tour to Hudson Valley

Hudson Valley, New York
Contact Ken Ward Travel at 404-261-1688 or 800-843-9839.

October 18-19

Ramble Through Monticello

Monticello, Georgia
Join us as we explore the historic treasures of Monticello. Please see story on back page. Call 404-881-9980 for more information.

November 7

Preservation Ball

The Biltmore Ballrooms, Atlanta
Dance the night away at this elegant historic hotel in the heart of Midtown. Enjoy live music and a buffet meal from Atlanta's best caterers. Call 404-881-9980 for details.

November 23-December 31

Christmas at Hay House

Hay House, Macon
Tours of the National Historic Landmark mansion decorated for the holiday season. Includes special holiday exhibits. Museum store features unique gifts, ornaments, children's toys and regional books. Mondays-Saturdays 10 a.m. to 5 p.m., Sundays 1-5 p.m. Admission free to children under six and to Georgia Trust members. Call 478-742-8155.

December 7-9

Santa at Rhodes Hall

Rhodes Hall, Atlanta
Santa will visit Rhodes Hall to listen to your child's wish list and pose for photographs. The whole family can enjoy music, arts, crafts, storytelling and refreshments in this beautifully decorated 1904 mansion. Call 404-885-7800 for details.

STAFF NEWS

The Trust welcomes **Natalie Perrin** as member events coordinator. Natalie, who has served as a docent for Rhodes Hall, gained experience with planning and executing large-scale events with Superb Properties, a real estate company where she is also a licensed real estate agent. Natalie is a graduate of the University of Georgia with a bachelor's degree in drama. She is currently preparing for the Ramble to Monticello, October 18–19 and is also planning for the April 16–18 Annual Meeting in Savannah. She looks forward to meeting you at these and other member events!



Natalie Perrin

Katie Ryan, a December graduate of the University of Georgia with a major in history and a certificate in women's history, completed a seven-



Katie Ryan

month internship at the McDaniel-Tichenor House in August. Katie assisted with all aspects involved in running the museum, from spreading lime in the heritage vegetable garden to writing press releases and cataloguing collections.

The Trust wishes well to **Martha Rau**, former Rhodes Hall manager, who left the Trust in July to take on additional teaching duties at Kennesaw State University. Martha has worked at Rhodes Hall for more than four years and has coordinated volunteers and tours, as well as countless weddings and special events in the historic house.

Publications Manager **Lisa Strickland** left the Trust in August to work in the public relations department of the Art Institute of Atlanta. For more than four years, Lisa has been the editor of *The Rambler*. During her tenure, *The Rambler* has been redesigned, gone from one color to two, and doubled in size and advertisers. She has also managed the Trust's Web site, which is currently undergoing a redesign.

Development Assistant **Megan**

McDuffie also left the Trust in August to assist with marketing, event planning and tours for Skelton Development, LLC. Megan has worked part-time for the Trust's development office since last summer.

This summer, Revolving Fund Director **Frank White** was invited to speak at preservation meetings as far away as Connecticut and Montana. Frank discussed the Trust's programs, specifically the Revolving Fund program, in June with the Westport Historical Society and other historical organizations in Westport, Conn., and in July at the Regional Workshop on Preserving Place and Culture, sponsored by the Montana Preservation Alliance and held in the northwestern part of the state on Flathead Lake. At both of these speaking engagements, Frank helped other organizations think about how they could start their own Revolving Fund programs to save endangered properties in their communities.

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(Saving) Georgia's Historic Aviation Sites

2003 Centennial Celebration Kicks Off Time of Recognition, Remembrance

by Marty Steiner

On December 17, 2003, the world will commemorate man's first recorded controlled powered flight. The primary site for this event is Kitty Hawk, N.C., where replica structures comprise the heart of the National Monument. None of the original structures exist.

The *Centennial of Flight Celebration in Georgia* steering committee is a group of leaders from all segments of Georgia's aviation community formed to focus on the state's rich aviation history. With numerous special events scheduled this year, the committee has expanded its mission to making 2003 the kickoff for ongoing efforts.

A key element of Georgia's aviation history are the many sites that need to be identified and preserved. There are many structures unique to aviation use, including hangars, control towers, water towers, terminal buildings and air mail facilities.

Some have already been lost, some saved, and others are currently at risk.

In Atlanta, the original (c. 1930) Candler Field passenger terminal building later became the airport branch Post Office. It was still in use when Atlanta opened its state-of-the-art airport complex in 1961.

Southern Airways and Delta were utilizing World War II military quonset huts in the same area. Today all of these buildings have been demolished.

Athens was the site of Ben Epps' bicycle shop. Like the Wright Brothers and Glen Curtiss, who also operated bicycle shops, Epps was one of the pioneering airplane builders, building Georgia's first airplane in 1907. His bicycle shop building still exists but is not identified as such.

