

The Rambler

The Publication of The Georgia Trust for Historic Preservation

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2008 PLACES in PERIL

10 Places That Need
Your Help!

Inside

A Farewell from Greg Paxton **2**

Preservation Workshops **3**

D'Antignac House **4**

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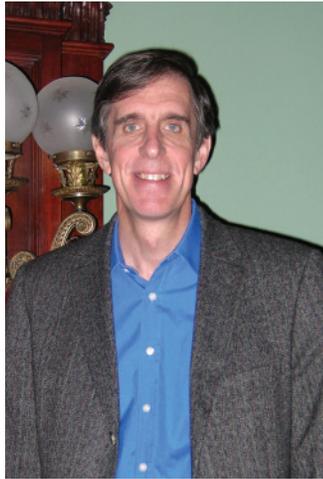
Mr. Gregory B. Paxton, *President & CEO*

The Rambler is a publication 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.

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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*Special thanks to Georgia Power for printing
The Rambler.*



Dear Fellow Georgia Preservationists and Members:

After 26 years at the helm of the The Georgia Trust, I have tendered my resignation. I will be leaving the Trust's employ at the end of February.

My wife Lynne needs to make a transition from the ER and we have been discussing our options over some time. We had not begun to seriously explore other options until the job as executive director of Maine Preservation came up. Though I didn't look into it at first, I was persuaded by a New England colleague to apply. I had spent 15 of my formative years in New England and after some careful consideration and lengthy discussion with Lynne, I accepted their offer and will leave in March. Maine Preservation is currently based in Portland in a state rich with historic resources.

With the Campaign for Hay House completed, the Trust is ready to embark on strategic planning, and with an exciting new Partners in the Field challenge grant available from the National Trust to provide direct service to communities and to bolster Georgia Trust programming at the local level, the timing is right for new leadership. The Trust Executive Committee will conduct a national search.

It has been a great two and a half decades for historic preservation. I appreciate all the generous support and effort that you have provided to help make Georgia one of the country's leading states in preservation in the number of buildings rehabilitated using tax credits or in Main Street Cities, Certified Local Governments and Historic Preservation Commissions, Heritage Education teachers trained and members belonging to the statewide preservation organization. I also appreciate the assistance, support and partnerships that the Trust and I personally have benefited from over these years.

I have enjoyed the strong support of the members, staff and Board of The Georgia Trust from the moment I arrived. With your help, the organization is recognized as one of the best in our field in the nation. You have always been loyal and generous to the Trust and I hope you will continue to be. We need your support now more than ever.

Thank you for your continuing involvement and support of historic preservation. It has been a great honor for me to work with you and all the citizens of Georgia.

Best regards,

A handwritten signature in black ink that reads "Greg Paxton". The signature is fluid and cursive, with the first name "Greg" being larger and more prominent than the last name "Paxton".

Greg Paxton
President and CEO
The Georgia Trust
for Historic Preservation



Preservation Professionals Council

THE GEORGIA TRUST

Decorative Finishes and Plaster Workshop

Funded by National Endowment for the Arts

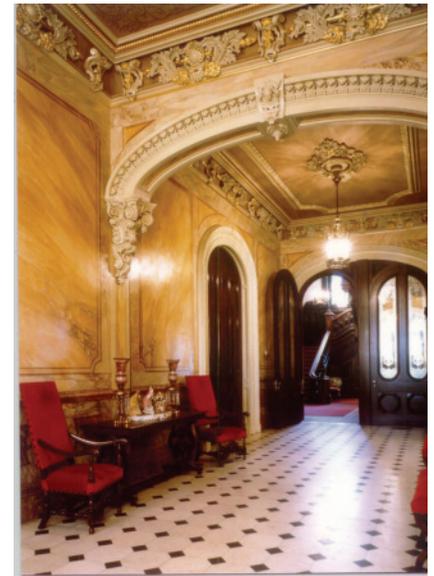
Friday, January 25, 2008
9 a.m. to 5 p.m.
Hay House, Macon

Join The Georgia Trust for the day as International Fine Arts Conservation Studios, Inc. (IFACS) Managing Director Geoffrey Steward, winner of the first Shutze Award for Craftsmanship, IFACS Project Director Andrew Compton, and IFACS Senior Project Manager Mary Aldrich conduct a one day course on decorative finishes and ornamental plasterwork at Hay House.

- Morning lecture & slide show with a question and answer session
- Demonstration of paint conservation and restoration techniques
- Study of plaster composition with the usual types and causes of deterioration
- Plaster repairing techniques and case studies
- Demonstration of plaster molding and replication

*Registered with the AIA/CES. CEC's have been applied for. This workshop is intended to fulfill the critical continuing education needs of architects and those in the construction trades who work with historic buildings.

To register, call Kate Ryan at 404-885-7817. Registration fee is \$55 per person, \$25 for Preservation Professional Council members. Coffee and refreshments will be provided.



Friday, February 29, 2008
9 a.m. to 5 p.m.
Hay House, Macon

Environmental Climate Control Study Workshop

Funded by The Getty Foundation

Join us as William P. Lull, President of Garrison/Lull Inc., nationally renowned Conservation Environment Consultant, and Susan Turner, AIA, LEED AP of Lord Aeck & Sargent Architecture, conduct a one-day course on environmental climate control at the 1859, 18,000 square-foot Hay House.

The morning session will focus on the fundamental concepts of operating and managing safe conservation environments. The afternoon will be a tour of Hay House to illustrate the concepts and issues covered in the morning, with a final one-hour lecture session.

*Registered with the AIA/CES. CEC's have been applied for. This workshop is intended to fulfill the critical continuing education needs of architects and those in the construction trades who work with historic buildings.

To register, call Kate Ryan at 404-885-7817. Registration fee is \$55 per person, \$25 for Preservation Professional Council members. Coffee and refreshments will be provided.

Image by Walter Elliott, www.WalterElliott.com



For more information about
The Georgia Trust Preservation Professionals Council, visit
www.georgiatrust.org/preservation_resources/professionals.htm.

Gone but Not Forgotten

The Life and Death of D'Antignac House

Recently the D'Antignac House, one of the oldest houses on the Georgia coast and possibly the oldest in McIntosh County, was demolished without warning for development. The house was an early example of a Federal style coastal raised cottage. According to the 1977 National Register nomination, the 18th century house was believed to have been built circa 1790, when George Washington was president.

