



The Rambler

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

WWII-Era Architecture Makes History

With the upcoming May dedication of the World War II Memorial in Washington, D.C., many towns will be recognizing their WWII veterans. The war's accompanying construction boom in military installations, armories and shipyards forever changed Georgia's townscape, turning tiny communities into thriving cities. And while most people don't think of structures from the 1940s as "historic," many are eligible for the National Register or are already listed.

"Because these buildings were constructed during the lifetimes of many, the need to preserve them is often overlooked," says Greg Paxton, CEO and president of The Georgia Trust.

"But these sites helped shape our world, and the jobs they created had a huge impact on the state's economy. They should be recognized and preserved for future generations."

It was an era of war and rationing, and Georgia's construction rate reflected the times. "Once things started to tighten up after December 1941, housing construction came to a halt," says Steven Moffson, architectural historian for the state of Georgia.



Architecture styles of the 1940s reflected the times, with austere exteriors (above) and simple yet abstract Art Moderne details, such as this eagle above one of the Army's garage entrances.



Marietta's Bell Bomber plant manufactured B-29s during WWII. B-1, its largest building is 4 1/2 stories tall and can fit more than 76 football fields inside.

Photo courtesy of Dr. Thomas A. Scott

During the war, most construction centered on building aircraft and military facilities. As a result, much of Georgia's architecture from the early 1940s is associated with the military.

"The Bell Bomber Plant in Marietta is probably one of our most important resources from that era," Moffson says. "It employed a tremendous number of workers and is a very large complex of buildings."

Now part of Dobbins Air Force Base, the 1942 plant cost \$15 million to build and once employed 40,000 people. The largest assembly plant, B-1, encloses more than 75

Continued on page 13



Changing the Image of Historic Preservation



Ray Christman

President & CEO, Federal Home Loan Bank of Atlanta
Chair-elect of The Georgia Trust's Board of Trustees
2004–2006

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: Christy White, *The Rambler* Editor, 1516 Peachtree Street, N.W., Atlanta, GA, 30309-2916, or call 404-885-7818.
E-mail: info@georgiatrust.org
www.georgiatrust.org

Senior Director, Development & Communications
Betsy Irby, 404-885-7803

Communications Director
Alison Tyrer, 404-885-7802

Publications Manager
Christy White, 404-885-7818

Communications Intern
Beth Freeman

Special thanks to Georgia Power for printing The Rambler.



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“Historic preservation” typically conjures up images of the elaborate Victorian mansion transformed into a bed-and-breakfast, the formerly posh downtown hotel turned office space, or the previously run-down intown neighborhood now lined with remodeled upscale homes. While these images are valid examples of historic preservation, it is time to begin including affordable housing and other community development efforts in our historic preservation images.

Older and historic neighborhoods have served generations of families well, and for good reason. By their nature, these neighborhoods provide residents with close proximity to work, shopping, schools and public transportation—benefits that new construction cannot recreate. A National Trust for Historic Preservation report cites that three-quarters of new housing has no public transportation available nearby and barely 40 percent of new houses have shopping within one mile.

In addition, historic preservation is an economical and environmentally friendly approach to affordable housing. According to the National Trust report, from 1997 to 2002 more than 44,000 units of rental housing were created under the Historic Rehabilitation Tax Act (close to 28,000 of them low- and moderate-income apartments). More than 40 percent of those housing units came from historic buildings not originally built as residential structures—warehouses, factories, department stores and office buildings. By reusing existing structures, developers added to the supply of affordable housing without adding to the problems of sprawl.

There are many issues of concern when it comes to conserving and preserving historic neighborhoods, especially when the strategy focuses on providing affordable housing. A major concern is that rehabilitation of the neighborhood will lead to gentrification rather than provide affordable housing opportunities. However, gentrification tends to occur when there is too little historic preservation, not too much. The characteristics of a historic neighborhood are attractive to people of all income brackets, yet the demand far outweighs the supply, resulting in higher housing prices. One answer to gentrification is to provide more historic preservation in more neighborhoods. Baltimore's Project 5000 is focusing

on strengthening “weak-market” neighborhoods—areas with vacant and abandoned buildings that are candidates for redevelopment. Such strategies create affordable housing through preservation and reuse while also revitalizing neighborhoods and helping existing residents maintain ownership and regain lost equity in their homes. Far from having a negative impact on low-income residents, the quality of life improves for all households.

Another concern is the cost of rehabilitation and preservation compared with new construction. A HUD-sponsored study estimates that the cost of repairing an older home with severe physical problems is \$75,000 and one with moderate problems is \$25,000. However, only 11 percent of older housing suffers from moderate or severe physical problems. While it might be possible to build something for less money than to rehabilitate a historic building, the quality certainly would not compare. Plus the intrinsic benefits, such as proximity to work, schools, shopping and public transportation, would be missing.

Historic preservation is a viable community and economic development strategy. The Main Street program, sponsored by the National Trust and implemented on a state or local level, has been one of the most powerful economic development tools in the nation. Since 1980, the program has resulted in more than 88,000 building rehabilitations and generated more than 56,000 new businesses and 226,000 new jobs in more than 1,650 communities nationwide. When cities use historic preservation as part of their “smart growth” strategy, they limit sprawl, decrease traffic problems and visual blight, and sustain long-term prosperity for their communities.

