

The Rambler

The Publication of The Georgia Trust for Historic Preservation
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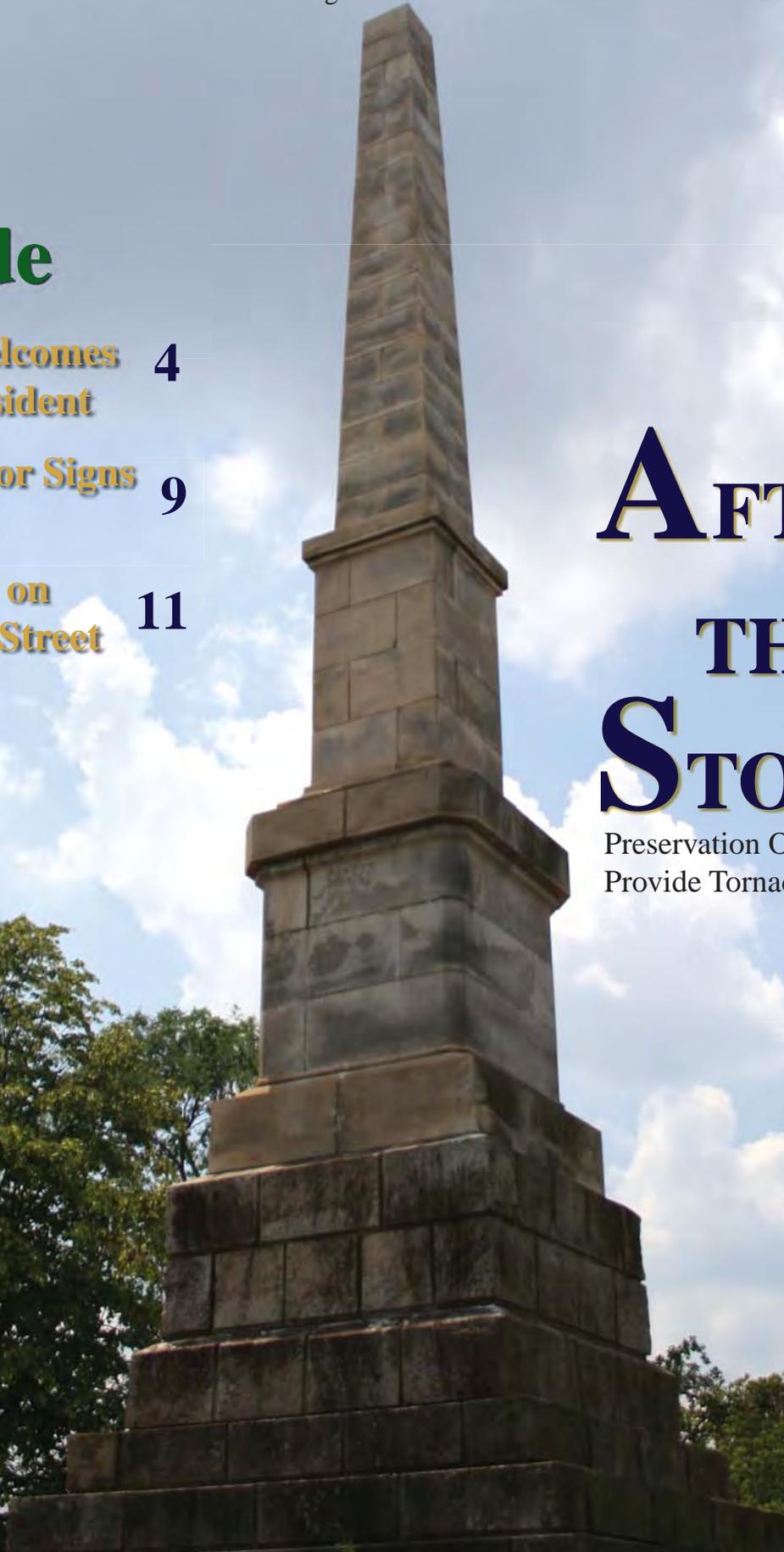
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The Rambler is a publication of The Georgia Trust for Historic Preservation, one of the country's largest statewide preservation organizations. The Trust works to protect and preserve Georgia's historic resources and diverse cultural heritage.

The Rambler seeks to increase public awareness and understanding of preservation's economic impact on community revitalization and quality of life by highlighting current challenges, recent success stories and how the Trust is active in Georgia's preservation efforts statewide.

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The Rambler.

Cover: Oakland Cemetery, Atlanta

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Mark C. McDonald
President & CEO of The Georgia Trust

DEAR MEMBERS OF
THE GEORGIA TRUST,

I am so pleased to have the tremendous opportunity to work with the loyal membership of The Georgia Trust in preserving our state's historic cities, communities, neighborhoods and sites. Since 1973 The Georgia Trust has dedicated itself to this calling and the results have been overwhelming. Georgia has been a national leader in community revitalization and the restoration of landmarks such as Hay House and Rhodes Hall.

It is an honor to follow in the footsteps of Greg Paxton, who after 27 years of service has left our organization in an excellent position to lead preservation in the future. I would like to thank Ray Christman who has served as interim president and our Chairman of the Board of Trustees and Mike Starr for his leadership and the confidence he has shown in me.

It is an exciting time to be at The Georgia Trust. We have just concluded a \$7 million capital campaign for restoration work at the Hay House and interesting work has begun there. We are also in the midst of making historic Rhodes Hall accessible to disabled persons by the installation of an elevator. Finally, thanks to a \$140,000 grant from the National Trust for Historic Preservation, we are kicking off a new program called *Partners in the Field*, which will enhance our abilities to provide preservation service at the grassroots level.

As I embark on this exciting challenge, I hope you will contact me with your ideas, concerns or preservation needs. The backbone of The Georgia Trust is our membership and I want to be in touch with each of you as much as possible.

I look forward to working with you as we continue and expand preservation all across our beautiful state.