The house was located on Baisden's Bluff in the community of Crescent, near Darien, Georgia. Baisden's Bluff was historically a resort community where planters built second summer homes.

The house held many stories and legends, but the most famous involved a plot to transport Napoleon from St. Helena to New Orleans - D'Antignac House was going to be Napoleon's first stop in America on his way to New Orleans.

The D'Antignac family did not buy the house until 1910 but quickly became well known throughout the Crescent community, running a small commissary on the property. The property became a community gathering place. The family eventually sold the house to Savannah developer, Rob Bowden.

Bowden planned to tear down the historic home and redevelop the property with riverside condominiums. The neighbors, learning of his plans and application for a boat dock permit, fought the project. The owner subsequently withdrew his application for the permit. On the morning of

July 9th, 2007 the neighbors awoke to discover that the D'Antignac House had been demolished overnight. The owner had obtained a demolition



David Kaminsky, Georgia Department of Natural Resources, Historic Preservation Division, ca. 1976-77

permit from the local building inspector and the house was rubble. The property is currently for sale, listed at \$5,175,000 through Coastal Breeze Realty.

How to Save a Building's Life

Unfortunately, the demolition of the D'Antignac House is a too common example of the effects of the intense development pressure on the Georgia coast. In response, many citizens in coastal areas are beginning to develop strategies to preserve their historic structures. A neighbor of the D'Antignac house and long time resident of Crescent, Honey Fanning, is working with other residents to prevent similar losses in the future. With the help of Coastal Georgia's regional preservation planner, Patricia Barefoot, and other supportive citizens and organizations, Mrs. Fanning is making progress. At the county level, McIntosh County has organized a Preservation Commission; its members are currently going through training workshops in order to strengthen their knowledge in the field of preservation in order to better serve the McIntosh County community. And the city of Darien has also recently adopted a new planning tool, developed by the Georgia Department of Community Affairs (DCA), to protect its downtown historic treasures, while promoting tourism and economic development.

The Cultural and Heritage Tourism District (CHTD) is a new type of ordinance designed to improve the quality of life for area residents while nurturing a sustainable local cultural and heritage tourism industry. The CHTD was developed by DCA for the town of Darien, with the hope that other Georgia towns will benefit from this program and establish a district to protect their historic downtowns. The CHTD's main goals are: to create vital downtowns and neighborhoods that accommodate present day lifestyles while preserving their



Federal style mantel in former D'Antignac House

David Kaminsky, GA DNR, HPD

cultural heritage; to protect, share and enhance local and regional cultural, historic and natural resources that are representative of the past and present communities; and to encourage improvements and investments in the community and the delivery of products and services by establishing standards that attract tourists.

All buildings in Darien's Cultural and Heritage Tourism District are now subject to review prior to any exterior site demolition, construction or building façade additions, improvements, or renovations and prior to any building permit application for such activities.

Some historic areas and structures, called Historic Building Resource Areas (HBRA), are controlled more tightly. These areas have stricter guidelines to ensure that modifications to historic buildings keep with the historic architectural styles of the buildings that are being altered. These design guidelines also ensure that new structures are constructed in a manner compatible with the historic architectural styles found in the Cultural and Heritage Tourism District.

With the new ordinance, communities like Darien can retain the historic character of their town and its unique sense of place. According to Martha Reimann from DCA, "We are stressing the message that protecting your cultural heritage resource base assets means protecting your future potential tourism revenues."

DCA has organized training workshops on these new tools for community leaders and tourism, economic development and planning professionals. In 2008, the workshops will take place on February 7 in St. Marys and



Doug Simmons

Remains of D'Antignac House

on March 4 in Washington-Wilkes. For further information, contact Cindy Eidson at (404) 679-3101 or at ceidson@dca.state.ga.us. 

WHAT: Form-based Development Codes for Cultural Heritage Tourism Districts training workshop

WHEN & WHERE: February 7 in St. Marys; March 4 in Washington-Wilkes

CONTACT: Cindy Eidson, 404-679-3101 or ceidson@dca.state.ga.us

CALL FOR ENTRIES

The Georgia Trust for Historic Preservation is now accepting entries for the **B. Phinzy Spalding and Hubert B. Owens Scholarships** and **J. Neel Reid Prize**.

J. Neel Reid Prize

Honoring the legacy of Neel Reid, this is awarded annually to an architecture student, an architect intern or a recently registered architect to study architecture anywhere in the world.

B. Phinzy Spalding and Hubert B. Owens Scholarships

Each year, the Trust awards two \$1,000 scholarships to encourage the study of historic preservation and related fields.

For more information and to download an application, visit http://www.georgiitrust.org/preservation_resources/opportunities.htm.

APPLICATION DEADLINE IS FEBRUARY 15, 2008



The Georgia Trust would like to thank

Marvin Penick
of
Beyond Trim, Custom Hardware Installation.

Marvin Penick of Beyond Trim, Custom Hardware Installation recently donated his services and lockset for the back door at Rhodes Hall. Marvin also repaired locks on the front door, screen doors, side porte cochere door and tightened all the door knobs throughout the Rhodes Hall building.

2008 PLACES in PERIL

10 Places That
Need Your Help!



Cockspur Island Lighthouse, Chatham County

Since 2006,

The Georgia Trust for Historic Preservation has been compiling an annual list of 10 historic places across the state that are at risk of neglect, lack of funds, encroaching development, or even worse, demolition.

Our goal, with your help, is to call attention to these imperiled places so that years from now, people can still visit and enjoy these significant properties. Unless strong, immediate and positive action is taken, these important icons from our past could become only memories.