Souther Field near Americus was the site of a WW I Army Air Service base. After the "Great War," surplus Curtiss "Jennies," the training aircraft used by all American flyers, were sold to barnstormers. A young Charles Lindbergh bought one of the planes and assembled it and

US Navy blimp hangar in Brunswick in the last stages of demolition around 1971. Note size of structure by pickup trucks in foreground. Photograph courtesy of Brunswick-Glynn Library.



Ben T. Epps built Georgia's first airplane in 1907 at his bicycle shop in Athens. The plane was powered by a two-cylinder, 15-horsepower engine (roughly the same as today's riding lawnmower). The bicycle shop building still exists but is not identified as such. Photo courtesy of Epps Aviation.



This is one of the original Delta hangars that now houses the Delta Museum. Built in the 1940s, the building was modified in the early 1960s to accommodate the first jet airliners, and is seen here with the restored Delta Air Lines DC-3. Photo courtesy of Delta Air Museum.

flew his first solo flight in Americus. Only the concrete pad is left from the WW I hangars there. It was only a few years ago that the old water tower was razed. This tower

was specifically described by Lindbergh as the place he meditated on and dreamed of his future flying career. A later WW II hangar narrowly escaped demolition and exists in alternative use as the Southeastern Caterpillar Dealers College of Technology, which features a small history exhibit about the site.

Georgia's only WW II blimp base was located in Brunswick. The huge blimp hangars were demolished in 1971 and the site is now the Federal Law Enforcement Training Center. A WW II Navy wood-beamed hangar does still exist in Georgia, however. It serves as the main hangar for Epps Aviation at Peachtree DeKalb Airport. In fact the entire administration building for this airport is

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Peters Property

(continued from page 1)

The Peters House may not be Atlanta's most famous house, but its inhabitants' influence touches almost all facets of the city's history. With a park-like setting and the first and one of the finest Queen Anne houses in the state (built 1883), the Peters property represents an opportunity to blend land conservation and historic preservation in a major project, as The Trust for Public Land and The Georgia Trust recently succeeded in doing with Hardman Farm at Nacoochee Valley.



Above: A view of the front lawn facing north/northeast. Despite sitting in a busy area of Midtown Atlanta, the historic landscape still retains its charm. **Right:** A view of the house from the south elevation. The entryway on the far right was an addition in the 1970s for The Mansion restaurant, which was housed in another addition.

The Peters family name may not ring a bell, but in the late 19th century Richard Peters and his offspring set in motion many events affecting the entire state. Mr. Peters, as superintendent of the Georgia Railroad, spent 10 years building the rail line and rode the first passenger train from Augusta to "Marthasville," as Atlanta was then known. It was under his supervision that the first rudimentary sleeping car was invented.

According to author Royce Shingleton in his book "Richard Peters: Champion of the New South," Mr. Peters "set the city on the path to greatness" as he directed the development of Atlanta. Mr. Peters thought "Marthasville" an unsuitable name for a major city and in a company circular designated the terminal "Atlanta." Three months later, the Georgia legislature officially adopted the new name for the city. He was an integral member of a group of businessmen who successfully maneuvered the move of

the Georgia state capital from Milledgeville to Atlanta in the 1870s. Mr. Peters and Henry Grady also persuaded the state legislature to establish a technical school—which we know as Georgia Tech—on land Mr. Peters owned and donated for the purpose.

Mr. Peters was also known as an exponent of scientific agriculture. From his farm in Calhoun County, he conducted extensive experiments with grains and grasses, shipped specimens of peach trees as far as California and New Zealand, and in 1854, joined with two other businessmen to introduce Chinese Sorghum cane, also called Chinese sugarcane, to Georgia. Mr. Peters himself figured out how to process the cane, which later produced a substance known as molasses.

Mr. Peters passed his entrepreneurial leadership on to his son, Edward, who with his father founded and became superintendent of the Atlanta Street Railroad Company, the city's first horse-drawn trolley line—Atlanta's first mass transit. The trolley was initiated to spark development on Mr. Peters' property in West End and later Midtown. Richard Peters owned what became nearly 65 square blocks from the eastern edge of Midtown to Georgia Tech between North Avenue and Eighth Street. Edward Peters led the building of "Athletic Park" on family land near Peachtree Street and North Avenue, so people would use the trolley to get to games played by Atlanta's first semi-pro baseball team, which he named the



"Atlantas." On June 3, 1882, Edward Peters and city officials laid the ceremonial blocks to pave the first street in the city of Atlanta, Alabama Street.

It was Edward Peters who constructed the Peters House, then known as "Ivy Hall," in 1883 on a block of land his father gave him and his bride as a wedding gift. The house was designed by Gottfried L. Norrman, a prominent Georgia architect who also designed such

Continued on next page

Peters Property

(continued from page 6)

notable buildings as the Windsor Hotel in Americus, the Church of Christ Scientist in Atlanta's Ansley Park and Fountain Hall on the campus of Morris Brown College. A house on a full block was a rarity for its time. Today it is the only such historic house in this area of Atlanta. The house is the city's foremost tangible link to the Peters family.