Historic preservation does not solve the affordable housing shortage, nor does it alone revitalize neighborhoods and communities. Yet, our historic neighborhoods now have a new mission—to provide homes for a new generation of citizens seeking decent, affordable housing in areas that have cultural, aesthetic, educational and social character and diversity. Through rehabilitation and preservation, we have the opportunity to offer affordable housing options, build stronger communities and create a new image of historic preservation.

Annual Fund Makes a Difference for Georgia

Like one of the many houses it helps restore, The Georgia Trust depends on a solid base of support without which the rest of the house cannot stand.

Membership alone cannot support the Trust's general operating costs—the foundation of the Trust's many initiatives. That's why many members also give through our Annual Fund.

"I've been active in preservation my whole life," says Clay Boardman, who dedicates much of his time to revitalizing Georgia's past. Boardman not only recently saved and rehabilitated Enterprise Mill in Augusta, Ga., he's also president-elect of Historic Augusta and lives in a c. 1810 Sand Hills cottage, one of Augusta's oldest homes. Mr. Boardman also supports preservation by donating to the Annual Fund.

"The Georgia Trust is one of the best preservation organizations in the country. It is very committed to its mission, but revitalizing downtowns, saving historic properties and educating our youth about preservation issues takes a lot of dedication and money," Mr. Boardman says. "Because of that, there is a great need for additional funds."

The Annual Fund supports the Trust's basic needs, so that staff has computers and design software to complete Main Street renderings; materials to seek out old homes to restore through our Revolving Fund; resource kits with which to plan future Heritage Education workshops; and phones so that we can help members with local projects and preservation issues.

The Annual Fund provides the bedrock on which the Trust's statewide work in preservation initiatives depends. Make a difference with your donation to the Annual Fund by contacting Betsy Irby at birby@georgiatrust.org or 404-885-7803, or donate online at www.georgiatrust.org.



Clay Boardman

Are You Ready for Savannah?

If you haven't made plans to attend The Georgia Trust's Annual Meeting and State Preservation Collaborative April 16–18 in Savannah, get on board today. It's the perfect chance to renew friendships, meet other preservation-minded Georgians and learn how the Trust has been making a difference during the last year. Enjoy member dinners, take part in citywide Rambles, and witness the Preservation Awards and election of new officers and trustees.

Founded in 1733, Savannah continues to undergo revitalization and substantial renovation. Experience the

city's preservation efforts first-hand on this year's Ramble, which offers several opportunities to view houses undergoing preservation efforts, a visit through more than 25 private historic homes and sites, a kid-friendly excursion to Tybee Island and nearby forts, or a trip to Ossabaw Island and its tabby structures, which recently received a Save America's Treasures grant (*see page 6 for details*).

Several Trust receptions and dinners will take place among the city's 21 squares, including a reception at c. 1937 Orleans Hall, a Heritage level reception at the Harper-Fowlkes House in Orleans Square and dinner for all Trust members Saturday night in c. 1851 Forsyth Park. Other events include cocktails at the nearby Horstman Home and dinner at the Roundhouse Railroad Museum.

To register for the Annual Meeting or to sign up for a tour, contact Natalie Perrin at 404-885-7806, then get ready to see a new side of historic Savannah.



See preservation in action and visit family-friendly sites such as Tybee Island, plus more than 25 private historic homes at the Annual Meeting Rambles.

Calendar

March 19

Salute to American Craft

Georgia World Congress Center, Atlanta
This premiere party is the Trust's largest fund raiser and your opportunity to be the first to view the craft art of more than 200 talented artists showing at the American Craft Council Show Atlanta. Call 404-885-7812 for details.

March 19-28

Cherry Blossom Festival at Hay House

Hay House, Macon
Special extended tours 9 a.m. to 5 p.m. seven days a week. Tours every half hour. Group rates available. (478) 742-8155 for reservations.

April 3 & 4

Hay House Behind the Scenes Tours

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

March 24

Atlanta Symphony Orchestra concert

Rhodes Hall, Atlanta
As part of Rhodes Hall's Centennial Celebration, the ASO will present a brass quintet concert. 7 p.m. \$15. Call 404-885-7819 for details and reservations.

April 14

"Off Peachtree Street: The Pattern Book Houses of Leila Ross Wilburn, 1914–1966"

Rhodes Hall, Atlanta
As part of Rhodes Hall's Centennial Celebration, Martha Teall, director of education for The Georgia Trust, will talk about the architect's pattern books. To make reservations, call 404-885-7819.

April 16-18

Annual Meeting and State Preservation Collaborative Savannah

Join The Georgia Trust for its Annual Meeting to tour the area, find out the latest preservation news in Georgia, watch the 2004 Preservation Awards and more. Please see story at left for details.

Ramble Through Hills and History

Spring Ramble spotlights Whitfield and Murray Counties Friday and Saturday, June 4 – 5

Dalton is often called the Carpet Capital of the World, but that doesn't mean that's all there is to this bustling North Georgia town. Nestled beside the carpet mills rests a vibrant downtown and dozens of sites teeming with history, just waiting to be explored on The Georgia Trust's Whitfield-Murray Ramble, June 4 – 5, 2004.

This spring's Ramble takes place in the hometown of Trust members Nancy Carter Bland and Mose Bond, and for the first time in three years will revert back to a Friday and Saturday event.