Yours Truly,

A handwritten signature in blue ink that reads "Mark C. McDonald".

Mark C. McDonald
President & CEO of The Georgia Trust



RHODES HALL

MYSTERY COMES TO RHODES HALL

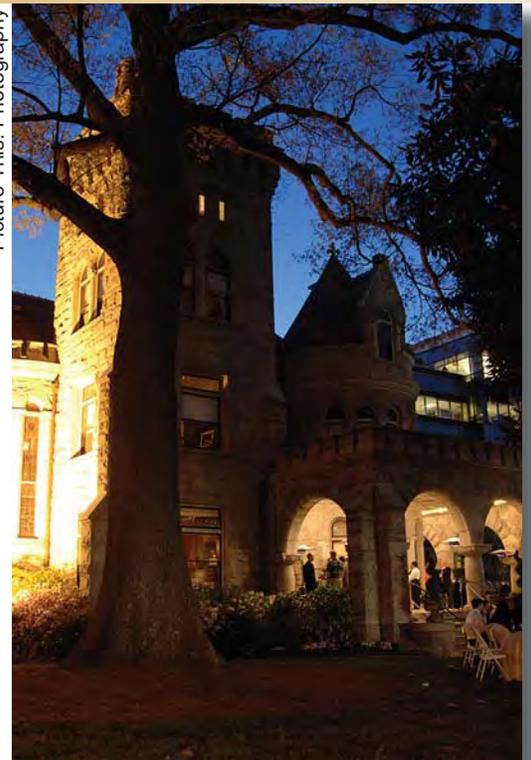
What better way to celebrate the season than with a rousing whodunit in a 104-year-old mansion? Now in its fourth year, the popular Murder Mystery Dinner returns to Rhodes Hall for a spooky run of shows beginning October 13. Join us for a night of intrigue, treachery, food, and drink. Experience the thrill of solving a crime as you and your fellow guests become entangled in the mystery. It will be an evening to die for.

The event is \$65 per person, which includes a three course meal, wine and

an evening of live entertainment in Atlanta's own "castle on Peachtree." Group and Trust member discounts available. Dinners will be held each Monday and Wednesday, October 13-November 24. Seating is limited and reservations are required. Book early as the dinners sell out quickly. All performances benefit the preservation and continuing restoration of Rhodes Hall. For more information, visit our website at www.rhodeshall.org.

To purchase tickets, contact Laraine Lind at 404-885-7809.

Picture This! Photography



Rhodes Hall hosts spooky mystery dinners Oct. 13-Nov. 24.



Restored fountain in the sunken garden



Original woodwork and faux bois (false wood) were restored in the Summer Dining Room



Faux bois (false wood) finish was uncovered and restored

Have you been to Hay House lately? If not, it's time to visit the Italian Renaissance Revival mansion and see preservation work in progress. Hay House is being restored to its original grandeur with funding from the Trust's successful capital and endowment campaign.

The beautiful marble fountain in the sunken garden was repaired, restored and reinstalled. A master plan for landscape restoration was also developed.

Inside the house, original 19th century faux finishes were uncovered and restored.

Heart pine and brick floors were restored on the ground level. Research



HAY HOUSE

RESTORTION OF A NATIONAL HISTORIC LANDMARK

revealed that the floor in the storage larder was brick herringbone pattern.

The "Lord Byron" stained glass window and leaded glass windows on the ground floor have also been restored and reinstalled. The staircase leading to the "Lord Byron" window has also been reinforced with custom designed brackets.

With the assistance of the Getty Foundation, an Environmental Master Plan has been drafted to protect Hay House's historic fabric by controlling temperature and humidity and providing state of the art fire protection.

Funds from the capital campaign have been set aside as an endowment to permanently maintain all improvements to the restored interior and exterior of the house and grounds.



Mark C. McDonald at the 2007 Annual Meeting of Historic Savannah Foundation

TRUST WELCOMES NEW PRESIDENT

On Monday, June 2, 2008, The Georgia Trust had the great privilege of welcoming Mark C. McDonald as its new president and CEO. Mark succeeded Interim President Ray Christman who took on the leadership role at the Trust after Greg Paxton stepped down in

February after 27 years of service. ing the Metropolitan Planning Committee (MPC). This change allowed developers to build to maximum heights on the height map without requiring compatibility to surrounding buildings.

The case went in front of Chatham County Superior Court Judge Perry Brannen, who stopped the development. Brannen ruled the added language in Savannah's height ordinance was improperly adopted when the city council neglected to send those changes to the MPC for review.

Soon after Judge Brannen's ruling, the MPC voted 10-3 in favor of recommending language to the council that would allow

February after 27 years of service.

Mark has over 25 years of professional involvement in historic preservation and a strong business background. He has served as the executive director for three preservation organizations in the Southeast, including the Historic Salisbury Foundation in North Carolina from 1986-1990, the Mobile Historic Development Commission in Mobile, Alabama from 1990-1998 and most recently, Historic Savannah Foundation since 1998. During Mark's tenure at Historic Savannah Foundation, the organization became a strong advocate for quality urban design; reinvigorated its revolving fund program by selling nearly 75 endangered properties with preservation easements and built the fund's capital from \$30,000 to approximately \$1 million; and helped gain architectural design review in three additional historic districts.

Savannah Growing Taller?

Keeping Savannah's historic character intact has not always been easy. Just last fall, a hot preservation issue surfaced in Savannah as a condominium developer submitted an application to demolish a former automotive parts store to replace it with a five story condominium, making its towering height incompatible with neighboring two and three-story buildings. The five story building was approved anyway, because the height limit in that area is five stories, with no regard to nearby properties.

As a result, the Beehive Foundation, Historic Savannah Foundation, and Downtown Savannah Foundation filed a lawsuit against the City of Savannah because the Savannah City Council added language to the height ordinance back in 2003, without inform-



Joe Rothwell

developers to build to the limits of the height map, upsetting over 120 people who showed up to oppose it.