In 2000 a developer sought to build condos surrounding the house, without a clear preservation plan for the historic structure. Since the house is a local landmark, the decision went before the Atlanta Urban Design Commission (AUDC), who vetoed the idea 5-1. The AUDC, however, charged preservation groups including The Georgia Trust and the Atlanta Preservation Center to find a feasible use for the property while helping its owner obtain a reasonable return. The house is now unoccupied after a minor fire, but it is still in sound condition.

"This would probably be the best—if not the last—opportunity to preserve the property," said Russ Marane, executive director of The Trust for Public Land. "We are looking for someone to occupy the house and become stewards of the property."

For more information about the Peters property, contact Glen Bennett, Georgia Trust senior director of preservation services, at 404-881-9980.

Aviation History

(continued from page 5)

housed in an old Navy building. The stair railings leading to the airport director's office are wrapped in rope with decorative knots, which was the custom of the time on a Navy base.

Spence Field in Moultrie, like many other communities, converted its aviation training base into an office/industrial park. This alternative use inadvertently preserved three WW II hangars, the control tower and the original water tower. The old air base street names have been retained but all other structures are now gone.

Likewise, Albany had two WW II training sites that figured heavily in the training of thousands of British (RAF) cadets. Turner Field is now occupied by Miller Brewing Company. Original hangars from Darr Tech are still in use at the regional airport.

A different story may be unfolding in Bainbridge. Although this combination air training base, WAC base, and German POW site are acknowledged by a historical marker, only one intact original building remains. This WW II hangar is currently being considered

for either demolition or removal to another site. The hangar was recently the backdrop for a community visit by the only authentic B-24 Liberator and a companion B-17 Flying Fortress. Although the building is being considered for a possible museum along

with hangar space, its fate remains uncertain.

Georgia Secretary of State Cathy Cox, who is responsible for the state archives and the state capitol museum, and is a strong supporter of the Library of Congress Veterans History Project offered these comments: "While the Library of Congress has launched its Veterans History Project to save the stories and artifacts of military veterans, and our air museums scramble to save the hardware, we continue to lose Georgia's last few relevant aviation buildings.

Hopefully this centennial year of powered flight

will prompt preservationists to recognize the importance of these historic aviation structures."

Marty Steiner is a longtime Georgia Trust member and an aviation historian. He is an internationally published magazine article writer and regular contributor to the Maine Antique Digest. For specific information about Georgia's historic aviation sites, Mr. Steiner can be reached at 404-231-0547.



(L-R) Georgia Trust member **Clayton Penhallegon** and **Col. Spencer Wilkison, USAF (Ret.)** in front of the historic WW II hangar in Bainbridge. Photo courtesy of the *Bainbridge Post-Searchlight*.

IN MEMORIAM

As the director of the Georgia Department of Archives and History from 1964 to 1982, Carroll Hart not only managed historic documents and photos, she also became an important part of the state's history, leaving behind a legacy of groundbreaking programs and services.

Ms. Hart started working as assistant director of the Archives in 1957, when the office was located at Rhodes Hall (now The Georgia Trust's statewide headquarters). Ms. Hart established Georgia's records management program for government documents and assisted in forming several archivist and genealogical societies, as well as the Jimmy Carter Presidential Library. She began an annual training program for her staff in 1964 that now attracts

archivists from across the country and the world.

In 1977, she created the "Vanishing Georgia" collection, which preserved and published photographs of more than 100 years of history. The thousands of photos collected through this project culminated in the book *Vanishing Georgia*, which was published in 1982.

Ms. Hart was actively involved in the Trust's heritage education program and began the Center for Local History Education to encourage teaching local history in Georgia schools.

Ms. Hart retired in 1982 and moved back to her hometown of Madison. Never one to sit idle, she helped start the Morgan County Historical Society and the Morgan County Landmarks Society, among other organizations.

Ms. Hart died of cancer in Madison July 23, 2003.

AROUND THE HOUSES



RHODES HALL

State, SunTrust Fund Rehab

June and July were hectic months at Rhodes Hall as The Georgia Trust launched a major renovation project.

Funded by the state and a generous grant from SunTrust, the project included installing sections of the building's central heating and air conditioning system in the attic and tower rooms and other work outlined by the Rhodes Hall Master Plan.

Under the direction of Surber Barber Choate and Hertlein Architects, Van Winkle Construction repaired the front sidewalk, reconstructed the back porch, refinished floors and painted the second-floor office space, installed a sun-screen on the skylight in the billiard room, and renovated the ground floor meeting room.