Located in the Appalachian foothills, Dalton has a diverse past. Cherokee Indians populated the area until 1831, when President Andrew Jackson relocated them to Oklahoma. The mountain town received its name in 1847 in honor of founder Edward Dalton White.

On Friday, start your journey through Murray County at the Chief Vann House, the former home of Cherokee Indian Chief Joseph Vann, who recruited Moravian missionaries to teach the tribe's children. Later, dine at Carter's Quarter, the home of Trust member Nancy Carter Bland.

Saturday's tour through Dalton and the surrounding Whitfield County begins at the Historic Wink Theater. Take a walking tour of historic Thornton Avenue, then visit Prater's Mill and the Dalton Depot, the center of 1840s Dalton.

Civil War buffs will have much to see, as Gen. Sherman's Atlanta campaign began in Whitfield County when Union troops encountered Confederates at Tunnel Hill. Today, Whitfield County features National Register nominees Jolly



Designed as a small-town version of Atlanta's Fox Theatre, Dalton's Wink Theater is the only example of Art Moderne architecture remaining in North Georgia.

House, Stanley House and the 1850 Clisby-Austin House, Gen. Sherman's headquarters during the battle of Dalton.

Get to know Dalton for more than its carpets. Look for your invitations in late April. For additional information, visit www.georgiitrust.org.

The Trust Has a New Look!

Notice anything different about the Trust's Web site? Along with a new look, our recently redesigned site—still at www.georgiitrust.org—is jam-packed with news about the organization and historic preservation, all in an easily navigable format.

While you can still find information on the Main Street, Revolving Fund and Heritage Education programs, you can now also find special information for historic home owners and preservation professionals as well as more coverage of current preservation issues.

Other new additions to the site include expanded information on upcoming events and details on how you can get involved in preserving Georgia's history. So take a few minutes to familiarize yourself with the new site—we hope you'll like what you see.

This site was created for members and others interested in historic preservation and is a work in progress. Tell us what you think! Whether it's praise, criticism or even detailed suggestions to make the site more user-friendly, we want to know. E-mail your suggestions to cwhite@georgiitrust.org.



Let us know what you think about our recently redesigned Web site!






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Strengthen Business Ties and Learn More About Preservation

Are you reading this newsletter not just because you love preservation, but also because it's your job? Join the Industry Council, designed to provide opportunities for firms and companies with a professional connection to preservation, economic development and smart growth.

"We have programs and networking opportunities that appeal to architects, construction managers, craftspeople, environmental specialists, interior designers, architectural historians, preservation attorneys and preservation consultants," says Tony Aeck, chair of the Industry Council and principal of Lord, Aeck & Sargent Architecture.

Learn about the latest restoration technology, develop business opportunities, meet owners of landmark properties and get involved in current preservation issues and state legislative activities related to your field.

Benefits include networking and new business opportunities, discounted registration for statewide Preservation Conferences and to the Trust's annual Legislative Reception, invitations to Trust events and listing of your company's name in the Annual Report and two issues of *The Rambler* (see page 16).

This year, Industry Council members receive an added advantage with an invitation to participate in the Georgia Trust Annual Meeting and State Preservation Collaborative April 16 - 18, where you'll have the opportunity to attend

workshops and earn professional development units.

"Preservation is a multidisciplinary field that requires input from a lot of different angles," Aeck says. "The more the Industry Council reflects the diversity of preservation, the stronger impact we can have on saving Georgia's historic resources."

For more information or to download an application form, go to www.georgiatrust.org/preservation_resources/professionals.htm. For details about attending the State Preservation Collaborative, contact Glen Bennett at 404-885-7804.

Why Be a Part of the Industry Council?

- * Discounted registration for Georgia Preservation Conference
- * Discounted registration to the Industry Council training during the Georgia Preservation Conference (offers education credits)
- * Free individual memberships to employees in your company
- * Advertising in *The Rambler* (to more than 8,000 per mailing 6x/year); company listing in two issues; free subscription
- * Special mailings and e-mails of interest to Industry Council members such as: legislative bulletins, information on historic properties for sale, and invitations to lectures and other events.
- * Invitations to the Trust's annual legislative reception and national congressional lobbying day.
- * Free admission to the Trust's three house museums
- * Invitation to two annual Rambles and the Annual Meeting
- * Inclusion on the Trust's referral list of skilled preservation practitioners

Who Should Join the Industry Council?

- | | | |
|----------------------------|-----------------------------|------------------------------|
| * Archeologists | * Contractors | * Interior Designers |
| * Architects | * Craftspeople | * Landscape Architects |
| * Architectural Historians | * Developers | * Photographers |
| * Attorneys | * Engineers | * Planners |
| * Building Owners | * Environmental Specialists | * Preservation Consultants |
| * Conservators | * Finance Institutions | * Building Product Suppliers |
| * Construction Managers | * Insurance Companies | * Real Estate Professionals |

New State Tax Credit Goes Into Effect

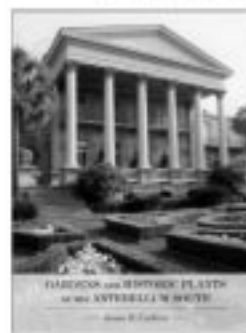
Good news for those planning to rehabilitate a historic building this year. The recently instituted State Income Tax Credit Program for Rehabilitated Historic Property now allows up to \$5,000 in a state tax credit for the substantial rehabilitation of both residential and income-producing historic buildings.

