

The Rambler

The Publication of The Georgia Trust for Historic Preservation
Vol 36 No. 4

Fall 2009

2010 PLACES in PERIL

10 Places That Need Your Help!

Plus

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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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Special thanks to Georgia Power for printing
The Rambler.

Cover: Central State Hospital, Milledgeville
Image by Mary Smith

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Mark C. McDonald
President & CEO of The Georgia Trust

PRESERVATION HEROES MAKE A DIFFERENCE TO *PLACES IN PERIL*

The 2009 *Places in Peril* program has been an extremely rewarding experience for us at The Georgia Trust. This program has been given new life this year due to a challenge grant made to The Georgia Trust by The National Trust for Historic Preservation. Thanks to The National Trust, we were able to hire Jordan Poole as our Field Services Manager.

Jordan has been able to develop relationships with many dedicated people throughout our state. I would like to mention a few who have made extraordinary efforts to save historic sites across the state.

Allen and Lene Robertson have truly been inspirational in their devotion to rehabilitating the Mary Ray School in Raymond, Georgia. At this point, the exterior rehabilitation of this 1909 school building is substantially complete and much progress has been made on the interior. Allen has overseen thousands of hours of volunteer labor.

Ed Cawley and Cullen Chambers are the undisputed leaders of the force to save Battery Backus on Tybee Island from incompatible development. Recently they won an important legal battle when the State Shore Protection Committee voted unanimously to deny the developer's permit to build on top of the historic Spanish-American War fortifications.

Jim D'Angelo and Shannon Coffey of the Ford Daniel Foundation have greatly raised public awareness of historic Fort Daniel by hosting a great number of educational programs. Their goal of developing an archaeological park at the sites seems close to realization.

Philip Colvin and Boyd Coons of the Atlanta Preservation Center have created quite a buzz in Atlanta over plans by the Georgia Tech Foundation to demolish the 1928 Crum and Forster building on Spring Street. This very important Renaissance Revival Building has great potential to anchor Technology Square. Philip and Boyd have raised consciousness in a city not known for a preservation ethic.

Brent Runyon and Tom Harrison, Jr. have plenty to keep them busy looking out for historic Thomasville, but they have extended their work to save the abandoned historic town of Metcalfe. They are working to build a new vision for this charming but remote farm community.

Sallie Davis' home in Milledgeville has a bright future thanks to the work of Amy Amason of Georgia College and State University. This African American educator's 1890 home will soon be transformed into a cultural center.

Thanks to the efforts of Tad Brown and Michelle Zupan of the Watson Brown Foundation and Epp Wilson, a Friend of Historic Wrightsborough, the Rock House in Thomson now has full-time security and efforts to interpret the site are moving forward.

These individuals have made such a tremendous difference to these important places. All of us at the Trust are inspired by their devotion and we have truly enjoyed getting to know these and our other partners and look forward to continuing to work with them to complete these rehabilitation efforts. 🏠



RHODES
HALL

Old World Santa 09 *Twelve Days of Santa*

Yes, Trust members, there is a Santa Claus, and he will be delighting children and adults alike at Rhodes Hall this holiday season. From Monday, November 30, through Sunday, December 13, 2009 (closed on Saturdays – Santa needs his rest!), Rhodes Hall will be transformed into a winter wonderland featuring holiday entertainment, music, refreshments, art activities, and best of all, personal appointments with our Old World Santa.

This year we have added a few new features to this beloved tradition. Santa has agreed to extend his Rhodes Hall visit to twelve days (for a corresponding increase in milk and cookies, naturally). His first visit will be “VIC Night” for the Very Important Children and families of Camp Sunshine, a year-round program that offers respite, support, joy and hope to children with life-threatening illnesses and their immediate families. Local businesses will also have the opportunity to reserve “An Evening with Santa” for clients, employees, and their families. And as always, individual

families can reserve their private appointment with Saint Nick and stay to enjoy the festivities.