Another welcome part of the project was the new exterior signage package funded by the SunTrust grant. With black posts and frames, a light gray background and black letters, the signage arrived in mid-August and has greatly improved Rhodes Hall's visibility and access to the parking area on Spring Street.



Workers paint the tower room in Rhodes Hall.



MCDANIEL-TICHENOR HOUSE

Sowing Seeds of Kindness

The McDaniel-Tichenor House working garden continues to yield quantities of heritage variety vegetables as the corn and beans grow higher and the tomato plants blossom. Every Friday extra produce is donated to Faith in Serving Humanity (FISH), a Christian organization staffed by volunteers and supported by more than 40 churches and hundreds of businesses and individuals in Walton County. FISH provides clothing, furniture and household items to those in need, and feeds an average of 15 families per day.



HAY HOUSE

Sip Wine to Support Hay House

The National Historic Landmark Hay House boosted its activities last year, offering more educational and cultural events for visitors.

A property of The Georgia Trust, the mission of Hay House includes preserving the physical site through ongoing maintenance and conservation and to educate the public. In a year that is likely to be fiscally challenging, the board has decided to use the proceeds from this year's wine tasting to support that mission. The event will be held Thursday evening, October 2 at Hay House.

Hay House held a wine tasting and auction last year that netted \$10,000 for restoration of the cupola. "The event was popular, so we decided to continue it this year for other needs," said Ms. Harper.

Walter Moody, president of MidTowne Mortgage and a new Hay House board member, is chairing the "Seasons of the Vineyard" event. In connection with the wine tasting/auction, three private dinners at individual homes will be added this year to offer a sampling of fine wines accompanied by compatible cuisine by notable local chefs. Each dinner will be limited to six couples and the cost is \$300 per couple. The dinners will be held Wednesday, October 1, the night before the main wine tasting event.

At the October 2 event, Hay House will feature wines in several price categories ranging from \$10 to \$40 a bottle. Heavy hors d'oeuvres will be served as well. Notable wines from local cellars, classes with wine experts and other wine-related items will be among those offered at a live auction. The cost to attend is \$35 per person.

Hay House Board member David Thompson conceived the idea for the fundraiser last year, basing it on a similar fund-raising event for the High Museum in Atlanta.

For more information and reservations, call Hay House at 478-742-8155.



More house news and photos on page 9!

THE GEORGIA TRUST PHOTO GALLERY

Greetings from Camp Hay House: Rising 3rd- through 5th-graders attending the first Hay House day camp in June 2003 met with **Macon Mayor Jack Ellis** at City Hall (below) and toured the historic Cannonball House (right). During the week-long camp co-sponsored by **The Middle Georgia Historical Society**, students also

visited various other Macon historical sites, went on scavenger hunts and solved puzzles to discover the hidden (and not-so-hidden) treasures at Hay House and created a family history book. A second day-camp session was held July 7-11.



A Governor Returns to McDaniel-Tichenor: **Gov. Sonny Perdue** and **Mrs. Mary Perdue** (pictured right, with **McDaniel-Tichenor House Director Allison Ingui**, left) attended a private luncheon June 7 at the McDaniel-Tichenor House, former home of Georgia Gov. Henry McDaniel. The event to honor the governor and his wife was organized by the Walton County Committee to Elect Sonny Perdue. Gov. Perdue is the first governor since at least 1900 to visit the McDaniel-Tichenor House.



A Castle for a Cow: Rhodes Hall was chosen to display a coveted cow during **CowParade Atlanta** this summer. The cow, titled "**Grazeful Mooves**," features a ballerina on a purple background. The cow is on display on the front lawn of Rhodes Hall until September 26. During the Atlanta CowParade, more than 150 cows grazed the streets of Atlanta. The CowParade is sponsored by Chick-fil-A, McKenna Long & Aldridge and MARTA.

Summer School: Teachers from **Troup County** gathered in June to participate in a **Georgia Trust Talking Walls** cemetery study of the military history of Troup County. The Georgia Trust held 11 Talking Walls heritage education workshops this summer to educate teachers about the historic resources in their local communities.



ATLANTA

City Loans Money to Rehab Hotel with Fiery Past

The Winecoff Hotel, which put Atlanta into the national spotlight in 1946 as the scene of the most deadly hotel fire in U. S. history, will receive a \$20 million rehabilitation.

The city of Atlanta loaned the developer, Steve Holtze, Inc., \$4.5 million to transform the presently vacant building into a 135-room luxury boutique hotel. The developer has completed several other successful renovation ventures in Denver, Dallas and, most recently, Houston.

Minnette Bickel Boesel, former executive director of The Georgia Trust, now rehabilitates historic buildings in downtown Houston. She praised Mr. Holtze's work on the Houston project in a June 16 article in the Atlanta Journal-Constitution. "They did a good job of bringing it back to the original design, to one that fits in well with the historic attributes of the building," she said.