A.L. Miller Senior High School for Girls, Macon, Bibb County



MERIWETHER COUNTY JAIL

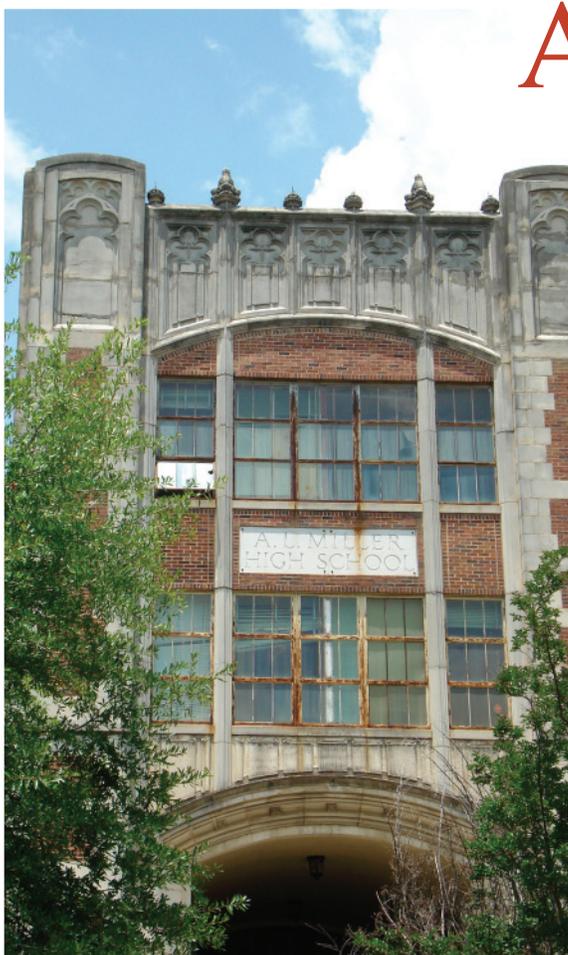
Greenville, Meriwether County

Historic Jail Struggles to Escape Deterioration

The Story: This 1896 jail features an unusual modified Italianate villa style with asymmetrical towers and Romanesque arches. Its three-story hanging tower provides a reminder of an earlier form of capital punishment. Located just off the courthouse square, it is one of Greenville's earliest structures.

The Threat: Like many of Georgia's historic county jails, this jail is not capable of serving its original purpose, suffers from deterioration and needs structural attention. The cell area is particularly threatened, due to a leaking roof, and the foundation and brickwork are cracking. The local community supports saving the building, but funds have not been identified.

The Solution: Greenville is picturesque and well-positioned to develop a heritage tourism program that engages visitors on their way to nearby Warm Springs or Calloway Gardens. As a Better Hometown community, Greenville has applied for grants that would fund streetscaping and other improvements. Communities have successfully used former jails for other purposes. Meriwether County Jail could be used in a variety of ways such as a visitor/welcome center, museum, archives, office space, or a combination of these to ensure its sustainability.



A.L. MILLER SENIOR HIGH SCHOOL FOR GIRLS

Macon, Bibb County

Neighborhood Threatened by Abandoned School

The Story: This stately 1930 structure sits in the middle of a historic neighborhood that is in much need of revitalization. Designed in a collegiate Gothic Revival style, the former school features decorative brickwork, cast stone detailing with trefoil decorations, brick interior walls and maple flooring in the classrooms. It once served as an important educational center for Winship Heights/Montpelier area, and is owned by the Bibb County Board of Education.

The Threat: Abandoned neighborhood schools have become a statewide problem. Neighborhoods are becoming threatened by these former anchor institutions that now sit vacant, making revitalization more difficult. Miller High School for Girls lies empty near major arteries to downtown and Mercer University, where development is only right around the corner.

The Solution: The structure's large size and good condition make it a strong candidate for adaptive use such as school administration offices. A recent feasibility study found the building to be structurally sound. The roof was recently stabilized with a gift from a local foundation. With support from the school system and superintendent, there is a strong likelihood that its rehabilitation would have a significant catalytic effect on the surrounding area.

OLD CLINTON HISTORIC DISTRICT

Gray, Jones County



Development encroaching upon historic district

Historic Community Meets Strip Development

The Story: Established in 1807, the community of Clinton served as an economic and cultural center for the Georgia frontier. Buildings date from 1808-1835 and together provide a rare example of a largely intact Georgia rural frontier village that combines commercial and residential structures.

The Threat: The corridor of the south side of US 129 has been lined with strip commercial development within the last 10 years. Residents formed the Old Clinton Historical Society 25 years ago to fight off development and road widening projects. Recently the city approved a bypass that will come within several hundred yards of the district.

The Solution: Despite the encroachment of the bypass, Old Clinton still has potential to remain a livable community while attracting compatible, high-quality growth. The community contains an abundance of open space, and strong design guidelines would ensure that these areas are developed sensitively. Good design guidelines would also protect the area's remaining resources.

The Story: The Spencer House is the 1912 home of William H. Spencer, Columbus' first Superintendent of Colored Schools, who worked tirelessly to establish an accredited high school for African American students in Columbus. His goal was ultimately achieved when Spencer High School was built in 1930, five years after his death. The house is currently part of Columbus' African American heritage tour and is owned by the Owlettes, Spencer High's alumnae association.

The Threat: The Spencer House has received state and federal grants in the past and enjoys strong support from Historic Columbus Foundation; however, the Owlettes are dwindling as the group grows older. The Owlettes use the building for meetings and occasionally open it to the public. The house is located on a busy, highly visible street with safety issues. As hard as they try to keep it maintained, the Owlettes cannot undertake a major restoration.

The Solution: Historic house museums should find creative ways to make viable interpretive programs for the community. At Spencer House, new leadership is working to develop a plan for the structure that will knit together the many local groups interested in preserving this building. They seek to interpret Spencer's story and provide a self-sustaining anchor for Columbus' African American heritage tour. The Owlettes are seeking new, younger membership and are open to new approaches and new uses for the house.

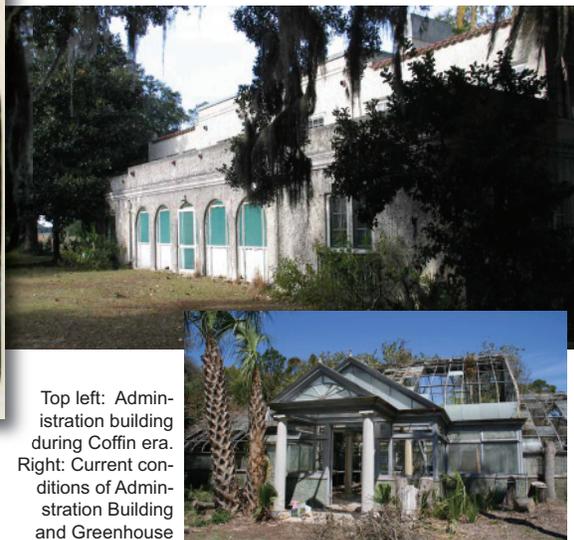
SPENCER HOUSE

Columbus, Muscogee County

Fragile Nature Threatens Important African American Historic Resource



Rear facade



Top left: Administration building during Coffin era. Right: Current conditions of Administration Building and Greenhouse

UGA MARINE INSTITUTE GREENHOUSE & ADMINISTRATION BUILDING

Sapelo Island, McIntosh County

Significant State-Owned Property Threatened by Lack of Funds

The Story: The UGA Marine Institute Greenhouse and Administration Building were built by Howard E. Coffin, automobile pioneer and principal landowner of Sapelo Island from 1912-1934. The administrative building (later a dormitory) was Coffin's last major project built "from scratch."