Proceeds from Old World Santa support the activities of The Georgia Trust and provide underwriting for VIC Night. Sponsorships range from \$2,500 to \$500. The cost of “An Evening with Santa” is \$2,500 for a three-hour reservation (Monday-Thursday). Individual appointments with Santa are \$35 per family and include a 5x7 photo. You may also bring your own camera or video recorder for an additional \$10.



You won't want to miss this opportunity to introduce the children in your life (or yourself) to the magic of a Victorian Christmas! To make your reservation, inquire about sponsorships or corporate nights, or for more information about Old World Santa, please contact Mary Railey Binns at 404-885-7812 or mrbins@georgiatrust.org.



HAY
HOUSE

Hay House Celebrates an Evergreen Christmas

Christmas at Hay House 2009, a full season of Victorian-inspired decorations and events, will feature the theme of an “Evergreen Christmas.” Slated for November 20, 2009 through January 2, 2010, Hay House will focus on greenery to ring in the holidays. “Garlands of greenery would have been appropriate for all historical eras of the house,” said James Barfield, a Hay House Trustee who is chairing the Christmas Committee this year. Be sure to mark your calendars for Christmas Luncheons on Thursday, December 10 and Friday, December 11. From 11:30 a.m. until 2 p.m., Hay House will serve a delicious, three-course meal with live musical accompaniment. Plus guests will be able to view the decorations and shop in our Museum Store with a special 20% discount.

The cost is \$25/person. Children ages 6 and up will enjoy bringing their parents or grandparents to one of our Sugar Plum Parties, scheduled for Sundays, December 6 and 13. Seatings both days will be held at 1 p.m. and 3 p.m. Cost is \$15/person. Reservations are required for both events.

**For more information, contact Hay House
at 478-742-8155 or visit www.hayhouse.org.**



Georgia Trust Partners with Georgia Theatre in Athens to Establish Rehabilitation Fund

The Georgia Trust recently partnered with owners of the Georgia Theatre to set up a fund dedicated to the rehabilitation of the historic theater in Athens that was destroyed by fire in late June.

Donations received by The Georgia Trust are tax-deductible and will be placed in a restricted account to be used solely for the purposes of rehabilitating the historic theater. The Trust will disperse funds to contractors working on the Georgia Theatre upon receiving invoices showing actual costs of the rehabilitation. These costs will include construction costs, and architectural and engineering fees.

“The Georgia Trust is pleased to act as a fiscal agent to accept donations for the rehabilitation of the Georgia Theatre. Donations can be made to The Georgia Trust, and we will insure that the funds are spent solely for the purpose of rehabilitating this historic building in downtown Athens,” said

Mark C. McDonald, President and CEO of the Trust.

“Fans and artists from all over the world have reached out offering to help us save this truly magical and historic building. Our partnership with the Georgia Trust for Historic Preservation will make it possible for us to revive the Georgia Theatre in a manner that will ensure its storied legacy. Athens just wouldn’t be the same without it,” said Georgia Theatre owner Wilmot Greene.

Donations to the Georgia Theater Rehabilitation Fund can be made online at www.georgiatrust.org or mailed to The Georgia Trust at: The Georgia Trust for Historic Preservation, Georgia Theatre Rehabilitation Fund, Attn: Kate Ryan, 1516 Peachtree St., NW, Atlanta, GA 30309.

For more information, contact Kate Ryan at 404-885-7817 or kryan@georgiatrust.org.

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Georgia Trust Business Campaign Off and Running

The 2009 Georgia Trust Business Membership campaign has begun, with packets describing the new program to firms all over the state. This overhauled program now includes new perks designed to connect people who are interested in preservation and Rhodes Hall with business that offer goods and services that relate to that interest.

We encourage all readers, members, supporters, and advocates to consult our new Business Member Guide on the website. Whether you need a skilled preservation professional or a great caterer, this guide has it. And it can be downloaded as a handy printed guide.

Supporting these businesses supports The Georgia Trust and preservation efforts all over our state.