The program, which The Georgia Trust for Historic Preservation helped shepherd through the General Assembly in 2002, is administered by the Historic Preservation (HPD) Division of the Georgia Department of Natural Resources in cooperation with the Department of Revenue.

To qualify, residential or commercial properties must be eligible for or listed in the National Register and meet HPD's Standards for Rehabilitation. At least 5 percent of qualified project costs must be spent on the building's exterior, and the project must have begun in 2004.

For additional details on how to qualify or for more information on preservation tax incentives, visit www.gashpo.org, call 404-656-2840 or contact Glen Bennett with The Georgia Trust at 404-885-7804.

Gardens and Historic Plants of the Antebellum South



James R. Cothran

cloth, 9 x 12, 344 pgs
142 color illustrations
21 halftones
27 line art
\$49.95
1-57003-501-6



Gardens and Historic Plants of the Antebellum South is a beautifully illustrated volume that features botanical prints, lithographs, garden plans, historic photographs, and contemporary photography to reveal the rich garden history of the South. James R. Cothran invites plant enthusiasts, gardeners, and individuals interested in the history of the South to experience the glorious gardens that flourished in the region from 1820 through 1860.

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STATEWIDE

Historic Preservation Goes to School

The Georgia Board of Regents has received a \$180,000 grant from the Getty Foundation to formally incorporate historic preservation into the University System of Georgia's master planning initiatives.

As one of the top four largest university systems in the nation, the University System of Georgia (USG) has more than 700 buildings eligible for the National Register. The university system currently uses a master template to guide the planning process at each of its 34 campuses.

Unfortunately, the current template does not officially incorporate historic preservation into its planning process, notes Michael Miller, program manager and architect for the Office of Facilities at the Board of Regents. Many historic buildings sit vacant, with their potential wasted because funds have been unavailable to properly assess and incorporate the structures into future campus development.

According to a 1993 study by the Georgia Historic Preservation Division of the Georgia Department of Natural Resources, the major threat to historic buildings owned by the Board of Regents is the growth of the schools themselves. Most campuses are surrounded by other development, so expansion is limited. Often, that requires new buildings and parking lots to be constructed on existing property, which sometimes results in the demolition of older buildings.



Milledgeville's Georgia College & State University will be one of the first campuses to benefit from the Getty Grant.

The Getty Grant, however, will allow preservation activities to be incorporated into each campus's master planning template to ensure such buildings are reincorporated into the fabric of student life.

The grant provides for implementing a pilot program at the Georgia College and State University in Milledgeville. A

mid-sized school with more than 30 historic structures, the campus can be used as a model for Georgia's other schools.

The school has committed \$150,000 in institutional planning funds to update its original campus master plan and comprehensively integrate a historic preservation plan, which includes context assessment, identification of historic resources and district boundaries, nomination of eligible resources to the National Register of Historic Places, archeological assessment and building condition assessments.

"Our goal is to gradually incorporate historic preservation into other campuses' master planning," Mr. Miller says.

The Getty grant has had an immediate effect on other state colleges eager to protect their own campus's history. Several schools, including Georgia Tech and Valdosta State, have already approached the board for help revising their existing master plans, and will use the suggestions gleaned from the Getty grant work at Milledgeville to start incorporating individual historic buildings into their own planning sessions.

COAST

Tabby Treasures Saved With National Grant

A national program to protect America's threatened cultural treasures has awarded the Ossabaw Island Foundation \$400,000 to restore the Golden Isle's North End Plantation tabby buildings to their pre-Civil War appearance.

The Save America's Treasures matching grant will be used to repair roofs and remove structure alterations in hopes of using the restored houses for educational purposes.

"Our hope and dream when we finish is to be able to interpret slave life on Ossabaw and use the buildings to talk about the institution of slavery as it relates to American history," says Elizabeth DuBose, Foundation Coordinator for the nonprofit.



Structural alterations such as porches and glazed windows will be removed from the three former slave cabins using the Save America's Treasures grant.

The former slave cabins are some of the few remaining vernacular buildings constructed of the indigenous concrete called "tabby," an aggregate composed of oyster shells, sand and

lime. During the 18th and 19th centuries, tabby construction was popular along the Southeastern U.S. coast, but more modern construction methods made tabby obsolete. Standing slave cabins are just as rare—fewer than two dozen are currently listed on the National Register.

"Most surviving tabby slave houses in Georgia and neighboring Florida and South Carolina are in ruinous condition, generally with just remnants of the tabby walls still standing," notes Ms. DuBose.

The tabby cabins were continually used through the 1980s, so the 200-year-old buildings are in remarkably good condition. Previous tenants added glazed windows, front porches, wood

AUGUSTA

Old Medical College Building Awaits Repairs

When it comes to saving historic sites, preservationists must often rally public support to fund major restoration endeavors. But time's hand has a way of digging deep into a building's cracks and crevices. Once a structure is "saved," building owners are often left scrambling to stave off additional damage while maintaining restoration efforts with little help and few funds.

Such is the case with the c. 1835 Old Medical College Building in Augusta. Designed by noted architect Charles B. Cluskey, it served as the Medical College of Georgia's home until 1912. Over the years, the National Historic Landmark was leased to several other organizations and is currently used as a special event site. The building is also significant for its architectural features. "It's considered one of the finest Greek Revival designs in the state," says Erick Montgomery of Historic Augusta, Inc.