The greenhouse complex consists of 13 individual glass houses and two 14,000 above-ground cisterns plus a Lath House, two cold frame structures, and a water garden. Originally used to provide food and flowers for the Big House (later known as the Reynolds Mansion). The greenhouse is a fine example of a high-end prefab/catalog style greenhouse structure.

In 1949, Richard J. Reynolds formed the Sapelo Island Research Foundation, which would later become the University of Georgia Marine Institute (UGAMI) in 1953.

The Threat: The greenhouses have not been used since 1976 and are quickly deteriorating. Overgrown trees grow through the roof as much of the glass is gone.

The administrative building was closed over ten years ago when UGA closed its doors. Mothballing the structure would help protect the building until preservation work could be done.

The Solution: The Friends of UGAMI have identified the greenhouse as one of their projects. A glasshouse restoration specialist was hired to survey the structures and provide restoration cost estimates. The Friends are currently working with a UGA consultant to put together a business plan. The rehabilitated greenhouses have many potential uses, for research, education and outreach. Rehabilitation of the Administration Building could provide new office space and accommodations and become a likely second project for the Friends.



TRINITY CME CHURCH

Augusta, Richmond County

Abandoned Church Threatened by Development

The Story: Constructed between 1889-1894, Trinity Church is the mother church of the Christian Methodist Episcopal (CME) denomination in the United States. Remodeled in 1920-1923, it is the last remaining building in a historic 19th-century African American neighborhood.

The Threat: The building is vacant and deteriorating and is located near a portion of the Augusta Canal that is marked to be redeveloped. The area surrounding the church has already been cleared for development. The roof is in very poor condition, and there is a problem with vagrants. Nearby neighbors are likely complaining and could seek demolition.

The Solution: Many groups including Historic Augusta and the National Trust for Historic Preservation are concerned about preserving this significant building. It is currently owned by Atlanta Gas Light, which supports its preservation.

Miracle Making Ministries, a non-profit organization, is currently making plans to adaptively use the church as community space. Preserving the church will help ensure that plans for nearby development will be sensitive and compatible with the historic structure and nearby neighborhoods.

ADAM-STRAIN BUILDING

Darien, McIntosh County

Highly Significant Community Landmark at Risk from Developers

The Story: A rare example of historic tabby construction, the 1813 Adam-Strain Building was built as a waterfront warehouse, survived looting and fire in 1863, and was refurbished in 1870. The City of Darien recently passed a Cultural and Heritage Tourism District Overlay, a new type of protective zoning that limits the redevelopment of the site to a structure of similar size, mass and materials. Local citizens and members of the historic preservation commission are determined to save the structure.

The Threat: Like many small coastal communities, Darien has a low tax base and faces strong development pressure. After being denied a demolition permit in 2006, the owner put the building up for sale at a speculative price. Nearby dense residential development and the recent demolition of the eighteenth-century D'Antignac House have caused local concern to reach a new high.

The Solution:

Raising public awareness of the development threat to the building holds promise to galvanize local and state-wide commitment to broker a reasonable resolution for this iconic structure. The first priorities are the purchase of this rare survivor and the development of a vision for its use as part of Darien's heritage tourism program.



Close-up view of historic tabby facade

SUNBURY HISTORIC COLONIAL TOWN SITE

Sunbury, Liberty County

Fragile Archaeological Site Threatened by Development

The Story:

Founded by the Puritans, the 1758-1864 archaeological site of Sunbury in Liberty County was once an important colonial port, trading regionally with Savannah and also with New England and the Caribbean colonies. Several important events occurred on this site:

- The first Masonic meeting in Georgia was held at Fort

Morris in Sunbury and presided over by General James Edward Oglethorpe in 1734.

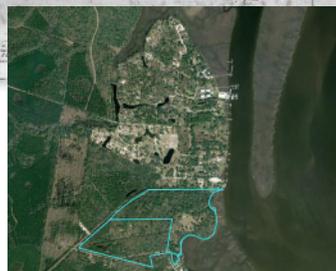
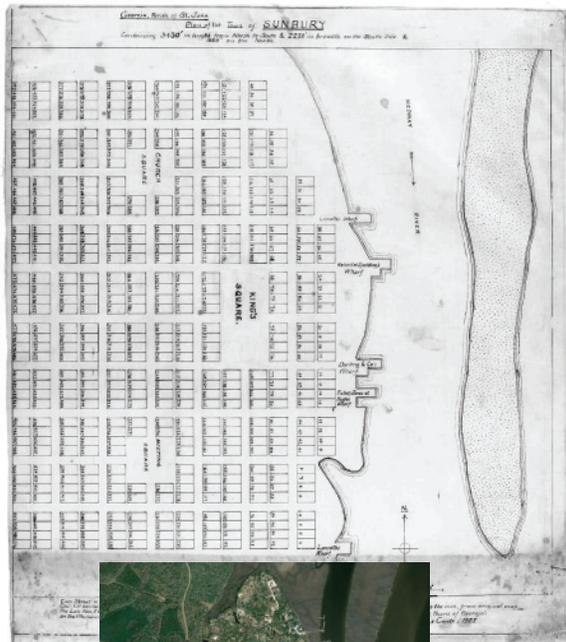
- The British used the town as a prisoner war camp for American officers captured during the

- In 1864, the Sunbury Baptist Church was burned during Sherman's infamous "March to the Sea."

At one time, this bustling seaport rivaled the port at nearby Savannah. Later abandoned, Sunbury is one of the few large colonial towns that has not been obliterated or buried under later development, although recent development and looters are gradually destroying it.

The Threat: Although the area has only been investigated enough so that the Georgia Historic Preservation Division and the National Park Service have determined it to be of national significance, it is not listed in the National Register of Historic Places. Adjacent Ft Morris is a state park but residential development and looting is destroying the town site itself; ten years ago one of the two known historic town cemeteries was partially bulldozed. The owner of a critical 40-acre tract agreed to donate it but died before changing his will.