If you own a business, please consider a business membership. It's a low-cost way to:

- Connect directly with thousands of our webusers, people who are looking for preservation expertise, planning an event, or just interested in history.
- Differentiate your business as one that values quality, craftsmanship, and the preservation of Georgia's cities, towns and neighborhoods.
- Make a tangible difference by supporting our mission of grassroots historic preservation.

Current individual members can convert their membership to business memberships if they prefer.

For more information on business memberships, contact Lindsay Cronk at (404) 885-7805 or lcronk@georgiatrust.org.



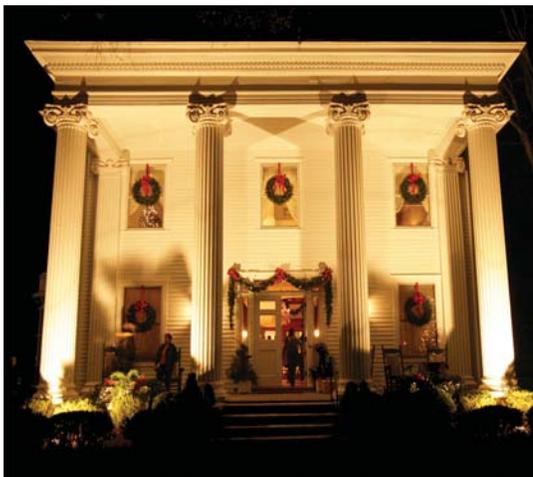
Whenever you see this logo, you know you're working with a company that supports preservation. To see a full list of Georgia Trust Business Members, visit www.georgiatrust.org and click on Business Member Guide.

Pink Historical Georgia plate complimented with Old Britain Castles "Christmas Green Tree" salad plate by Johnson Brothers. Images by Stephanie C. Roberts.

Celebrate Christmas with Georgia Historical Plates

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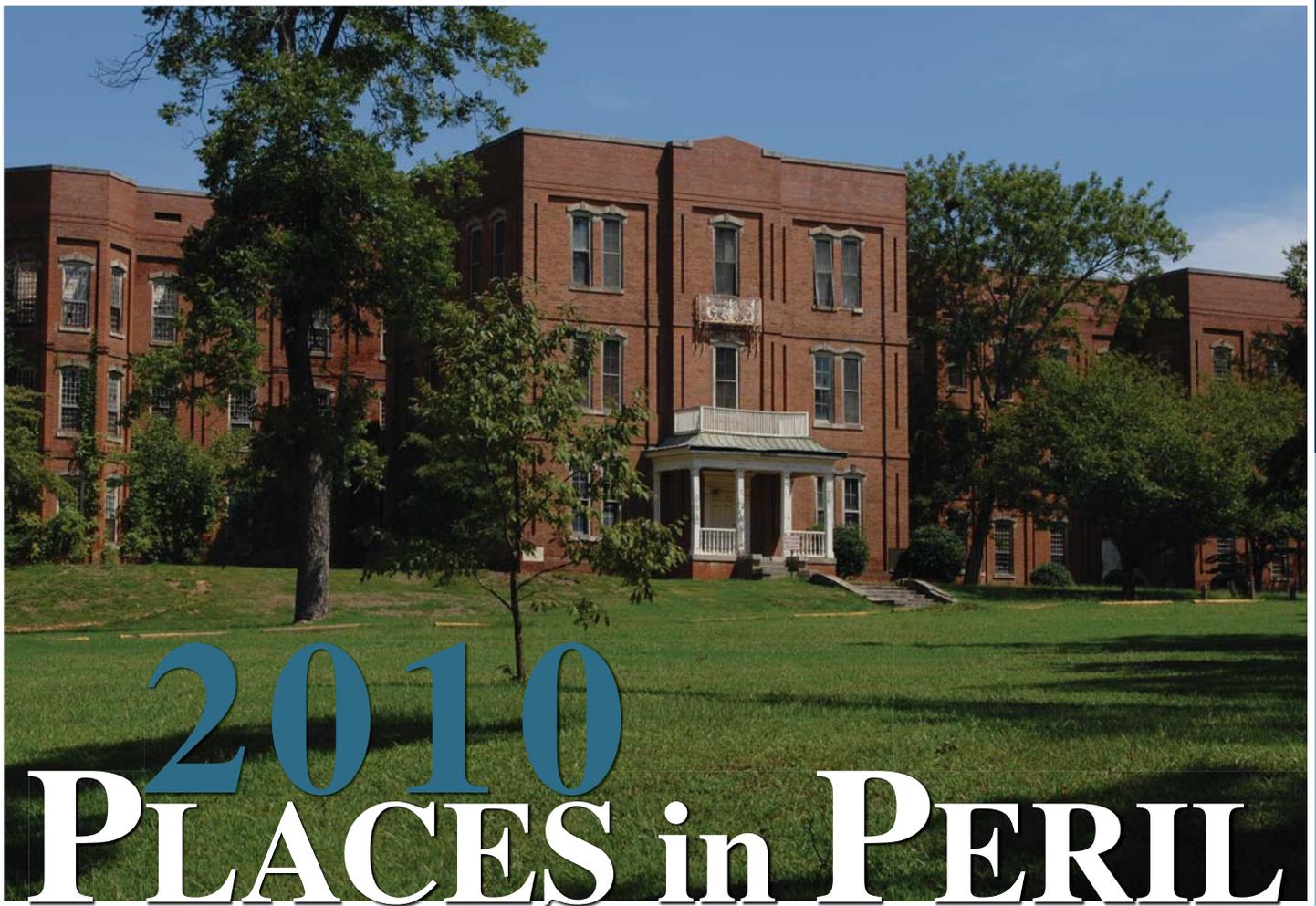
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Central State Hospital, Milledgeville, Georgia