Despite a 1989 rehabilitation, which earned it a Preservation Award from The Georgia Trust, the building requires constant maintenance. While previous work included mending a roof leak, for example, standing water is now trickling through porous seams and dripping down interior walls, staining walls and carpets in its path.

Other ongoing maintenance includes repair of the elevator, windows, plumbing and electrical systems. "Everything that goes on in your home has to go on in an old building, except you can add about 200 more years to the age of the building," says Jim Osborne, CEO and president of the Medical College of Georgia Foundation, which leases the structure and is responsible for its upkeep.



Structures such as Augusta's Old Medical College Building must undergo constant maintenance so that previous restoration efforts are not in vain.

"I think the issue at hand is the condition of the building and trying to figure out how the Medical College can keep it from getting any worse," adds Mr. Montgomery. "Of course, they need money to do that."

The Foundation currently receives about 33 percent of the total maintenance repair costs from contributions; the rest must come from the not-for-profit corporation itself.

"We're constantly having to shift funds that we would prefer to put into scholarships, endowed chairs and our educational mission," Osborne says. "It's always a conflict because we also want to preserve the Old Medical College."

To find out how you can help with ongoing Old Medical College Building restoration efforts, call 706-721-9325 or e-mail josborne@mail.mcg.edu.

floor joists, kitchens and exterior plumbing to modernize the houses. The grant will fund removal of such alterations to bring the tabby buildings back to their original appearance.

The foundation plans to use these restored buildings as part of a larger education initiative.

"Visitors will be presented a realistic understanding of slave houses, yards and life on a plantation," Ms. Dubose says. "Using the information known about Ossabaw slaves, such as an 1812 slave list, plantation journals, letters and diaries, an accurate and comprehensive interpretation of slave life will be centered around the restored houses."

The initial concept includes recreating an 1840s interior in one of the tabby structures through which visitors can walk; another restored completely to be observed from outside

Protecting Georgia's First Heritage Preserve

Just 20 miles south of Savannah, Ossabaw Island is the state's third largest barrier island. The 26,000-acre Golden Isle is solely accessible by boat and only a set number of people may visit the island at a time, which helps to preserve the island's historic resources and delicate ecosystem.

The island was designated as Georgia's first heritage preserve when Eleanor Torrey-West transferred it to the State of Georgia in 1978. In 1996, it was named to the National Trust's list of America's 11 Most Endangered Historic Places. The island has more than 230 archaeological sites dating back to the prehistoric era, dozens of burial mounds and several structures from its plantation period.

While the Save America's Treasures grant will help restore the island's tabby buildings, much more funding is needed to preserve the island's other structures, including the 1924 Mediterranean Revival-style Torrey-West House, the c. 1876 Clubhouse and an early 20th-century Craftsman-style boarding house.

To learn more about how to help preserve the island's history, e-mail the Ossabaw Island Foundation at info@ossabawisland.org.

but closed to the public; and the third to house artifacts such as African trading beads found on a recent area dig. For more information about the

Foundation and Ossabaw Island, which will be featured in a tour following the Annual Meeting, visit www.ossabawisland.org.

AROUND THE HOUSES



RHODES HALL

Historical Lectures, Symphony Come to Rhodes Hall

You're invited to help Rhodes Hall continue to celebrate its centennial in March and April with several lectures and a symphony concert at the house.

On March 24, the Atlanta Symphony Orchestra will present a brass quintet concert at the house. The event includes cocktails and an opportunity to chat with orchestra members and other guests.

Noted architect Leila Ross Wilburn was one of only two Georgia women to work at the turn of the century in the male-dominated architecture field. Ever since her first commission, the three-story YMCA gym at what is now Woodward Academy, Wilburn made a sizable contribution to Atlanta's architectural map. Today, she is best known for her Craftsman-style homes in Atlanta's Druid Hills, Ansley Park and Candler Park areas. She believed affordable and solidly designed homes should be available to the masses, and so created a series of pattern books from which people could choose a design and purchase construction plans.

On April 14, Martha Teall, director of education for The Georgia Trust, will talk about Wilburn and her pattern books in "Off Peachtree Street: The Pattern Book Houses

of Leila Ross Wilburn, 1914-1966."

All events featured here begin at 7 p.m. For more information or to make reservations, call 404-885-7819 or visit www.rhodeshall.org.



Leila Ross Wilburn

Does Your Child Love Architecture?

Camp Preservation, which gives kids an inside look at the world of architecture, urban planning and historic preservation, will be held July 14-18. Sponsored by Rhodes Hall and the Atlanta Preservation Center, the camp provides hands-on preservation experience, with tours of Rhodes Hall, Grant Mansion, Ansley Park, Grant Park and an Atlanta architectural firm. Kids will also get to build their own city, and are encouraged to understand how both past and present buildings affect the surrounding community and make it a better place to live.

Admission for the week is \$100 for Trust or Atlanta Preservation Center members, and \$120 for non-members. For more information or to register, call 404-885-7800.



HAY HOUSE

Macon Gardens, Mansions and Moonlight

Hay House is expanding this year's Secret Gardens and Historic Homes event to include a candlelight homes tour as well as a new open-air garden market, April 30-May 2.

"Macon Gardens, Mansions & Moonlight" will include a tour of nine gardens in the Shirley Hills National Historic District and four private homes and their gardens in the intown Macon National Historic District; a candlelight tour of private homes and gardens in the Vineville National Historic District; and an open-air garden market on the grounds of Hay House.