When the Savannah City Council met, members affirmed all projects approved under the height map ordinance since 2003, including the five-story condominium building that started this debate. The council also decided to create a committee that would look at the issue of the height map and the language proposed.

Throughout the process, Mark McDonald asked citizens to stay involved and attend public hearings to ensure the integrity of the height map, for "revising the language of the current ordinance to consider neighboring buildings will ensure that Savannah has a healthy tourism economy."

Mark Your Calendar

Mon., Nov. 5

PRESERVATION CLASSIC

East Lake Golf Club
Atlanta



2008 PRESERVATION CLASSIC

Spend a day on the golf course and help support historic preservation at East Lake Golf Club. The day includes a full round of golf, an on-course lunch and refreshments plus a cocktail buffet at the awards reception following the tournament.

Visit www.georgiatruster.org
or call 678-860-9481 for more information.

GOVERNOR SIGNS HB 851

On May 14, Gov. Sonny Perdue signed HB 851, a bill to increase the current tax credit to rehabilitate historic buildings. House Bill 851, sponsored by Rep. Allen Peake, R-Macon, raises the \$5,000 per building project cap to \$100,000 for residential properties and \$300,000 for commercial. The bill also increases the tax credit to 25% of the total project cost, formerly 10% for residential and 20% for commercial.

“Tax incentives are the most important tool we have for preservation,” said Ray Christman, former financial president of The Georgia Trust.

“As someone passionate about preservation and because of my involvement in several large-scale rehabilitation projects, I couldn’t be more pleased to see Georgia taking these steps to improve its tax incentives,” said Clay Boardman of Augusta Capital LLC. “It is a downright shame to watch the reinvestment dollars flow to the states with better incentives for preservation. Now, I think we’ll start to see the much-needed investment in Georgia’s abandoned historic industrial buildings and textile mills,” Boardman added.

The economic impact of the revised preservation tax credits is expected to be significant. The new bill provides to busi-

“Tax Incentives are the Most Important Tool We Have for Preservation.”



(l to r) Rep. Allen Peake; Mike Starr, Chairman, The Georgia Trust for Historic Preservation; Bette-Lou Brown; Executive Director, Historic Macon Foundation; T. Patrick Brennan, Senior Director of Preservation, Programs and Properties, The Georgia Trust; Governor Sonny Perdue; David Crass, Historic Preservation Division; Ced Dolder, Historic Preservation Division; Anne Farrissee, Director of Preservation Services, The Georgia Trust; Chris Howard, Historic Macon Foundation; Lewis A. Massey, Massey & Bowers LLC, Public Affairs Council

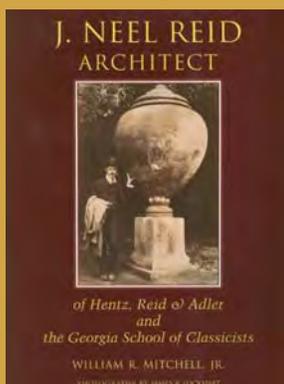
nesses and homeowners a substantial incentive to rehabilitate historic properties, encouraging the revitalization of deteriorating neighborhoods and drastically improving historic communities and downtown areas. Rehabilitation of historic buildings often creates new businesses, increases property and sales tax revenues, and stimulates private investment. Studies in other states have shown that each dollar spent on rehabilitation leverages over five dollars in economic impact.

For additional information about House Bill 851, contact Ced Dolder, tax incentives coordinator at the Historic Preservation Division of the Georgia Department of Natural Resources, ced.dolder@dnr.state.ga.us or 404-651-5566.

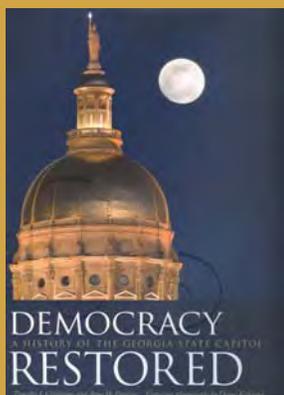
Give the Gift of History!

J. Neel Reid, Architect

gives new life to Reid’s rich legacy, keeping his influence fresh in the new century. Book sales fund the J. Neel Reid Prize, awarded by The Georgia Trust, ensuring the continuation of Reid’s influence among a new generation of architects.



Democracy Restored is a stunning illustrated history of the Georgia Capitol that not only pays tribute to a grand old edifice, but also vividly recounts the history that was made and that continues to be made. Winner of the Georgia Authors of the Year Award for Non-fiction History category. Proceeds go to The Georgia Trust and the Capitol Restoration Fund.



Call 404-885-7802 to order your copies today!

JOIN THE EFFORT TO SAVE A THREATENED HISTORIC BUILDING IN ATLANTA’S MIDTOWN

A permit has been sought to demolish the 1928 **Crum and Forster Building** (771 Spring Street, Atlanta). This classically designed commercial building, one of few remaining in Atlanta, was designed by an architectural team including two renowned Atlanta architects and early Georgia Tech School of Architecture graduates, Ivey and Crook. The Georgia Tech Foundation recently purchased this building and is seeking a demolition permit.



For more information and to help save the Crum and Forster, visit www.georgiastatrust.org.



Daryl Barksdale

AFTER THE STORM

Preservation Organizations Provide Tornado Assistance

The March 2008 tornadoes that traveled through Georgia left behind damaged historic properties in the Atlanta area and elsewhere around the state. On Friday, March 14th, the storm path traveled through the communities of: Vine City; downtown Atlanta, including the Fairlie Poplar Historic District; Sweet Auburn National Historic Landmark District; Martin Luther King Jr. National Register Historic District; Cabbagetown; Grant Park and East Atlanta. Other parts of Georgia were impacted in subsequent days, resulting in Bartow, Burke, DeKalb, Floyd, Fulton, Jefferson, and Polk Counties being declared federal disaster areas.