The Solution: This is a high priority project for the Society for Georgia Archaeology, which has identified a six-point plan to encourage wider community involvement in preservation initiatives directed at Sunbury; create outreach and education campaigns; complete a National Register nomination working with the Georgia State Society-National Society Daughters of the American Colonists; develop a survey, mapping and mitigation strategy; develop a mitigation strategy for preservation-minded land owners; study the feasibility of a historic-greenway trail; and identify archaeologically rich areas for conservation by green space protection and/or acquisition.



Revolution, later abandoning the site in 1782 after burning most of it.

- A notable Sunbury resident, Dr. Lyman Hall, was sent as a delegate from St. Johns Parish to the Second Continental Congress, and was later one of the three Georgia signers of the Declaration of Independence.

COCKSPUR LIGHTHOUSE

Chatham County

Historic Lighthouse in Danger of Drowning

Story: The northernmost of only five remaining lighthouses along the Georgia Coast, the Cockspur Island Lighthouse is part of the National Park Service Fort Pulaski National Monument. The structure amazingly survived the Civil War as it was directly in the line of fire during the bombardment of Fort Pulaski in 1862. Decommissioned in 1909, it remained in private use and was re-lit in early 2007. The lighthouse is an important reminder of the Georgia coast's former industrial focus, as well as of the perils of earlier maritime navigation.

The Threat: Reconciling the changing nature of coastal land with the permanence of structures such as lighthouses is challenging and expensive. Erosion, caused by the ongoing dredging of the Savannah River, has significantly decreased the structure's protective land mass and accelerated structural deterioration.



Cockspur Island Lighthouse at high tide

The Solution: Fort Pulaski Superintendent Charlie Fenwick has put together a multi-pronged work plan for fundraising and the structure's preservation. The National Park Service and Army Corps of Engineers have committed to providing preliminary assessments and engineering drawings; they may also be able to provide additional funding. Chatham County will match 20% of the entire project, and a local "friends of the lighthouse" group is forming to raise funds for gaps in public funding and to establish a long-term maintenance fund.



THE CASTLE

Atlanta, Fulton County

Low Scale Building Threatened in High-Rise Area

The Story: Built 1909-1910 by Ferdinand McMillan as his retirement home, The Castle adjoins large Midtown office buildings and the Woodruff Arts Center on Atlanta's Peachtree Street. McMillan incorporated unique architectural features including "Uncle Remus" niches and spring and an early use of asbestos shingles. McMillan called his castle on Peachtree Street "Fort Peace."

Associated with the city's arts community, it was used for arts-related activities from 1938 through the

1960s. It has housed the Atlanta Theatre Guild, Atlanta Writers' Club, and Junior Theatre of Atlanta among others.

Threatened with demolition in the mid-1980s, the building was called "a hunk of junk" by Atlanta Mayor Andrew Young in June 1986, sparking strengthening of the local preservation ordinance. In 1989, the building achieved local landmark status and was restored as part of AT&T's Promenade project.

The Threat: There is little activity at the property as it stands empty and deteriorating. Roof tiles are missing, and water is starting to damage the interior. Purchased in 2002 for \$1 million, the property currently has a \$4 million asking price.

The Solution: The building is of great concern for the local preservation community and surrounding Midtown area. The Atlanta Midtown Alliance is forming a task force to help stabilize the structure and encourage its revitalization.

HOW ARE THEY FARING?

A Look at Past Places in Peril.



St. EOM's Pasaquan, Buena Vista, Marion County

2006 PLACES IN PERIL

Terrell County Courthouse, Dawson

Current Status: The courthouse is currently undergoing a substantial rehabilitation that started about a year ago.

Recap: 1892 courthouse suffering from advanced deterioration.

Auburn/Edgewood Avenue Commercial District, Atlanta

Current Status: City Councilman Kwanza Hall and the Historic District Development Corporation are developing a plan for the restoration and compatible rehabilitation of Auburn Avenue using Main Street, the Trust and historic preservation revitalization principles.

Recap: "Birthplace of Civil Rights movement." Landmark Atlanta structures threatened with neglect, demolition.

Hartwell Downtown National Register District, Hart County

Current Status: Nearly a block of historic buildings were replaced by a newly-constructed CVS, using a set-back drive-in plan incompatible with the surrounding downtown district.

Recap: Hartwell's historic district is so successful that CVS proposed clearing an historic block for typical suburban-style site plan.

St. EOM's Pasaquan, Buena Vista

Current Status: The Pasaquan Preservation Society has hosted two successful "Artists for Pasaquan" days with over 350 visitors. The Society has also received four grants totaling \$17,000 to help stabilization and preservation efforts that are slated to begin July 4, 2008, which would have been EOM's 100th birthday. The Society has also received letters of support from President Jimmy Carter, Federal and State Representatives and Senators, and contiguous city and county governments and chambers of commerce. The site is in its final stages of qualification for the National Register of Historic Places. To learn more about Pasaquan's progress, visit www.pasaquan.com.

Recap: Wild, wonderful deramscape created by artist EOM (Eddie Owens Martin). Painted concrete sculptures, decorated walls, historic house threatened by decay.

Andalusia, Milledgeville

Current Status: Has received positive attention and increased donations. Over the last two years, Andalusia received a Georgia Heritage Grant to restore the water tower and funding from the Watson Brown Foundation Junior Board to restore the pump house. A Livestock Pond and a Nature Trail have been added to the property. To learn more, visit www.andalusiafarm.org.

Recap: Home of literary icon Flannery O'Connor, estate's buildings need restoration, threatened by encroaching commercial sprawl. Acquired by Flannery O'Connor-Andalusia Foundation in 2001.

Old Highway 17

Brunswick and the Golden Isles

Current Status: An ordinance was recently passed allowing billboard companies to install more billboards along Old Highway 17. Concerned citizens have formed *Defend Downtown Brunswick* to stop the city's plans to replace historic structures with an expansion of the existing jail on Newcastle Street - another gateway into the city.

Recap: Crazy-quilt of 1950's motels, WWII-era Liberty Ship Boatworks & Victorians, "Gateway to Historic Brunswick and the Golden Isles," threatened by unplanned development.

Old Hawkinsville High School, Pulaski County

Current Status: Currently in use as a Pre-K facility and an Alternative Learning Center, serving students from Pulaski, Dodge, Dooley, Bleckley, and Wilcox Counties. The building also houses several Board of Education (BOE) offices. Various grant and funding opportunities to finance the rehabilitation of the building are being explored. When renovations are complete, plans are to relocate all BOE offices to the facility.