10 Places That Need Your Help!

Historic schools. Courthouses. Old movie theaters. Many we pass by so often we no longer notice the swooping ornate marble, the 100-year-old brickwork, the grand courthouse clock. But these places and more face threats everyday—perhaps more so because we’ve grown so used to seeing them.

That’s why The Georgia Trust is bringing attention to 10 *Places in Peril* across the state and providing ways you can help in your community. Each site represents hundreds of similar sites throughout our state that are just as endangered and in need of community help as the 10 we have identified. So take a look at this year’s list, learn more about the program, and find out how you can help protect these properties and others in your community.

In 2009, each *Place in Peril* received direct assistance as part of The Georgia Trust’s new *Partners in the Field* program, a partnership with the National Trust for Historic Preservation. Our new field services representative, Jordan Poole, visited each designee and worked with the local property owners and community leaders to help form a preservation strategy.

As part of the new program, the 2009 *Places in Peril* received nearly \$50,000 in grant money.

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The Georgia Trust’s *Places in Peril* program seeks to identify significant historic, archaeological and cultural properties that are threatened by demolition, deterioration or insensitive public policy or development, and have a demonstrable level of community interest, commitment and support. The 10 *Places in Peril* are selected for listing based on several criteria. Sites must be listed or eligible for listing in the National Register of Historic Places or the Georgia Register of Historic Places. Sites must be subject to a serious threat to their existence or historical, architectural and/or archeological integrity. There must be a demonstrable level of community commitment and support for the preservation of listed sites.



CENTRAL STATE HOSPITAL

THE STORY

Once the nation's largest mental hospital and second largest in the world, the campus of Central State Hospital has grown and changed just as much at the study of mental health. Built in 1842, Central State Hospital was Georgia's first psychiatric hospital, chartered by the legislature in 1837 with the intent of providing Georgians with mental illness or retardation with a safe and humane environment. It currently occupies roughly 1,000 acres.

It is rumored that the hospital's first superintendent, Dr. Green, not only convinced General Sherman not to burn the hospital as he passed through Milledgeville, but also persuaded the General to offer some of his troops' rations to the patients at the hospital.

Currently, there is an effort to restore Central State Hospital's cemeteries.