From a backyard retreat's colorful butterfly bushes teeming with swallowtails and monarchs to an Italian Renaissance cottage's pergola covered in sweet jasmine, Secret Gardens visitors will delight in the Shirley Hills' garden treasures. Visitors can also

roam John Porter's 1920s fairyland gardens at an Italian mansion that was once the home of P.L. Hay, Jr., son of the last owner of Hay House.

The 3rd annual Hay House Historic Homes Tour includes an 1887 mansion and carriage house remodeled by J. Neel Reid in 1907 and a c. 1865 early



Photo courtesy of Al Godfrey

Wendy Rollins, Angie Rollins and Betty Brown discover the treasures behind the garden gates at last year's Hay House Secret Gardens tour. The event is once again named a Top 20 Event in the Southeast by the Southeast Tourism Society for 2004.

folk-Victorian style cottage built by the Tracy family of Anne Tracy Johnston, wife of Hay House builder William B. Johnston.

The new candlelight tour will feature three charming residences in Macon's Vineville National Historic District, named for the Muscadine grape vines that once thrived in the area.

Don't miss shopping at Hay House's open-air garden market, which features personally selected growers, garden antiques, garden furniture, and gardening demonstrations and seminars, including a seminar from an HGTV celebrity gardening expert on Saturday, May 1.

As a bonus, ticket holders will receive a free tour of Hay House during the weekend; purchase tickets before April 28 for a reduced rate. For ticket prices and tour times, contact Hay House at 478-742-8155 or visit www.hayhouse.org. Events benefit the operation of Hay House.

THE GEORGIA TRUST PHOTO GALLERY



Advocacy in Action: Georgia Trust President & CEO **Greg Paxton** speaks with **Governor Sonny Perdue** and HPD director **Ray Luce** (far left), and chats with the Atlanta Regional Commission's **Maurice Ungaro** (second from right), **Carlotta Franklin**, and State Representative **Doug Stoner** at the Georgians for Preservation Action reception Feb. 12 at the Freight Depot in downtown Atlanta.



Hay House Bids Docent Adieu: Hay House docents **Sally Morgan** (left) and **Wendy Rockett** (right) visit with fellow docent **Chad Caldwell** at a Hay House staff holiday luncheon in Macon. Chad began working at Hay House nearly three years ago as a member of the rental staff, then moved into conducting tours. A medical assisting program student at Central Georgia Technical College, Chad left Hay House at the end of December for an internship in a doctor's office. Consistently praised by the public for his tours, Chad will be missed.

A Landmark Night: The Georgia Trust's Board of Trustees chair-elect **Ray Christman** (right) visits with Rep. **Mary Margaret Oliver** (left) and **James Reap** and his wife **Carol** at the Landmark Dinner Jan. 27 at the Inman Park Trolley Barn. The yearly event honors those in the Landmark membership level and higher.



PAID ADVERTISEMENTS



BALL GROUND. The Anderson House is situated on one acre and meets criteria for the National Historic Register. Renovated and ready to move in! Highlights include 10' ceilings on main floor, 100-year-old pine floors in dining room, wraparound porch, 4 outbuildings and much more. For information please call Tricia at 678-486-2124 or Lisa at 404-428-2400.



BYRON, c. 1906. Bass-Vinson House. Historic 2-story, 3,800-sq.-ft. living space, wraparound front porch, 1-acre lot with option to buy adjoining lot. 5BR/2BA, foyer, living, dining, updated kitchen, laundry room, large center hall with staircase, 9 fireplaces with beautiful mantels, pocket doors, and heart pine floors. Detached 4-car garage with fenced side yard. 8 minutes south of Macon. \$350,000. Roger or Sherry Sears, 478-956-6050 or 478-621-1572.



EATONTON, c. 1810s, 1840s, 1880s. Gothic Revival Jenkins House on 11+ acres landscaped in 1909 by Augusta National's Berckmans Co. Beautiful plaster medallions, crown mouldings, graining, marble mantels, heart pine throughout, 12' ceilings, 14 rooms, 6 porches, 2 outbuildings. New wiring, plumbing, roof and structural repairs; awaiting your decoration. Romantic gem 1 hour east of I-285. REDUCED to \$449,000. Owner, 706-342-3700.



EUHARLEE, 1906. Renovated farm house with 5 acres of pasture. Modern detached oversized 2-car garage. 3BR/2BA. Close to Cartersville and Emerson. \$214,900. Contact Mary Ford Agraz or Rick Agraz, Coldwell Banker, 678-594-2827, ragraz@earthlink.net.



MACON, 1929. "Villa Teresa," designed by Philip Schutze and restored to today's standards. 1 hr. from Atlanta, the Italian-style house features hand-painted wallpaper and woodwork by Menaboni, trompe l'oeil, marble floors and baths, gourmet kitchen, reflecting pool, and goldfish pond in hidden boxwood and camellia garden. Guesthouse overlooks pool with spa. \$1.625 million. Trudie Sessions, 478-742-4499 or tsessions@sheridansolomon.com.



MADISON, c. 1853. Simply charming Greek Revival home on North Main Street. 3 large BR/2.5BA, great closets. Formal living and dining rooms, renovated kitchen, den, wonderful sun porch enclosed or open-air. Separate 2-car garage. Just under 1 acre with cottage garden and large backyard with fruit trees. \$409,000. Call 706-342-1504 or james.orr@sablaw.com.