The loan from the city is using funds from the Community Development Block Grant allocated through HUD. According to the Atlanta Journal-Constitution, this is the first time a developer has received money from the city for a rehabilitation project. The Georgia Trust has provided technical assistance and discussed federal rehabilitation tax credits and façade easement programs with the developer.

The vacant Winecoff has had many faces in Atlanta's history. W.F. Winecoff, who assisted in developing the Ansley Park neighborhood, opened his highly touted "fireproof hotel" in November 1913. In its prime the hotel rivaled the most luxurious hotels in Atlanta, including the Biltmore and the Georgian Terrace.



The Winecoff Hotel was the site of the deadliest fire in U.S. history.

Then on Dec. 7, 1946, disaster struck. An early morning fire ravaged the hotel, killing 119 of the 280 guests, including Mr. Winecoff and his wife, who lived in the building.

Because the building was thought to be fireproof, there were no fire escapes. The ladders extended in attempts to rescue those on the top floors were too short. Many people jumped to their deaths. As a result of the tragedy, fire and safety regulations were strengthened and enforced in buildings nationally.

The Winecoff reopened in 1951 as the Peachtree on Peachtree Hotel. In 1967, Fred Beazley, the owner, donated the building to the Georgia Baptist Convention to be used as a retirement home.

After the closing of the retirement home, several attempts were made to reopen the hotel over the past 20 years, but bankruptcies and the recession after September 11 cancelled these plans.

However, the long slumber for the Winecoff Hotel will soon come to a close as rehabilitation completion is set for 2005.

—Kellen Sibley

STATEWIDE

News Briefs from Main Street

Rome Named Great American Main Street

The National Trust for Historic Preservation recently selected the city of Rome as one of five cities nationwide to receive its 2003 Great American Main Street Award. The award was given to Rome officials at the National Trust's 2003 National Town Meeting on Main Street in Cincinnati in May.

Rome, which has been a Main Street community since 1981, has not only improved the face of its downtown, it has also stimulated its economy through rehabilitation and new construction projects bringing new restaurants, hotels, shopping and a convention center to its Between the Rivers Historic District.

Greenville, N.C., Manassas, Va., Wenatchee, Wash. and Littleton, N.H. also received awards. Award winners receive a \$2,500 cash prize to be used toward revitalization efforts, a bronze plaque commemorating the award, road signs and a certificate.

Welcome New Main Streets !

Congratulations to Hapeville, Georgia's new Classic Main Street city, and Nashville and Vienna, two new Better Hometown Main Street cities. The Georgia Department of Community Affairs announced the new cities in June during the Georgia Municipal Association's Annual Awards and Installation Banquet in Savannah. Main Street cities have populations of 5,000 to 50,000 in population and Better Hometown Main Street cities have populations under 5,000. Currently there are 105 Georgia Main Street/Better Hometown communities across the state.

CORRECTION

In the July/August issue of *The Rambler*, we incorrectly reported that Kirby Glaze is the project architect for the Phoenix Hotel in Waycross. Mr. Glaze is the developer for the project and the Sizemore Group is the project architect. We apologize for any confusion this may have caused.

COLUMBUS

Midtown Efforts Paying Off in Grant Money

The Midtown Project began in 2002 when area residents and business owners first met to address community issues affecting the midtown area of Columbus. Guided by Historic Columbus Foundation with initial help from The Georgia Trust, this group began to engage the broader community and formalize its efforts.

The goal of the Midtown Project is to develop and implement a long-range, comprehensive plan to reestablish this historic, suburban area as a community. Within Midtown's boundaries are the Columbus Museum, the site of the city's new public library, 10 public schools, the international headquarters of AFLAC, local retailers and businesses, six locally designated historic districts and public parks. However, Midtown suffers from years of piecemeal development and encroaching urban blight. It now struggles to retain its local character, while encouraging reinvestment and thoughtful residential and commercial development.

The significance of the Midtown Project has been recognized by local, state and national organizations. Locally,

the Midtown Project was selected as a recipient of a 2003 Discretionary Fund Grant from the Community Foundation of the Chattahoochee Valley. At the state level, the Georgia Department of Community Affairs' Quality Growth Grant program awarded Columbus a \$17,000 grant for the first phase of the project.



The Midtown Project was also selected as one of eight cities nationwide to participate in the National Trust's Preservation Development Initiative. This major initiative, funded by the John S. and James L. Knight Foundation, is designed to demonstrate historic preservation as an economic development strategy. The Midtown Project will receive \$120,000 in technical services from the National Trust, in addition to future economic

incentives for development.

As an effort undertaken by residents, business owners, city and state leaders and government officials, with both public and private support, the Midtown Project hopes to serve as a model for progressive, collaborative urban planning and neighborhood reinvestment.