THE THREAT

Some of the buildings have been vacant for years and are suffering from neglect. Many roofs have collapsed, leaving the buildings structurally unstable. Without immediate repairs, deterioration is imminent.



Historic American Buildings Survey L. D. Andrew, Photograph Jan. 3, 1937 VIEW OF FRONT HABS GA,5-MILG,9-1



PARADISE GARDENS

THE STORY

In 1961, Howard Finster began his 30-year creation of Paradise Gardens, a folk art site consisting of a maze of buildings, sculptures and displays. The setting is a four-acre swamp-land that Finster drained by building numerous canals around the property. He built his folk art from found objects and recycled materials ranging from bottles, bathtubs and toilets to bicycle frames and cast-off jewelry.

Since then, Paradise Gardens has attained international pop icon status. Finster and his folk art has been the subject of numerous articles and documentaries. Images of the site can be seen on cover art and in music videos from groups like REM and Talking Heads. Finster and his Gardens were also featured on NBC's *The Tonight Show* with Johnny Carson.

THE THREAT

The site was built from often fragile materials and is located in the damp climate of a former swamp. Constant dredging is needed to maintain the canals Finster dug throughout the property. Constant damage from the elements has harmed many of the dozen or so structures.



MILLEDGEVILLE, BALDWIN COUNTY

SUMMERVILLE, CHATTOOGA COUNTY



MORRIS BROWN COLLEGE

THE STORY

Morris Brown College was the first educational institution in Georgia under sole African American patronage. Built in 1882 to educate freed slaves, Fountain Hall, a National Historic Landmark, was the first building constructed on campus; however, the school did not open formally until 1885.

The College educated many outstanding alumni, including Isaac Blythers, former President of Atlanta Gas Light Company; Eula L. Adams, Executive Vice President for First Data Corporation; Albert J. Edmonds, Retired Lieutenant General of the United States Air Forces; the late Reverend Dr. Hosea Williams, civil rights leader; Thomas J. Byrd, actor of television, film and stage; and James A. McPherson, Pulitzer prize-winning author.

THE THREAT

Due to an embezzlement scandal in 2002, the school lost its accreditation and conducts classes online, leaving the buildings vacant and subject to the elements and vandalism.



ATLANTA, FULTON COUNTY



CANTON GRAMMAR SCHOOL

THE STORY

Built in 1914, the Canton Grammar School is reputed to be one of the few remaining Neoclassical Revival style schools in Georgia. The school housed grades 1-11 until 1924 when Canton High School was built across the street. The Grammar School building continued to be used as a school until 1974, when a new facility was constructed. The Cherokee County Board of Education reopened the building in 1976 as part of the Bicentennial Celebration.

Canton Grammar School is a contributing structure to the Canton Historic District for the Georgia Register of Historic Places. A nomination for the National Register of Historic Places is awaiting approval.

THE THREAT

The school is vacant. The Cherokee County Board of Education does not have plans for the building's use, although discussions have included possible demolition. Occasional maintenance has occurred over the years, but there has been little, if any, preservation work completed to the property.



CANTON, CHEROKEE COUNTY



LEAKE ARCHAEOLOGICAL SITE

THE STORY

Located in the Etowah Valley Historic District in Bartow County, the Leake site is a prehistoric Middle Woodland and Late Mississippian archaeological site dating as far back as 300 BC. The site contains the remnants of at least three earthen mounds and a vast ditch/moat; midden deposits with artifacts from everyday and ceremonial activities; the remains of structures, such as a probable ceremonial building and a possible shamanic facility; and human burials.

The site linked the Southeast and the Midwest in the Hopewellian interaction sphere among Native people where they traveled for ceremonies and rituals leaving behind evidence of their travels. It began as a small domestic village that developed into one of the most important sites in the Southeast, both as a ceremonial and political hub.

THE THREAT

The site extends along many different property parcels, some of which have already been industrially or commercially developed. The area surrounding the site is growing rapidly, so the unoccupied tracts of land in the archaeological site are in imminent danger of being destroyed.