Atlanta's Oakland Cemetery, the city's oldest park, suffered damage throughout its 88 acre site. An estimated 7,500 grave markers and 87 trees suffered damage. The cemetery was closed until June while cleanup and repair estimates were completed. FEMA is coordinating the damage assessment to insure the National Historic Site's restoration will be done correctly and follow the master plan in place for the cemetery.

The mill village of Cabbagetown, a National Register and local landmark district, suffered extensive damage due to falling trees and high winds. Numerous mill homes lost porches

and roofs, and falling trees crushed several homes. The 1881 Fulton Bag and Cotton Mills complex, now converted to loft residences, lost portions of several roof and walls, and in some cases, the floors below collapsed.

Another community damaged by the tornado was Vine City, a historic neighborhood adjacent to the Georgia Dome which includes Sunset Avenue, home to many notable African-

Photo by Jennifer Bedell, courtesy GA Department of Natural Resources/Historic Preservation Division



Fulton Bag and Cotton Mills as seen from Oakland Cemetery

American families, including that of Dr. Martin Luther King, Jr. The community suffered significant storm damage, with numerous trees uprooted and many homes requiring roof repairs.

Elsewhere around the state, historic properties were damaged in the community of Matthews in Jefferson County, and Bartow County's National Register Listed Stilesboro Academy suffered roof damage.

In response to this event, The Georgia Trust joined with state and local preservation partners to assist historic property owners with guidance in damage assessment and recovery. The partners included the Historic Preservation Division of Georgia's Department of Natural Resources, The Atlanta Preservation Center, the Atlanta Urban Design Commission, and Friends of Rhodes Hall. Funded by a grant from the National Trust for Historic Preservation, the recovery assistance included a tornado repair workshop and site visits by assessment teams into the affected neighborhoods. The workshop, held April 12th, included a panel of technical experts, including nationally-known preservation consultant John Leeke. Assessment teams consisting of volunteer preservation architects and structural engineers visited

multiple properties in the Cabbagetown and Vine City neighborhoods. The teams were able to provide damage assessments and initial recommendations for repair and preservation of historic materials.

Several historic buildings were lost as a result of the disaster. The 1924 Herndon Building on Auburn Avenue, previously vacant and deteriorated, suffered severe structural damage and was demolished. Several homes in the Cabbagetown neighborhood have been issued demolition permits.

Recovery efforts continue. Many owners have repaired their historic properties, while others will be continuing for some time. Oakland Cemetery is expected to take years to restore. David Moore, Executive Director of the Historic Oakland Foundation, is positive about the progress being made and yet to come. "We are moving forward with the recovery process along with the phase by phase restoration of the cemetery."

GEORGIA TRUST REVOLVING FUND FOR ENDANGERED PROPERTIES FOR SALE

For more information and photos of the Georgia Trust's Revolving Fund Properties, visit www.georgiitrust.org



Bagwell-Little House
Carnesville, c. 1810. Federal house on 1.75 acres, just off the square. Original interior details, faux painted panel, graining on doors & wainscotting. Perfect for shops, offices or restaurant. New systems, roof, siding. Interior painted surfaces need restoration. \$199,000. Contact Anne Farrisee, 404-885-7804.



Cherry Cottage
Washington, c. 1818. 4BR/2BA home built by Constantine Church who bought the lot in 1784. Features include a large sitting room, parlor, formal dining room and library. Located in a beautiful historic neighborhood. \$175,000. Contact Anne Farrisee, 404-885-7804.



Stovall House
Sautee, c. 1837. Built by Moses Harshaw. National Register-listed house operated as a Bed & Breakfast as well as a restaurant for more than 20 years. On 28 acres of rolling green hills; ideal for a vineyard or continued use as a small inn or restaurant. \$1,950,000. Contact Anne Farrisee, 404-885-7804.



E.M. Rogers House
Adel, c. 1907. This Queen Anne cottage features 14' ceilings, heart pine floors & hipped roof. The 2,000-sq. ft. house also contains 6 fireplaces, 7 rooms & 2 full baths. The surrounding .5 acre property includes 3 outbuildings. \$110,000. Contact Anne Farrisee, 404-885-7804.



Cowen Farmstead
Acworth, c. 1854. Plantation Plain house on .6 acre makes ideal commercial or office space. \$325,000. For more information on this property, contact Anne Farrisee, 404-885-7804.



Housworth-Moseley House
Lithonia, c. 1843. This 1,200 sq. ft. home sits on 7.4 acres near the Arabia Mountain Nature Preserve. Located 20 miles from Atlanta, the house features largely intact historic interior including original woodwork. The lot includes a large front yard and a small picturesque creek. \$269,500. Contact Anne Farrisee, 404-885-7804.

MEET THE TRUST'S NEWEST REVOLVING FUND PROPERTY:

Built in 1843 as a hall and parlor house with a detached kitchen, the Housworth-Moseley House has remained in the Housworth family for over 160 years. The house is believed to be one of the oldest houses in Dekalb County and is part of the Arabia Mountain National Heritage Area and the recently designated Klondike

Housworth-Moseley House, c. 1843, A Rustic Rural Retreat

National Register Historic District.

Surrounding the house is a compilation of outbuildings dating from the mid 19th to the early 20th century. Such a fine example of an early farm complex is extremely rare in Georgia. For more information, visit www.georgiitrust.org.





DOWN ON MAIN STREET

Behind the Scenes of a Town Near You.

Over the Trust's 35 years, its Main Street Design Assistance (MSDA) has become one of its most well known programs. Yet, though many Trust supporters recognize the name of the program, many do not know exactly what it does. "At our recent annual meeting I found myself explaining the MSDA program to some long standing members and realized our efforts were not as universally understood as I had thought," says Evan Thibeault, MSDA manager. To address this deficiency, *The Rambler* recently took a look behind the scenes.

First, the players involved: In providing design assistance, The Trust works in partnership with Georgia's Department of Community Affairs and the University of Georgia. The Trust and DCA contribute three full-time employees and UGA provides up to six students of Landscape Architecture and Historic Preservation. "We couldn't provide services to all 103 member cities without our student workers", Thibeault says. "We get skilled designers and in return they get real-world experience. Everybody wins."