Recap: Largely vacant with maintenance issues due to restricted budget.

Ponce de Leon Apartments, Atlanta

Current Status: No progress to report.

Recap: An early luxury high-rise in midtown Atlanta, needs major interior, exterior rehabilitation, maintenance.

City Mills, Columbus

Current Status: The owner has been negotiating with possible new owners, but no progress to report to date.

Recap: Built in part by freed slaves, 1828 Columbus mill now threatened by vacancy, neglect.

Cowen Farmstead, Acworth

Current Status: Exterior rehabilitation and structural stabilization of the home through The Georgia Trust's Endangered Properties Revolving Fund was completed in November 2007. The property is currently on the market to find a preservation minded buyer to appropriately adaptively use the house. To learn more, visit www.georgiastrust.org/whatwedo/cowen_house.html.

Recap: House in poor condition; city threatened to condemn until Trust assumed ownership.

2007 PLACES IN PERIL

Native American Structures in North Georgia

Current Status: There have been a number of additional structures identified and the list is being maintained by the North Georgia RDC. Many are interested and involved in this ongoing effort of identification.

Recap: Significant Native American structures remain unidentified and undocumented.

10 Ways to Help Rescue Georgia's Places in Peril

EMAIL letters to your city officials describing the problem and offering solutions, and c.c. local news media.

ORGANIZE a Save The Building Day. For properties with heavily deferred maintenance, enlist the help of civic organizations looking for community projects, or organize a volunteer's clean-up day through your local preservation group.

ADOPT a site. Start a written petition to protect the property. Post a web page for online 'signatures' with full name and zip code. Forward the signed petition to local officials.

JOIN The Georgia Trust for Historic Preservation's advocacy group, Georgians for Preservation Action (GaPA). Email Anne Farrisee at afarrisee@georgiitrust.org for more information.

CREATE a support group of local business people and residents. Organize public meetings. Distribute information about the building you're trying to protect.

WORK with or form a local historic preservation organization. Solidify a feasible plan to keep media and citizens informed of ongoing changes in the property's status and/or efforts to preserve it. The news media won't cover every new development, but steady contact will ensure they won't let it fall off their radar, either.

SHARE this Rambler electronically by emailing the website link, www.georgiitrust.org, to everyone you know.

ASK a local columnist, television or radio personality to interview elected officials about their views on your adopted Places in Peril site.

ENLIST help from the local library. Offer to teach schoolchildren about endangered landmarks. Organize an art show of kids' work and distribute information to attendees.

DONATE to The Georgia Trust or your local preservation group.

City Auditorium, Waycross

Current Status: No progress since placed on list. City remains interested.

Recap: This 1937 WPA auditorium located in Waycross hosted acts such as Elvis Presley, Little Richard and Roy Orbison. It is threatened by deferred maintenance and potential condemnation.

Gilmer County Courthouse, Ellijay

Current Status: The courthouse is scheduled for demolition. A replacement similar to the historic courthouse will be built and attached to the new Gilmer County Courthouse. Construction is expected to be completed by December 2008. For more information on this project, visit www.gilmercounty-ga.gov.

Recap: Originally built as the Hyatt Hotel in 1898, this unique courthouse was listed in the National Register of Historic Places. The citizens of Gilmer County voted to demolish the building in 2006.

Wren's Nest, Atlanta

Current Status: The Wren's Nest has recently been awarded a challenge grant from the Watson-Brown Foundation. The Watson-Brown Foundation will initially provide \$50,000 for aid in capital improvements. Watson-Brown will also match the Wren's Nest dollar for dollar up to an additional \$80,000 for all its restoration needs for a potential total of \$130,000. The Wren's Nest initial campaign total is \$210,000. With these funds, the Wren's Nest will receive its first structural facelift in more than 15 years. To learn more, visit www.wrensonline.com.

Recap: Home of Joel Chandler Harris threatened by lack of funds.

Herndon Home, Atlanta

Current Status: The home is in the same condition as last year.

Recap: House museum and home of former slave turned millionaire, closed.

Eleanor Roosevelt School, Warm Springs

Current Status: The Roosevelt school committee, co-chaired by Sabra McCullar and Karry Murphy, are in the process of buying the historic Rosenwald school. The committee has applied to the National Trust for a grant to aid in the property and its preservation. The ultimate goal of the committee is to use the building as a museum to commemorate Eleanor Roosevelt as well as a center on Black History.

Recap: Unrecognized African-American school threatened by neglect.

Raised Tybee Island Cottages

Current Status: The current real estate lull has resulted in no additional cottages being threatened. The Tybee Island Historical Society has recently purchased a lot near the light station that for the purpose of relocating a cottage that might be threatened in the future.

Recap: Unique island cottages at risk from overzealous developers.

Aluminum Hill Mill Workers' Houses, Eatonton

Current Status: At the present time, the City of Eatonton is seeking to buy the properties in order to turn them over to the development authority which would in turn sell them to an interested buyer. Two of the structures are beyond repair and the other remaining buildings are able to be stabilized. The property is zoned commercial, so the city hopes to establish small local stores out of the existing structures rather than new development.

Recap: Mill workers' homes, artifacts of Georgia's industrial past, at risk of demolition from neglect.

Virginia Highland Neighborhood, Atlanta

Current Status: The Neighborhood Preservation Committee has continued its research and organization of a historic district in Virginia-Highland. Most of the history is compiled, and the district's boundaries are set. The next phase of the committee's plan is community outreach. The committee has made tremendous progress in the last year. The committee is looking forward to meeting with a representative from the Atlanta Urban Design Commission, who will help educate the group on historic designations and answer any questions the committee might have.

Recap: Development, teardowns and incompatible infill harm old neighborhood of early 20th century architecture.

Hand Trading Company Building, Pelham

Current Status: The building, with the support of the City of Pelham and Mitchell County, is expecting to begin renovation in the near future. Jinright, Ryan, & Lynn Architects, based out of Thomasville, have produced architectural plans for the renovations. Local banks have loaned more than 2 million dollars for the project.

Recap: Grand-scale store deteriorating with time. 

GEORGIA TRUST REVOLVING FUND FOR ENDANGERED PROPERTIES FOR SALE



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 Farrissee, 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 Farrissee, 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 Farrissee, 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 Farrissee, 404-885-7804.



Cowen Farmstead
 Acworth, c. 1854. Plantation Plain house on .6 acre makes ideal commercial or office space. \$350,000. For more information on this property, contact Anne Farrissee, 404-885-7804.