MACON

Old Fields on National Trust's 11 Most Endangered

Macon's Ocmulgee Old Fields has been included on the National Trust for Historic Preservation's 11 Most Endangered List for 2003. The National Trust listed Old Fields, an archaeologically and culturally significant area continuously occupied by Native Americans from 12,000 years ago into the 19th century, due to a proposed Georgia Department of Transportation (GDOT) multi-lane highway project that would bisect the property.

The 2,000-acre area contains evidence of 12,000-year-old Ice Age settlements, numerous burial and ceremonial mounds and wildlife habitat. At the end of the Native American era in the early 1800s, the Ocmulgee Old Fields area was home to the Muscogee (Creek) Indians. The Ocmulgee National Monument, a 702-acre area located within the Old Fields, was established in 1936 to protect a dis-

tinct complex of earthen mounds and associated archaeological sites known as Ocmulgee Mounds. In 1997, the Ocmulgee Old Fields site was determined eligible for listing on the National Register of Historic Places as a "traditional cultural property," the first such classification east of the Mississippi.

More than two dozen Native American tribes have joined preservation, archaeology and environmental organizations in opposing the location of the proposed Eisenhower Parkway Extension for the Fall Line Freeway.

Currently Section 4(f) of the 1966 Department of Transportation Act requires federal funds cannot be used for a transportation project that involves the "use" of a historic site unless GDOT can show there is no "prudent and feasible" alternative. However, an amendment is being dis-

cussed in Congress that could put this law—the strongest federal preservation law—in jeopardy. If the amendment is passed, it will lower the standards by which agencies review projects affecting historic resources.

At press time, GDOT had completed a draft of its Section 4(f) review of the proposed highway and it had been sent to the Federal Highway Administration for review. The findings had not yet been released for public comment.

"This is a clear example of what might happen if 4(f) were gutted," said Jack Sammons, past president of Friends of Ocmulgee Old Fields and a law professor at Mercer University. "The only law with any teeth in a project like this is 4(f) because it requires agencies to show alternatives."

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.georgiatrust.org for rates or call 404-881-9980 to receive a copy by mail.



ATLANTA (MIDTOWN), 1922. First time for sale since 1922! 3BR and 2 glamorous BA. Exquisite renovation of rare Mediterranean Revival-style home. Custom tile, stone, wrought iron. 11' ceilings, hardwoods throughout, fenced yard. Huge porch w/skyline views. \$475,000. 404-314-1104. Tour at www.jeffandlee.com.



COVINGTON, c. 1854. Just 30 minutes from downtown Atlanta. Flawless restoration of antebellum beauty. Approx. 4,000 sq. ft. 4BR/3.5BA, double parlors, banquet dining room, 9 fireplaces, 12' ceilings, grand stair hall, 3 covered verandas, just under 1 acre landscaped grounds, gated & covered parking. \$525,000. Masarek/Meadows Team, RE/MAX, 404-314-1104. Tour at www.jeffandlee.com



EATONTON (Putnam County), c. 1814, 1840s, 1880s. Only 80 minutes east of Atlanta. Gothic Revival architectural gem features original interiors from three different periods. Has an idyllic setting with 11 acres designed by Berckman's, who also contributed to the landscaping at the Master's golf course. \$449,000. Jim Warwick, Harry Norman, Realtors 404-240-2716. Web: jim.warwick.harrynorman.com



ELBERT COUNTY, c. 1788. Two-story plantation house. 3,427 sq. ft. 149.6 acres, woods, pastures, pond and running creeks. Central hall, excellent structure, original pine floors, walls, ceilings; large porches, new kitchen, 4BR/2.5BA. On county road. \$1,200,000. Contact: W. Ross Banks at refugega@bellsouth.net or 706-283-3263.



GAY, c. 1859. Beautifully restored Greek Revival on 56.1 acres, 5BR, 3.5BA, 6 fireplaces, 3,136 sq. ft. Fenced pasture, outbuildings. Income production from leased restaurant and twice-yearly fair. \$1,200,000. Spinks Brown Durand Realtors, 706-884-5681, Jane Johnson and Jack Brown. Virtual tour at www.spinks-browndurand.com. Brochure available.



LAKEMONT, RABUN COUNTY, c. 1922. Overlooking pristine Lake Rabun. One of the few orig. rustic mtn. lodges in Ga. Lake Rabun Hotel, built when Tallulah River was dammed to form Lake Rabun, is constructed of heart pine and fieldstone. 16 cozy BR, lg commercial kit., bar, 2 living rm/TV areas, decks, 80-seat restaurant & owners' loft. \$750,000 turnkey. Lee Silverman, Assoc. Broker, Coldwell Banker Hal West Rlty, 706-782-7472, lee@rabun.net.



MADISON, c.1838. House with wraparound front porch & covered back porch, spectacular views of adjacent historic sites. Completely restored, beautifully decorated with large center hall, staircase, DR, LR, den, library, 5BR, 3.5BA, 8fp's, beautiful mantels, large eat-in kitchen, well-landscaped yard with flowers & large outbuilding. \$899,000. Judy Gilbert, Madison Realty, Inc. 706-342-0693 or www.madisonrealtyinc.com.