The real-world experience consists of producing conceptual designs of building rehabs, streetscapes and other projects for property owners and city leaders who often lack design and preservation knowledge and the funds to hire those who do. Modest fees make professional-quality renderings attainable by everyone. Those can then be used to generate public support or as part of grant or loan applications. Says Thibeault, "As concept level renderings, our work is not a substitute for the construction documents produced by architects and engineers, but plays a vital role in the early stages of a project, before funding is in place."



These commercial buildings located in Coolidge, Ga. were the subject of the rendering above.

These renderings are made possible not only by the skills of the designers, but by the tremendous resources seen in the Athens design studio. A collection of tens of thousands of photos document Georgia's cities and an ever-expanding library covers everything from Art Deco theaters to "cracker" cottages. Traditional art supplies and drafting tools share space with eight state of the art computers, including one on which designers can draw directly on the screen with an electronic "pen" in



Located in Athens, this 1946 former auto parts store is home to the design office of Georgia's Main Street program.

a blend of traditional and electronic media. "Most people react more positively to artwork drawn by hand than to that which looks computer-generated, but the need for frequent design revisions and the benefits of electronic file storage and delivery don't favor the production of paper-based work," says Thibeault. "Our equipment is the perfect solution to this problem. We can produce digital files with the desired appeal of hand graphics."

For more information on the MSDA program, contact Evan Thibeault at (706) 425-2926 or ethibeault@georgiatruster.org.

2008 PRESERVATION AWARDS

The Georgia Trust for Historic Preservation held its annual Preservation Awards ceremony April 5, 2008 in Columbus, Ga. The following individuals were recognized and honored for their contributions to preservation in Georgia.



THE CHAIRMAN'S AWARD

Mrs. Anne Hale

The Chairman's Award is designed to recognize the extraordinary efforts of individuals who have made significant contributions to preservation and the built environment in Georgia. This award is not given on an annual basis, but is reserved to be presented to individuals who the board feels are truly deserving of being recognized with top honors from The Georgia Trust for a lifetime of work and dedication to the field of historic preservation.

Anne has played an instrumental role in developing much of the preservation culture of The Georgia Trust. Her contributions to the organization include supporting Rhodes Hall restoration projects, organizing Rambles, and recruiting a young man by the name of Greg Paxton to join the Trust's staff.

Anne has participated in countless Georgia Trust Rambles and National Trust Meetings, but her hometown of Americus, Georgia has always been close to her heart.



THE CAMILLE W. YOW VOLUNTEER OF THE YEAR AWARD

Allen and Amy Nelson

During the past year, the Nelsons have generously volunteered their time to coordinate two major Georgia Trust events. Along with Milton Williams, Allen Nelson played a huge role in organizing and procuring sponsorships for the 2007 Preservation Classic golf tournament. Following that event, he joined his wife Amy in planning the Preservation Ball. Amy's immense contribution to the Ball included organizing event and host committees and planning the raffle event.

Scholarship Winners

B. Phinzy Spalding Award
Shannon Page

Kennesaw State University

Hubert B. Owens Award
Corey Rogers

Georgia State University

J. Neel Reid Prize
McLean Jenkins

HIGHLIGHTS FROM THE 35TH ANNUAL MEETING & SPRING RAMBLE



DO YOU HAVE OLD PHOTOS OF YOUR TOWN?

If so, the Trust wants to see them. The Georgia Trust is looking for photos taken before 1980 of commercial structures in Georgia's downtowns and courthouse squares. These images help the Main Street Design Assistance program create conceptual renderings of communities throughout the state, encouraging the rehabilitation of historic downtown commercial buildings.

To share your photos, contact Laura Lembas at 404-885-7819 or msintern@georgiatrust.org.



Left to Right: 1. Founding trustees and early supporters of the Trust: Bradley Hale, Clason Kyle, Duffie DuBose, Dexter Jordan, Bill Mitchell, Ed Neal (photo courtesy Southern Views Magazine); 2. Four generations of Trust members: Dean DuBose Smith, Elizabeth DuBose, Duffie DuBose, Selden DuBose Fressell; 3. Bobby Mays, Bennett Brown; 4. Susan Gristina, Clayton Farnham, Kitty Farnham, Eleanor Linn; 5. Jimmy & Janice Biggers

A TRIBUTE TO GREG PAXTON

Earlier this year, Greg Paxton stepped down as president and CEO of the Trust to return to his New England roots and become executive director of Maine Preservation.

Greg Paxton started his career with the Trust in 1981. He first came into contact with the organization when he was at a National Trust conference in California, where he met Bradley Hale, who would later recruit Greg to the Trust. According to the summer 1981 issue of *The Rambler* where Greg's new leadership role was announced, "Greg's enthusiasm will lead us onto greater efforts!"

How true that statement turned out to be. During Greg's tenure, the Trust helped transform and revitalize downtowns by providing design and technical assistance for more than 3,500 businesses in 102 Georgia "Main Street Cities," a designation for municipalities that combine historic preservation with economic development to restore downtowns and neighborhood business districts. The Georgia Trust saved 22 properties through its Revolving Fund, and raised awareness of other endangered historic resources through an annual accounting of "Places in Peril."

In addition, the Trust reached over 375,000 students by

teaching more than 1,800 Georgia educators how to use local historic resources in the classroom.

In the last 25 years, the Georgia Trust for Historic Preservation has become recognized as one of the nation's leaders in historic preservation and has grown to become one of the country's largest statewide, nonprofit preservation organizations.

From all of us to Greg, thank you.