For more information and photos of
 The Georgia Trust's Revolving Fund Properties,
 visit

www.georgiatruster.org

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2007 FALL RAMBLE: ELBERTON AND ELBERT COUNTY



Monica Tarvin & Dianne McPherson



Luther Martin Heard Home



Dr. Joyce Davis (right) & her sister, Frances

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November 12 - January 20
From Morning to Night: Domestic Service in the Gilded AgeSouth

Hay House, Macon
 A 14-panel exhibit, developed by Maymont Foundation, presents a distinctly southern perspective on domestic service at the turn of the 20th century. Please call Hay House at 478-742-8155 for more details.

February 2, 2008
2008 Preservation Ball

Atlanta History Center
 Enjoy a night of fine food, fun, gaming and dancing at the 25th annual Preservation Ball, February 2, from 7 p.m. to 11 p.m. at the beautiful Grand Overlook Ballroom at the Atlanta History Center. Please call 404-885-7805 for more information.

February 7, 2008
Seasons of the Vineyard
 Hay House, Macon

Sip samples of reds and whites from around the world while perusing silent auction items including original art work, gift baskets, wine and more. Then, partake in an exciting live auction with many entertainment and vacation packages! Ticket purchase also includes "Wine by the Class" seminar on Tuesday, January 29, 2008. Call 478-742-8155.

April 4-6, 2008
2008 Annual Meeting & Spring Ramble
 Columbus, Georgia

2007 PRESERVATION CLASSIC GOLF TOURNAMENT



Milton Williams, Greg Paxton, Allen Nelson



Preservation Classic low net winners (l to r): Griffin Foster, Gregg Melinson, Ashley Watson, Allen Nelson

HAY HOUSE CAPITAL CAMPAIGN CELEBRATION



Chairman Mike Starr thanks donors and supporters of the campaign



Anne and Bradley Hale



Tom Wight and Dean DuBose Smith inside the Tom B. Wight Cupola at Hay House



ACWORTH, c. 1904. Honeymoon House one block from Lake Acworth. Built by Lemon Awtry for his bride, Varah Hill. Beautiful corner lot of almost an acre. Walk to shops/restaurants in Historic Acworth. 4 bedrooms, 4 bathrooms, formal entrance, dining and living room, 4 fireplaces, hardwood floors, 12 foot ceilings: \$380,000. Contact owner at 404-841-9427.



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.



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.



ATLANTA, 1913. The Ponce Condominiums. One of original bachelor apartments. Top Floor. 1BR/1BA. Stone Mountain view. Fireplace. Tiffany stained glass in lobby. Rooftop terrace. Across the street from The Fox Theatre. Assigned Parking. Doorman. \$168,900. Historical Information: www.poncecondo.com. Call Gail Minga, Neighbors Realty, 404-626-9933, gminga@eneighborsrealty.com



BAINBRIDGE, c. 1919. Beautifully restored home in downtown Bainbridge in the Historic District. 4012 sq ft., 4BR/3BA. This home retains the original heart pine floors, massive mouldings, original mantels, pocket doors, staircase, leaded glass windows and carriage house. \$369,900. Bainbridge is located an 1 1/2 hours from the gulf coast. Call Regina, DeHildren Realty 229-220-4750 or visit www.ReginaGossett.com.



BUFORD, c. 1894. Own a Georgia Landmark, Bona Allen's first Mansion, a leather and tanning magnate's high style, Queen Anne Victorian, completely restored over 7 years by perfectionist, with unlimited attention to historic detail, 5BR, 4BA, approx. 6500 sq. ft., plus basement, master on main, a two story domed room, featured in Regional Magazine, must see! \$949,000. More photos at www.servicefirstrealtyinc.com. Contact Lynn at 770-616-6318.



COVINGTON, 1892. The Porter-Smith Home is a Queen Anne rehabilitation just off the Square in Historic Downtown Covington. 10-foot ceilings, 7 magnificent fireplaces, original heart of pine flooring, open foyer, grand staircase, servants staircase. Today's kitchen complete with granite countertops. The Master is on the main floor. Period colors throughout. See more images at www.hometouramerica.com or www.historicproperties.com. Contact John Fuller, Harry Norman Realtors, 678-953-0569.



FORSYTH, c. 1831. Fantastic Greek Revival w/ double verandas crowning a hill on 6.7 acres close to town. The Napier-Hoffman house has a central hall, 4-over-4, plan with heart pine floors, board walls, large light & airy rooms, many original details. Most exterior restoration completed, but needs interior work. This rare property exudes Southern charm & romance. Original Leon Hoffman landscape plans available. \$335,000. Contact James H. Webb, Sheridan Solomon & Assoc., 800-329-9980, ext. 322.



MACON, 1912. Charming Neel Reid bungalow in Macon's Intown Historic District. Features much of Reid's early detailing, including built-in cabinets & French doors. In same family until this year. Woodwork in public rooms have never been painted. Total restoration under way. New roof, updated wiring, plumbing, exterior repairs, new paint in and out, etc., are complete, but new owner is being transferred out of state & must sell before kitchen & baths are redone. House is priced accordingly. \$195,000. Contact James H. Webb, Sheridan Solomon & Assoc., 800-329-9980, ext. 322.



MACON, 1925. Georgian Revival Beauty in Historic Vineville, Macon, Georgia. 1 hour south of Atlanta. Architecturally Designed Brick 2-story features a slate roof & millwork. Hardwood Floors & 10' ceilings. Beautiful staircase to 3 large BR's & BA's on 2nd floor. Formal gardens & quarters over 2-car garage \$329,000. Trudie Sessions 478-390-4499.



MILLEDGEVILLE, 1822. Williams-Orme-Crawford-Sallee house in 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. Once-in-a-lifetime opportunity to acquire a true architectural gem in virtually untouched condition. \$425,000. Contact James H. Webb, Sheridan Solomon & Assoc., 800-329-9980, ext. 322.



MONTICELLO, c. 1880. 3 Bedrooms, 1 Bath cottage charm on .5 acres. Central hallway, high ceilings, wood floors; 4 fireplaces, huge dining room, living room. Rocking-chair front porch. Walk downtown. One owner since 1940s, loved through the years. \$124,900. Contact Jean Workman, 404-402-3042. More photos at www.c21heartlandrealty.com.