MADISON, c. 1875. Renovator's dream surrounded by 171 acres. Large historic house with new roof; wrap-around porch overlooks 10-acre lake and shoals. Barn/carriage house built using 1869 depot windows. Adjacent cabin overlooks lake. Unique and beautiful property. Barbara Groover, 706-342-3207 ext. 207, Baldwin Realty, Inc.



MADISON, late 1800s. This bed-and-breakfast inn is comprised of three homes, with two linked by veranda and one across the street currently used as its office (see ad at right). Commercial kitchen, 40-seat dining room, 7BR/7BA. \$795,000. Contact Mary Ford Agraz or Rick Agraz, Coldwell Banker, 678-594-2827, ragraz@earthlink.net.



MADISON, 1900. House serves as home and office for bed-and-breakfast across the street (see ad at left). Can be sold separately for \$250,000. Zoned for O & I, currently residential. \$795,000. Contact Mary Ford Agraz or Rick Agraz, Coldwell Banker, 678-594-2827, ragraz@earthlink.net.

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MADISON, c. 1900. Renovated in the 1980s, this house currently features 3 1BR/1BA rental units and 1 2BR/2BA unit plus efficiency. Historic area, can be converted to residential. \$385,000. Contact Mary Ford Agraz or Rick Agraz, Coldwell Banker, 678-594-2827, ragraz@earthlink.net.



MADISON, 1870. Renovated in the 1980s, the property features 5 1BR/1BA units plus 1 efficiency unit. Sold with adjoining property at 204 Thomason that has two 2BR/1BA units plus one studio unit (see ad at right). Can be converted back to single-family residential. Located at 172 N. Second Street. \$440,000. Contact Mary Ford Agraz or Rick Agraz, Coldwell Banker, 678-594-2827, ragraz@earthlink.net.



MADISON, 1905. Sold with property at 172 N. Second Street (see ad at left). Both houses together have eight rental units with parking. Can be converted to residential. Zoned O & I. \$440,000. Contact Mary Ford Agraz or Rick Agraz, Coldwell Banker, 678-594-2827, ragraz@earthlink.net.



MARIETTA, c. 1872. This 4,000-sq.-ft. Second Empire home offers 12' ceilings and gracious living in a peaceful, beautiful residential neighborhood. One of Marietta's oldest homes has been fully restored, with 5BR/5.5BA, library, formal dining room and living room, 6 fireplaces and a 2-car detached garage. Featured in June 2000 *Victorian Homes* magazine and currently operated as a B&B. \$595,000. Joe Mertes, 770-419-1688.



MILLEDGEVILLE, c. 1806. This plantation plain is one of the oldest residential structures in Georgia's antebellum capital and has been meticulously restored by present owners. Exquisite mantels and woodwork, four fireplaces and lovely staircase—well-chronicled. Call Lynda S. Banks, Broker, Wright Banks Realty, 478-452-7427.



MILLEDGEVILLE, c. 1810. Elegant home in historic district, located just one block from Old Governor's Mansion. Home has been meticulously restored—winner of Milledgeville Historical Society's Heritage Award in 2000. 3BR/2BA, beautiful landscaping, stamped concrete driveway and picket fence. Call Lynda S. Banks, Broker, Wright Banks Realty 478-452-7427.



MILLEDGEVILLE, c. 1820. Jordan-Calloway House. Originally built as a Federal/Greek Revival with Victorian touches added in the late 1800s. The Marquis de Lafayette reviewed troops from the upstairs balcony on the occasion of his visit here in 1825. Ready for restoration. Call Lynda S. Banks, Broker, Wright Banks Realty. 478-452-7427.



MILLEDGEVILLE, c. 1825. Beautiful restoration in historic district described as having "powerful but simple lines"—change simple to "simply" and add "magnificent"! Twin parlors, dining room, butler's pantry, kitchen, den, 5 BR/5.5BA, sunroom, gorgeous terrace, incredible gardens, reflection pool. Call Lynda S. Banks, Broker, Wright Banks Realty 478-452-7427.



ROME, c. 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' 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.

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SPARTA, 1870s. Enchanting home with added Victorian and Gothic details. 4-5BR/2BA, 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.



TENNILLE, c. 1900. Beautiful Victorian in middle Georgia has heart pine décor, original stained glass windows and a 1+ acre lot with 8 large pecan trees. The recently refurbished 3,585-sq.-ft. home won a Georgia Trust Preservation Award for Excellence in Restoration in 2002. Call Lynda S. Banks, Broker, Wrights Banks Realty, 478-452-7427.



WAYCROSS, c. 1885. Queen Anne mansion, 5,000-sq.-ft. on National Register. Beautiful total restoration w/the finest; on many tours. Wraparound porch, exquisite staircase w/matching lady newel post lamps, ornate ceiling, fretwork, lots of stained glass, period lighting, 4-5BR/3BA, 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.

WWII-Era Architecture

Continued from page 1

acres. The factory created more than 650 B-29 bombers, which played a major role in the United States' WWII victory.