Greg Paxton accepting an honor at the 2008 Preservation Ball with wife, Dr. Lynne Werner

STAFF NEWS

Lindsay Cronk is the Trust's new membership manager. Originally from Valparaiso, Indiana, Lindsay is a graduate of Agnes Scott College. Her past experience includes working in development departments at Agnes Scott College, Coxe Curry & Associates, and Emory University. To renew your membership or to volunteer at Rhodes Hall, contact Lindsay at lcronk@georgiatruster.org or 404-885-7805.



Joseph R. De Carlo, Communications Department intern, is transcribing oral histories of the Trust, writing articles for *The Rambler*, and organizing news clippings and office files. Joseph is a senior at the University of West Georgia and is majoring in mass communications with a minor in history. Joseph currently resides in Newnan and volunteers his time at University Television 13 (UTV 13 at UWG).



Rachel Allen, Communications Department intern, is building and maintaining media lists, helping to organize special events, and creating a database of digital images. Originally from Old Town, Maine, Rachel is a senior at Wellesley College and is majoring in history.



Greg Paxton as seen in the summer 1981 issue of *The Rambler* announcing his new leadership role at The Trust

In Memoriam

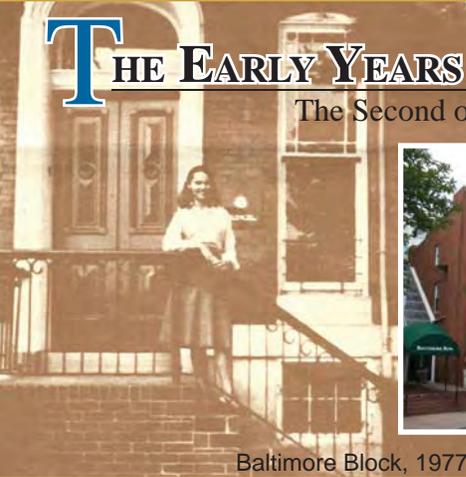
Mrs. Ivan Allen, Jr. (Louise Richardson), founding member and trustee of The Georgia Trust, passed away June 7, 2008 at age 91.

Mrs. Allen leaves a legacy of charitable organizations she helped to create. She was a founding trustee of the The Westminster Schools, the Atlanta Botanical Garden, the Forward Arts Foundation, the Cherokee Garden Library, and the Historic Oakland Foundation. She was also a founder of the Atlanta Speech School.

Our thoughts and prayers are with her family.

THE EARLY YEARS

The Second of a 4-Part Anniversary Series



Baltimore Block, 1977



Baltimore Block, Today



The Headquarters of the Trust

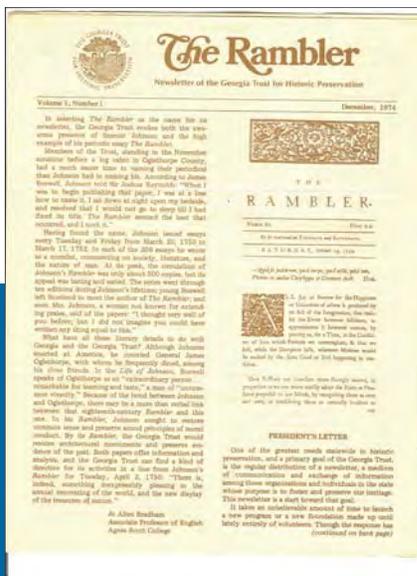
The headquarters of the Trust has not always been the beautifully restored Rhodes Hall. The organization's first office was located inside a bank building in Decatur. A year later, in 1975, the Trust moved to 9 Baltimore Place, also known as Baltimore Block. The 1885 structure was Atlanta's first apartment building, but by the time the Trust had moved in, it had already evolved into mixed-use space. The Trust moved to Unit 11 in 1979, and a few years later, Baltimore Block was sold to a developer for rehabilitation.

In 1983, the Trust moved its headquarters to a state-owned property on Peachtree Street – otherwise known as Rhodes Hall. At the time, the “Castle on Peachtree” was in dire need of restoration work. Birds were finding their way in through holes in the ceiling, plaster was cracking and falling to the floor, and the grand staircase and stained glass windows had been removed to the State Archives for safe keeping.

To restore Rhodes Hall, the Trust held fundraisers such as the Preservation Ball and highly popular Haunted Castle. Over time, Rhodes Hall was returned to her original grandeur.

The Evolution of *The Rambler*

The publication you are holding today has undergone many changes. The premiere issue of *The Rambler*, the title of which alluded to that of Samuel Johnson's mid-18th century periodical, was released in December 1974 as a quarterly, 6-page foldout newsletter printed in brown ink with the occasional sepia-tone photograph. According to then President Mary Gregory Jewett, the purpose of *The Rambler* was to provide “a medium of communication and exchange of information among those organizations and individuals in the state whose purpose is to foster and preserve our heritage.” In keeping with that mission, the first issue reported on committee news, the introduction of board members, news on preservation around the state, and upcoming Rambles planned for members. By the late '70s, *The Rambler* had developed into an 8-page magazine style publication with more photos and stories about triumphs in preservation and history from a preservationist's angle. Additional changes to *The Rambler* were seen as it increased its length to as many as 28 pages per issue in the '80s, converted to a monthly periodical during the '90s, and added a limited amount of color and printed on glossy paper by the early 2000s. The full color quarterly magazine you know was introduced in 2007. We look forward to continuing our progress in bringing the latest news in preservation to you, our much appreciated members who make our mission of *reclaiming, restoring and revitalizing Georgia* a reality.



The First Issue: December 1974



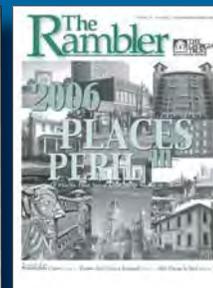
1981



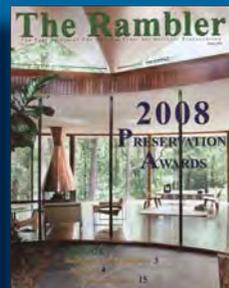
1998



2001



2005



2008

Special thanks to Bill Mitchell, founding member and trustee of The Georgia Trust; Greg Paxton, former Trust President and CEO of 27 years; Gloria Tinsley, Executive Secretary and former Membership Director of 27 years; and to *Georgia Power* for printing *The Rambler*.