CARTERSVILLE, BARTOW COUNTY



DORCHESTER ACADEMY

THE STORY

The Elizabeth B. Moore Building is the only remaining building of the historic Dorchester Academy. The 1934 hall is a two-story rectangular brick Colonial Revival former boys' dormitory, designed by architect George Awsumb.

The original complex provided the only educational opportunity for minority children in Liberty County for many decades.

In 1963, Dr. Martin Luther King held a meeting at the dormitory to plan the Birmingham march, which would bring international attention to the Civil Rights Movement in the United States.

THE THREAT

Significant and widespread failure of the roofing system has resulted in extensive damage to the property. Water damage extends from the attic decking, into the second and first level ceilings, and now has damaged a load-bearing floor joist in the basement. The Dorchester Improvement Association has provided loving care for this building over the decades, but its aging membership coupled with limited resources have made it impossible to make major roof repairs.



MIDWAY, LIBERTY COUNTY



OLD DODGE COUNTY JAIL

THE STORY

Built in 1897, the Old Dodge County Jail is an elaborately detailed building that served the county for 70 years. The building was designed similarly to the Old Jail in St. Augustine, as it was designed by the same architectural firm of Golucke and Stewart.

Originally, the building had a central three-story tower, which was removed when the roof was replaced. Most of the interior details are intact, including a “hanging room” with a trap door, metal loop for rope, and lever.

The jail closed in 1973, when its replacement was built beside it.

THE THREAT

The building is suffering from lack of maintenance and funding as the window and roofing systems continue to deteriorate.



EASTMAN, DODGE COUNTY



RITZ THEATRE

THE STORY

Prominently located on the courthouse square in Thomaston, the Ritz Theatre was originally built in the Mission Revival style in 1927, during the height of Thomaston’s economic growth. It was sold a year later, and the new owners altered the building, giving it an Art Deco façade.

Throughout its history, the Ritz Theatre has served Thomaston and surrounding towns as a home for the arts as well as an anchor on the downtown square. The Ritz Theater continues to show first run movies and serves more than 24,000 patrons annually. It also provides space for performances and special events to schools, churches, clubs, charitable organizations and private citizens.

THE THREAT

A leak in the front parapet wall has contributed to water penetrating the Art Deco facade. This water damage is causing tiles to deteriorate, posing a threat to the structure and to pedestrians on the sidewalk below. With the popularity of home entertainment and multiplex theaters, smaller historic theaters are at risk of becoming obsolete.



THOMASTON, UPSON COUNTY



HERNDON PLAZA

THE STORY

For more than 50 years, Herndon Plaza was the headquarters of the Atlanta Life Insurance Company, which was founded by Alonzo Herndon, a former slave and Atlanta's first African-American millionaire. The plaza consists of two adjoining buildings. The main building was built as a residence in 1892. In 1918, Atlanta Life moved into the building to set up their headquarters. It was renovated in 1927 with a Neoclassical facade. In 1936 a second annex building was constructed, matching the Neoclassical style of the original building. Atlanta Life built a new building in 1980 and moved out of the Plaza. It stood vacant for many years, but in 1997 Atlanta Life sold the building to the Historic District Development Corporation (HDDC).

THE THREAT

The buildings have been vandalized over the years and suffer from a lack of maintenance. Custom wood awnings, door frames, marble floors, and hallways are in danger of disrepair. The HDDC is in the process of hiring an architect and contractor for the project, and is applying for Historical Preservation Certification to receive Federal Tax credits.



CAPRICORN STUDIOS

THE STORY

During the 1970s, Macon's Capricorn Recording Studio was a mecca for Southern Rock music legends such as the Allman Brothers Band, Charlie Daniels Band, Dixie Dregs, and the Marshall Tucker Band.

The two buildings that comprised the studio were originally built in 1900 and 1910 and encompass 20,000 square feet.

Capricorn Recording Studio filed bankruptcy in 1979. In 1986, the building reopened and operated under several music labels before being purchased by Mercer University in 1999. In 2008, MLK Properties, LLC purchased the former studio to safeguard it for preservation, and a non-profit group formed to purchase and rehabilitate the building. Because of the economy, redevelopment and revitalization efforts have been postponed due to lack of funds.