MONTICELLO, c. 1906. Cottage dollhouse, 2 bedrooms, 1 bath. Loft could be office or 3rd bedroom. Dining room, living room, sunroom, working fireplaces. High ceilings, beaded board, totally updated. Huge koi pond, beautiful landscaping. Walk to town. \$169,900. Call Jean Workman, 404-402-3042. More photos at www.c21heartlandrealty.com.



NEWNAN c. 1885. Known as the Swiss Cottage, located a few blocks from the courthouse square. 3BR/2.5BA, formal DR, LR, large open kitchen w/ built in cabinets and breakfast area, office/exercise room, extra large laundry room & sun room. Recently renovated, hardwood floors throughout, 9 ft ceilings, original pocket doors & front door, working fireplaces and wide long hallway. Landscaped private fenced-in yard w/ pool & pool house on back of double detached garage. Elena Dickerson, Lindsey's Inc, Realtors 404-379-1206. www.lindseysrealtors.com.



NEWNAN, 1932. All brick 3/2 home on 6.3 acres, renovated. Original hardwood floors, new paint, formal DR, LR w/ FP, sunroom or office & nice kitchen w/ island, pantry, all stainless steel appliances & breakfast bar. Large BRs and upgraded BAs w/ tile, claw foot tub, pedestal sink, smart shower & double vanity. Full unfinished basement w/ drive under & plenty of storage. Large outbuilding and nice landscaping. \$399,900. Elena Dickerson, Lindsey's Inc, Realtors 404-379-1206. Visit www.lindseysrealtors.com.



NEWNAN, c. 1900. One of 8 historic houses on this avenue that have been completely rehabilitated while preserving their original history and charm by Salbide Restorations, a company that was formed to transform and re-claim Salbide Avenue. This 3BR/3BA home has original hardwood floors, five fireplaces, custom oak kitchen cabinetry, granite island and countertops. \$339,900. Call Randa Herring 770-309-0933 or John Young 770-863-1800 with Josey, Young and Brady Realty, LLC or visit www.jybrealty.com.



NEWNAN, c. 1925. Beautifully renovated 4BD, 3.5BA craftsman style home. This home features 9' ceilings, original & new hardwood floors, tile floors & granite countertops. Rear entry mud/laundry room, large kitchen pantry, stone fireplace, huge upper level loft area over looking great room & a large backyard or space for future carriage house. Gorgeous home right in Historic Downtown Newnan. \$361,200 John Young 404-386-1322 or Keith Brady 770-328-3659 with Josey, Young & Brady Realty or visit www.jybrealty.com



NEWNAN c. 1850. Just off the Historic Court Square in Downtown Newnan, this renovated 4 bedroom, three bathroom is one of Newnan's most distinguished homes. Occupying two lots, a three-car carriage house with upstairs apartment and BBQ pavilion are on the property. \$699,000. Contact Keith Brady, 770-328-3659 with Josey, Young and Brady Realty, LLC or visit www.jybrealty.com.



POWDER SPRINGS, c.1859. Munford-Birdsong House. Gothic Revival house is distinct with its 3 steep gables and European influences. The period-correct, fully restored home has 3BR/2BA, 6 fireplaces, wide plank heart pine floors and original wood plank ceilings. Windows in the front rooms have three tiered 9-foot sections with hand-blown glass that could double as doors. Large front & back porches to enjoy the privacy of the 5 acre lot. Outbuilding is also included on the property. Call Jim Glover, Harry Norman Realtors, 678-581-7305.



SENOIA, c. 1913. From downtown historic Senoia walk to this elegant Southern Estate home w/deep full front and wrap porch, 10ft ceilings, oversized rooms, 7 fireplaces, stained glass window and many architectural period features. Over 3200 sq ft w/4 BR & 2.5BA + SunRoom & SunPorch offers space for all and entertaining too. Price \$400,000. See photos & tour @ www.JoannBennett.com, Call Joann Bennett, Re/Max AA Results 770-631-3300x126.



SENOIA, c. 1910. Enjoy serenity from 3 covered porches. Well preserved home/beautiful 1.1 acre level lot w/specimen trees. Spacious w/French doors, near 9' & 10' ceilings & 5 fireplaces (capped). Tour @ www.JoannBennett.com This 3- to 4BR/3.5BA, near 3100 sq.ft., all Formal areas, Keeping Room & FR could be Guest BR w/full BA on main. 2 car attached garage! \$289,900 Call Joann Bennett, 770-631-3300x126, Re/Max AA Results



SPARTA, early 1800's. Devereux, Antebellum Headquarters of Carrs Station Plantation. Approximately 30.3 acres. Restored 15-room home place. 3 porches. Fenced pastures. 3-5BR/2 BA. Parlor. Library. Sitting room. Keeping room. Today's kitchen. 7 fireplaces. Outbuildings: carriage house, grist mill, smoke house, horse barn, stable, mercantile store. Shown on Ramble. Contact Charlie Adams, Remax Central Realty, 478- 452-7362 or charlieadams@remax.net.



TENNILLE, c. 1900. 306 N. Main Street, \$299,000. 7BR/3BA. 3507 sq.ft. Restored interior has beautiful wood moldings, mantles, wood floors, hall-screen, china cabinet, fluted door surrounds, & bull's eye corner blocks. Attic has been tastefully renovated giving more square footage. Fenced backyard has 3-car garage, storage building and the "buggy house" now a screened picnic area with brick fireplace. Contact Nora Anderson, 478-232-9365 or c21twncity@aol.com, or visit www.century21.com then type in Tennille, GA.

Hay House Memorials

Given In Memory of Jane Steele

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THE 25TH ANNUAL
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To benefit The Georgia Trust

Enjoy a night of fine food, fun, gaming and dancing at the 24th annual Preservation Ball, February 2, at the beautiful Grand Overlook Ballroom at the Atlanta History Center. Swing to the rhythms of the Big Band era while gambling and indulging on delicacies prepared by Atlanta's top caterers.

All proceeds benefit The Georgia Trust, which reclaims, restores and revitalizes neighborhoods, commercial centers and communities throughout Georgia. With more than 8,000 members, the Trust is one of the country's largest statewide non-profit preservation organizations.

For reservations to this event of the season, please call 404-885-7805.

LEFT TO RIGHT: GREG PAXTON, PRESIDENT AND CEO OF THE GEORGIA TRUST; AMY NELSON, CHAIR; MARY AND BILLY WARREN, HONORARY CHAIRS; (NOT PICTURED: ALLEN NELSON, CHAIR).

PHOTO BY JIM FITTS



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