The plant turned sleepy Marietta into a booming town north of Atlanta. New water and gas pipe were laid through Cobb County to accommodate the population growth, which doubled due to the plant's opening. Once the war ended, however, the Bell Aircraft Company closed its doors. The building was resurrected by Carmichael and Lockheed Corporation in 1951, and today is incorporated into Dobbins Air Force Base. Lockheed-Martin now uses the plant to manufacture F-22s.

The aircraft hangar at Souther Field outside Bainbridge was constructed during WWII and used as a training base for military pilots until the 1960s. Since then, the municipal field has been used mainly for private planes and crop dusters.

Although the hangar itself is in structurally good condition, it still needs repairs such as fixing the roof and replacing the lighting. The Chattahoochee Historical Commission recently received a matching grant to assess the scope of future rehabilitation efforts. Talks of the hangar's future use include housing an air base museum and providing office, conference and meeting space.

Such WWII-era sites have been operated almost continually as originally intended. But that's not always the case. In Elberton, the Rock Gym National Guard Armory has recently languishing unused. The three-story structure was built in 1941 as the headquarters of Company I, 122nd Infantry. It came by its nickname honestly: its floor is supported by 42 granite columns, and the entire building inside and out is finished in granite.

After the military moved to a new armory facility in 1956, local schools used the auditorium for dances, plays and basketball games until 1976, when they, too, moved into new facilities. By 1991, the armory was completely abandoned, with knocked-out windows, a leaky roof and severe interior damage.

In 2002, Elbert County government proposed to demolish the armory, but a grassroots effort stepped in to save it. The historical society and the Downtown Development Authority are currently seeking grants to rehabilitate the armory for use as a museum and meeting space for local organizations.

If the TEA-21 grant is awarded, restoration will include converting the lower level into a transportation museum, featuring photos, memorabilia, military vehicles and artillery anti-aircraft guns on display. The upper level's auditorium would house up to 700 guests for banquets, flower shows, town hall meetings and other large group gatherings. Elbert County has promised \$150,000 in in-kind matching funds for landscaping and parking surrounding the auditorium.

What Georgia WWII-era sites hold meaning for you? Tell us your stories by e-mailing cwhite@georgiatruster.org.

The Liberty shipyard outside Brunswick is another abandoned site that once played a critical part in WWII. The legendary Liberty Ships were used by the U.S. Merchant Marine as cargo vessels and ferries, and played a significant role in the surprise attack on the Germans at the Battle of the Bulge.

During the war, more than 16,000 people were employed to build the nearly 100 3,500-ton Liberty Ships, yet today, little remains but an empty field. Once the Germans and Japanese surrendered, the ships were no longer needed. In 1945, the last ship was launched and the shipyard was closed.

These structures are prime examples of sites commonly perceived as not

old enough to be historic. Yet the National Historic Preservation Act of 1966 notes that properties 50 years old—and occasionally less than 50—may meet the criteria for "historic," and such buildings are all around us.

More and more, preservationists are looking at WWII-era construction—even post-War construction—with a new eye and an awareness that it may take action to preserve places many of us have taken for granted. For more information on historic eligibility, visit the Trust Web site at www.georgiatruster.org.

Fly high with aircraft preservation

Several aircraft built for WWII have also been carefully restored and are now on display. The recently opened Museum of Aviation in Warner Robbins is the second largest museum in the U.S. Air Force. The museum showcases the PT-17 Kaydet and the TG-4 Glider, both used during WWII.

Near Atlanta's Hartsfield-Jackson airport, the Delta Air Transport Heritage Museum includes a completely restored DC-3 on display. One of Delta's first passenger aircraft, it carried 21 passengers at 170 miles per hour on its inaugural flight from Atlanta to Birmingham, Ala. Current and former Delta employee volunteers spent more than 10,000 hours to restore the plane down to the color of its seats. Their efforts won them a Georgia Trust Preservation Award for Outstanding Achievement in 2000 and a National Preservation Honor Award from the National Trust in 2001. (See the Nov./Dec. 2001 and May/June 2000 issues of *The Rambler* for more on its restoration.)



Delta's Transport Heritage Museum features this completely restored DC-3, which won a Georgia Trust Preservation Award for Outstanding Achievement in 2000 and a National Preservation Honor Award from the National Trust the following year.

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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 404-885-7807.

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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, including 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 404-885-7807.



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 404-885-7807.



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. \$198,500. Contact Frank White at 404-885-7807.



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 404-885-7807.

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Sure you've seen the wildlife, teacher, even Georgia Bulldog license plates—you may even own one yourself. But you probably haven't spotted any historic preservation license plates on your drive home.

That could change soon. The state Senate recently passed Bill 407, which will establish a special license plate to benefit historic preservation funding. As of press time, the bill is in the House Motor Vehicles Committee and is awaiting a vote.

Net proceeds from the \$25 plates will help fund Georgia's historic preservation efforts through the Historic Preservation Division's Georgia Heritage Grant program. "The license plates will help us preserve more buildings that would otherwise be lost," says Ray Luce, HPD director. "Plus they're almost like a moving billboard across the state, reminding people about the importance of historic preservation."

But there's a catch. The bill requires the pre-sale of 1,000 license plates to commission their design and production. Show your support—call Vivian Pugh at 404-651-5177 to order your license plate.

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Making preservation license plates a reality depends on you. To fund the plates' design and production, at least 1,000 people must pre-order the \$25 tags. Be one of the first to help bring more public awareness to the issue while also showing your support for preservation. Call HPD at 404-651-5177 to pre-order your license plate.

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