MADISON, c. 1840. Saved, then moved, then placed in the heart of Madison's beautiful historic district. A beautiful & pure 2 over 2 plantation-style home, completely restored & enlarged. 4BR, 3.5BA, office, kit. is a cook's dream, attached rear entrance garage. Best of both worlds--historic w/modern conveniences, small but beautiful lot w/garden, \$975,000. Judy or Chris, Madison Realty, Inc. 706-342-0693, www.madisonrealtyinc.com.

PAID ADVERTISEMENTS



MADISON, 1880s. Historic restored farmhouse on 128 acres. 98 acres established pasture, 4 bedroom, 5 bath home, heated pool and poolhouse 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.



MADISON, c. 1900. Unique historic property, all brick and tile situated under lush pecan and oak trees. Yard entirely irrigated and partially fenced. 3/4BR, 4.5BA, large master suite with sitting area. Gourmet kitchen with beautiful cabinetry, granite countertops and plenty of storage. Priced reasonably at \$499,000. Chris Hodges, Madison Realty, Inc. 706-342-0693 or 706-474-0947, www.madisonrealtyinc.com.



MOULTRIE (Pineboro), c. 1912. Vernacular authentic farmhouse built for stationmaster of Ga. Northern RR. Estate consists of 4,000-sq.-ft. main house (4/3.5) renovated by Wm. Frank McCall, Jr., FAIA; heart pine floors, 3 fireplaces, cabinetry and millwork by J. Bracey. 23.5 ac. w/pecan orchard, pond, playhouse, gunite pool, converted heart pine barn, enclosed metal barn w/shed, fencing. View at eaglestar.net/ism.html. \$475K. Seller, 229-985-3565.



MOULTRIE, 1949. Elegant Neoclassical home on almost 2 acres, 6,000+ sq. ft. completely updated, 4BR/4BA, gourmet kitchen plus a 2BR/1BA guest quarters over the 3-car garage. Yesterday's value can be yours today for \$399,000. Contact Randy Strange, Mattco Realtors, 229-985-1145, rstrange@alltel.net.



PLAINS, 1904. Incredible B&B is former home of Earl and Lillian Carter (Pres. Carter's parents), who moved out just before James Earl Carter was born. Main 4BR/ 4.5BA house fully furnished in turn-of-the-century decor and carefully renovated to preserve the gracious charm of the Old South. Also incl. a guest house w/a full kit. and BA. \$395,000. Glenn Davis or Anush Showghi, Coldwell Banker Previews, 404-262-1234. www.747339.coldwellbankeratlanta.com.



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.



RUTLEDGE, c. 1835. 42+/- acres, spring-fed pond, small creek and only 40 minutes from downtown Atlanta. Needing full restoration, the house is an added bonus to the acreage. Barn, fenced pasture, make perfect horse farm. \$295,000. Chris or Judy, Madison Realty, Inc., 706-342-0693. www.madisonrealtyinc.com.



WASHINGTON, c. 1790. The Cedars. Includes dramatic Victorian elements on 6 beautiful acres, partially restored, 5 BR/3.5 BA, library, formal DR and LR with stunning chandelier, expansive foyer with stained glass window, 8 fireplaces, 14-foot-ceilings, extensive moulding, wraparound porch. Featured in "The Most Beautiful Villages and Towns of the South." \$585,000. Ken Parris, Parris Properties, 404-790-1986 or e-mail ken@parris.us.



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. \$495,000.00. Owner, 912-283-7444.

Church Will “Revolve” Into a Home

Harmony Universalist Church now rests in the hands of new owners.

Located in Senoia, Ga., the 107-year-old church was last used regularly in the 1980s, though several groups have since rented it temporarily. Last year The Georgia Trust received the church as a donation from the last surviving members of the congregation.

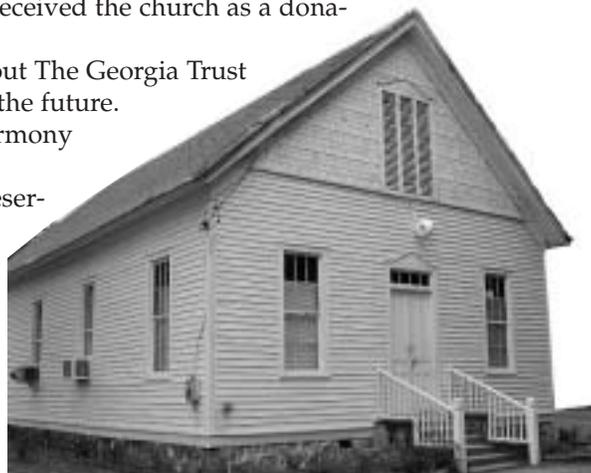
The need for roof repairs led the few remaining members to seek out The Georgia Trust to make repairs and to ensure the historical integrity of the church in the future.