AMERICUS, c. 1842. This lovely Victorian, carefully restored, is the oldest surviving residence in Americus. Approx. 4100 sq. ft. with 4 bedrooms, 2 ½ baths, featuring ornate mantels, original stained glass, a large paneled library and upgrades to kitchen and baths. Additional improvements to property include pool and pool house, new garage with period door, interior and exterior paint. \$395,000. Contact Kay Pace, AHS, with Southern Land & Realty, 229.924.0189 or kaysassi@bellsouth.net.



AMERICUS, c. 1892. Splendid Queen Anne house, 4334 sq. ft. 5/6BR, 3BA. Oriel window, stained-glass, heart-pine flooring, panelled wainscot, plaster cornice & medallion. Spacious, well-lit rooms. Updated kitchen with stainless-steel appliances. Generous-sized porches & nice, fenced-in backyard. Desirable location in Americus Historic District. \$292,000. Contact Charles Crisp at Southern Land & Realty 229-924-0189 or 229-938-4127 (cell) or charlescrisp@bellsouth.net.



AMERICUS, c. 1894. 4300 sq. ft. home, 4BR, 2 1/2 BA. Beveled glass doors, stained glass windows, reclaimed hard pine floors, contemporary upgrades. Spacious master suite w/elegant new bathroom and closet. Remodeled kitchen, granite countertops, wine cooler, stainless steel finishes. New HVAC, new fixtures, new pipes and plumbing. Beautifully landscaped, located in the Americus Historic District. \$356,000. Call Kay Pace, AHS, Southern Land & Realty, 229.924.0189 or kaysassi@bellsouth.net



ATLANTA, 1891. Restored 6 bedroom, 5.5-bath mansion in heart of vibrant Midtown. Abundant period details - 9 fireplaces, exquisite stained glass, hand-carved moldings, 870 sq. ft. guesthouse, 4-car garage. National Register of Historic Places & City of Atlanta landmark building. \$1,650,000. Jennifer Kjellgren, Your Intown Expert. 404-307-6634, www.intownexpert.com Re/Max Metro Atlanta Cityside 1189 South Ponce de Leon Ave. Atlanta, GA 30306, Equal Housing Opportunity.



ATLANTA, c. 1913. A spacious midtown 1 BR/1BA condo at the Ponce, Atlanta's original luxury high-rise building. Across from the Fabulous Fox Theatre, features include heavy moldings, hardwood floors, bay windows, garage parking, stunning rooftop terrace & all utilities covered in HOA dues. Aggressively priced at \$149,900. Jennifer Kjellgren, Your Intown Expert 404-307-6634, www.intownexpert.com Re/Max Metro Atlanta Cityside 1189 S. Ponce de Leon Ave. Atlanta, GA 30306, Equal Housing Opportunity.



ATLANTA, c. 1914. This beautiful and spacious midtown 2BR/ 2BA condo at the Wilsonian sits across the street from the newly restored Peters House. Period details include heavy moldings, hardwood floors, walls of windows, completely updated kitchen and bathrooms, and off-street deeded parking. \$334,900. Jennifer Kjellgren, Your Intown Expert. 404-307-6634, www.intownexpert.com Re/Max Metro Atlanta Cityside 1189 South Ponce de Leon Ave. Atlanta, GA 30306, Equal Housing Opportunity.



ATLANTA c. 1917. Gracious living. Historic Midtown Restoration-Featured 2008 Midtown Tour of Homes. Authentically restored but includes all new Chef's kitchen with SS/granite, farm sink, gas cook surface, wine cooler. Brick two story, high ceilings, 4 bedrooms. Upstairs porch has downtown view. Downstairs sun porch adjoins open deck for entertaining. See AJC article and more photos at www.ajc.com/living/content/living/homeandgarden/stories/2008/03/31/HGWeaver_0403.html. Call 404-870-9855 or email luke.moncrief@gmail.com.



ATLANTA, 1930. Beautiful home by famed architect Lewis Crook in the historic Brookwood Hills swim/tennis community. This stunning four bedroom, three and one half bath treasure is in the National Register of Historic Places and has been wonderfully restored, renovated and expanded by Mark Palmer. Beautifully landscaped, this jewel is much larger than it appears. Contact Russell Gray, Jenny Pruitt & Associates, 404-814-3045.



BAINBRIDGE, c. 1903. Originally built in 1903 as the Fordham Hotel in downtown Bainbridge. Approximately 10,000 square feet on 3 floors located in the Central Business District. Perfect for mixed-use development. Sale Price: \$75,000. For information concerning this property please contact Amanda Glover, 229-248-2000 or aglover@bainbridgecity.com.



DUNWOODY, c. 1854. The Charles Woodall House. 2.95 acres, includes a 3 bedroom 2 bath guest house. Faithfully restored inside and outside with professionally landscaped grounds. Garages for 7 cars or storage. Featured in many home magazines & TV. \$2,750,000. Contact Lynne Byrd at Byrd Realty, Inc. 770-216-9334



FLOWERY BRANCH, c. 1860. Lake Lanier dogtrot log home on wooded lake front lot. Lovingly restored in 1990. One-and-a-half story, 1936 sq. ft. home, two brick fireplaces, 3br/2ba, living room, kitchen, dining area. Small front porch and 45 ft. back porch both with lake views. Two-level dock on year-round deep water only one hour from Atlanta. \$599,000. Joy Vannerson, 770-540-2764 or jvannerson@mindspring.com.



LAVONIA, c. 1900. Queen Anne 6 BR/5 BA with 3 BR/1BA guest cottage. Large rooms, 10 fireplaces, 3 story round facade, modern kitchen, updated HVAC & so much more! Just minutes from beautiful Lake Hartwell & I-85. Approved B&B zoning. \$800,000 Contact Larry Hill, Century 21 Water-Mark Realty (706) 356-2121, cell (706) 491-2144. More photos at www.lakehartwellrealtor.com.