Tammy and Gerald Northcutt of Riverdale, the new owners of Harmony Church, plan to transform the structure into a residence.

“Mr. Northcutt is a former pastor, and the couple was active in preservation work when they lived in New York,” said Mandy Elliott, Revolving Fund coordinator, “so restoring an old church to use as a home made perfect sense for them.”

While the pews and pulpit will be removed, the Northcutts will keep most of the building the same, adding only a few walls to form bedrooms.

—Kellen Sibley



BRANTLEY-HAYGOOD HOUSE, Sander-ville, 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. Price: \$245,500. Contact Frank White at 404-881-9980.

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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. Price: \$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. Price: \$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. Price: \$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. Price: \$89,500. Contact Frank White at 404-881-9980.

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The Georgia Trust received donations in memory of:

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Virginia and King Solomon

The Georgia Trust received donations in honor of:

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The Trust extends sincere thanks to Mrs. Janice D. Nickerson for the generous gift made in memory of Mr. Lyman L. Martin. Memorials are directed to the Endowment, thus providing the Trust with continuing long-term support.

THANK YOU!

The Trust sends many thanks to the more than 250 individuals who contributed to the 30th Anniversary Annual Fund appeal. Your overwhelming show of support generated more than \$35,000 in new revenue in support of the Trust's mission to reclaim, restore and revitalize Georgia's historic resources.

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Give the gift of membership...



...and your friends can join in the fun!



Benefits of Membership

- Free admission to the Trust's house museums.
 - One-year subscription to *The Rambler*.
 - Invitations to Rambles, the Annual Meeting and other Trust-sponsored activities.
 - Two-for-one admission to the Atlanta Preservation Center's walking tours.
- See reverse side for form and mailing instructions.*



YES! I would like to join or give a gift membership to The Georgia Trust.

Please choose a gift membership level:

\$15 Student

\$35 Individual

\$55 Family/Double

Same benefits as Individual, but allows entire household to attend Trust activities.

\$100 Sustaining

Same benefits as Family/Double, includes a one-year subscription to *Old House Interiors* magazine.

Upcoming Events You and Your Friends Won't Want to Miss:

October 18-19

Fall Ramble Through Monticello

Monticello, Ga.

Spend the weekend touring public sites and private homes in this scenic town.

November 7

Preservation Ball

"Midnight Train Through Georgia"

Biltmore Ballrooms, Atlanta

Dance the night away at this elegant historic hotel in the heart of Midtown. Enjoy live music and food from Atlanta's best caterers.

November 23-December 31

Christmas at Hay House

Hay House, Macon

Tours of the National Historic Landmark mansion decorated for the holiday season. Includes special holiday exhibits. Museum store features unique gifts, ornaments, children's toys and regional books.

March 19

Salute to American Craft Premiere Party

Georgia World Congress Center, Atlanta

Get a sneak preview of the unique artwork of the American Craft Council's Craft Show Atlanta.

April 16-18, 2004

Annual Meeting and Georgia Preservation Conference

Savannah, Ga.

Tour Savannah's historic sites and find out the winners of the 2004 Preservation Awards during the Trust's Annual Meeting weekend. Additionally, preservationists from all over the state will gather for the Georgia Preservation Conference.

Your information:

Name(s)

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State

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State

Zip

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Check enclosed

(made payable to The Georgia Trust).

Charge to my: Visa MasterCard

Account number

Expiration date

Signature as it appears on card

New member's age group:

under 30 age 30-39 age 40-55

age 56-70 over 70

Check here to receive information on Trust-sponsored activities for children.

Please fill out information requested and mail with payment to:

Membership Manager

The Georgia Trust

1516 Peachtree Street, NW

Atlanta, GA 30309

Questions?

Please call 404-881-9980 or visit

www.georgiatruster.org to join online!

APPLY NOW!

New online distance education programs in historic preservation

The Savannah College of Art and Design now offers an online graduate certificate and master of arts degree in historic preservation, in addition to B.F.A., M.Arch., M.A. and M.F.A. degree programs offered in Savannah.

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Step Out for an Elegant Evening...

2003 Preservation Ball

Friday, November 7, The Biltmore Ballrooms, Atlanta



Join Co-Chairs

Courtenay & Chip Presten and
Audrey & Greg McMenemy on...

“Midnight Train Through Georgia”

The 20th Annual Preservation Ball
featuring live music from
Houserocker Johnson & The Shadows
Tickets: \$100 each

Preservation Ball co-chairs are pictured on “The Survivor,” a vintage passenger train car owned by Atlanta restaurateur Dante Stephensen.

Call Special Events Coordinator Jennifer Hendrickson at
404-881-9980 for tickets or more information.



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