MACON, c. 1860. FOR RENT Available October '08 following estate sale Sept. 20 (same location). Primary furnishings remain including all appliances. Renovated 1990 one level 2BR, 2BA, 1900 sq. ft. w/central hall, heart pine floors, original mouldings, 12 ft. ceilings, off-street parking for 3 cars, rear deck, alarm system. \$1500/mo. + utilities. Contact Terry Holland (478) 747-3094.



MARIETTA, c. 1857. The Cheney-Newcomer House is an antebellum Greek Revival plantation house that was built by Andrew Jackson Cheney. It served as Union General John Schofield's headquarters during the Civil War Battle of Kolb's Farm in 1864. The property is ideal for office space. \$250,000. Contact Jim Glover at 678-581-7305.



MILLEDGEVILLE, c. 1822. One of the South's finest Federal-style houses is the Williams-Orme-Crawford-Sallee house in the heart of Milledgeville's historic district. Attributed to architect/builder Daniel Pratt, this little-changed house is one of the best Milledgeville Federal-style houses and has been in the same family since 1836. Original millwork, plaster, floors & architectural details remain intact. Architectural gem in virtually untouched condition. \$425,000. James H. Webb, Sheridan Solomon & Assoc., 800-329-9980, ext. 322.



PLAINS, c. 1903. Spacious Victorian house in the hometown of the 39th President of the United States. 4,000 sq. ft.; 4/5 bedrooms, 2 1/2 baths. Original fireplace mantels, doors, windows, trim and heart-pine flooring. Very good condition with recent roof, wiring, plumbing, HVAC. Wrap-around porch and extra-large lot. \$239,000. Contact Charles Crisp, Southern Land & Realty, 229.924.0189 or charlescrisp@bellsouth.net.



SPARTA, c. 1838. Bird-Pierce Campbell House. 4,500 sq feet and 1 acre lot. 3BR/2BA. Covered porches with custom columns; elaborate moldings; antique mantels; hardwood floors; historic glass windows, masonry, stone and plaster; new appliances; six zone Frigidaire HVAC; full basement. \$475,000. Call Sue Tuvell 678.443.9110



SYLVANIA, c. 1860. 2,000 sq. ft. dogtrot from rural Georgia completely disassembled, stockpiled, labeled and stored in Sylvania, GA. Complete original wide plank heart pine interior & hand-hewn structure of exceptional quality. Exterior siding, trim and windows would need to be reproduced. Original brick not available but closely matches a light Savannah Gray. Reconstruction drawings including floor plans and elevations are included. Building would need to be restored with authentic windows, details, & wood shingle roof. This Federal/Plantation Plain style house would make an excellent country house or hunting lodge. \$100,000. Call 770.643.3938.

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CALL FOR VOLUNTEERS
 If you'd like to volunteer your services in beautifully restored Rhodes Hall, call Lindsay Cronk at 404-885-7805.

**Pioneer Landscape Architect:
 Edward L. Daughterty**

Oct. 17, 2008 - March 28, 2009
 Exhibition presented by the Cherokee Garden Library
 Kenan Research Center, McElreath Hall, Atlanta History Center
 Admission is FREE. 404-814-4046

Peters House/Ivy Hall Grand Opening
 Oct. 3, 2008

ADVERTISEMENT



DECATUR, c. 1855. Built by early Dekalb County pioneer, Michael A. Steele, the Steele-Cobb House is a two story, Plantation Plain style home with double veranda. House's history connected with Tullie Smith House. Rooms are arranged two over two with central hall and end chimneys. Living room w/fireplace, dining room on either side of central hall, master BR on main floor w/fireplace and private screened porch. Updated kitchen and baths. Located on 2.5 acres w/several outbuildings including cottage w/rental units. Listed on the National Register of Historic Places. Contact Pam Hughes, Jenny Pruitt & Assoc., 404-851-0732 or pamhughes@jennypruitt.com. Visit www.pamhughes.jennypruitt.com.

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September 18-21, 2008
Study Tour to Chicago
 Discover the architectural heritage of the Windy City. Call 800-843-9839 or 404-261-1688 for details or to make reservations.

October 3-5, 2008
Fall Ramble to Newnan-Coweta County
 Join us as we tour the *City of Homes*. Visit www.georgiatrust.org or call 678-860-9481 for more information.

October 18, 2008
Hay Day Family Festival
 Hay House, Macon
 10 a.m. - 3 p.m.
 Educational fun for the whole family. Admission is FREE.

November 5, 2008
Preservation Classic
 East Lake Golf Club, Atlanta
 Retrace Bobby Jones's steps at one of Atlanta's premiere golf clubs. Call 678-860-9481.

November 6, 2008
Seasons of the Vineyard Wine Tasting & Auction
 Hay House, Macon
 Sample wines from around the world and bid on fabulous items in the live and silent auctions. Call 478-742-8155.

May 1-3, 2009
Macon Gardens, Mansions & Moonlight
 Hay House, Macon

May 15-17, 2009
Annual Meeting & Spring Ramble
 Augusta, Ga.



The Georgia Trust for Historic Preservation

2008 Fall Ramble

Explore Newnan-Coweta County *City of Homes, County of History*



Join us Oct. 3-5 as we tour Newnan-Coweta County. Known as the *City of Homes*, Newnan-Coweta boasts many beautifully restored antebellum and Victorian-era homes in six historic districts. Visit places that classical musician and conductor Charles Wadsworth, comedian Lewis Grizzard and author Erskine Caldwell have all called home. Located just south of Atlanta, Newnan-Coweta County offers many great historic places to see and visit.

For more information or to register for the 2008 Fall Ramble, visit www.georgiatrust.org or call 678.860.9481. Friday-Sunday, October 3-5, 2008

Photo courtesy Jennifer Riggs Imaging



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