THE THREAT

The property is located within sight of downtown Macon's tourism and museum district, but the surrounding area appears depressed and unsafe due to numerous vacant lots and boarded up buildings covered with graffiti.



HOW ARE THEY FARING?

A Look at Past *Places in Peril*

2006 PLACES IN PERIL

Terrell County Courthouse, Dawson

Current Status: Repairs on the façade and interior have been completed.

Recap: 1892 courthouse suffering from advanced deterioration.

Auburn/Edgewood Avenue Commercial District, Atlanta

Current Status: The Historic District Development Corporation (HDDC) is working to encourage the redevelopment and sustainable reuse of the corridor.

Recap: “Birthplace of Civil Rights movement.” Atlanta landmark structures threatened with neglect, demolition.

Cockspur Island Lighthouse, Chatham County
2008 *Places in Peril*



Hartwell Downtown National Register District, Hart County

Current Status: The city is creating a citywide sign ordinance in conjunction to an existing sign ordinance for its historic district.

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

St. EOM’s Pasaquan, Buena Vista

Current Status: Much preservation work has occurred at the site, with a flurry of visitors making visits to the folk artscape.

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

Andalusia, Milledgeville

Current Status: Restoration is continuing on the numerous outbuildings with plans to completely restore the main house.

Recap: Home of literary icon Flannery O’Connor, estate’s buildings need restoration, threatened by encroaching commercial sprawl.

Old Highway 17 Brunswick and the Golden Isles

Current Status: With the update of the Highway 17 corridor Historic Resource Study, communities are evaluating planning and funding sources to redevelop areas along the corridor.

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

Old Hawkinsville High School, Pulaski County

Current Status: Listed in 2008 in the National Register of Historic Places, the building is still awaiting an adaptive reuse project as the economic climate has halted some plans.

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

Ponce de Leon Apartments, Atlanta

Current Status: No major progress to report.

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

City Mills, Columbus

Current Status: Large uninhabited building is still vacant and susceptible to neglect and fire.

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

Cowen Farmstead, Acworth

Current Status: The Georgia Trust sold the Cowen House to Cowen Management, LLC. As part of the Trust’s *Revolving Fund* program, the owners agreed to rehabilitate the property and donate an easement to the Trust.

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: No change in status.

Recap: Significant Native American structures remain unidentified and undocumented.

City Auditorium, Waycross

Current Status: On August 4, the City of Waycross and the Waycross Police Department hosted National Night Out, where the public had an opportunity to review rehabilitation plans for the City Auditorium.

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 citizens of Gilmer County voted to demolish the building in 2006. The county demolished it in 2008.

Recap: Originally built as the Hyatt Hotel in 1898, this unique courthouse was listed in the National Register of Historic Places.

Wren's Nest, Atlanta

Current Status: Raised and completed approximately \$190,000 worth of restoration work. The exterior has been repainted, carpentry repairs have been made, and deteriorating mortar joints have been repointed.

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

Herndon Home, Atlanta

Current Status: Due to financial cutbacks, the executive director position was eliminated. Tours that were given twice a week are now only available by appointment.

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

Eleanor Roosevelt School, Warm Springs

Current Status: The building was recently listed in the National Register of Historic Places, making it eligible for financial incentives.

Recap: Unrecognized African American school threatened by neglect.

Raised Tybee Island Cottages

Current Status: Historic preservation guidelines are being developed.

Recap: Unique island cottages at risk from zealous developers.

Aluminum Hill Mill Workers' Houses, Eatonton

Current Status: The buildings continue to deteriorate.

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

Virginia Highland Neighborhood, Atlanta

Current Status: Historic review guidelines have been drafted.

Recap: Development, teardowns and out of scale infill harm early 20th century intown neighborhood.

Hand Trading Company Building, Pelham

Current Status: Repairs have been made to the roof and exterior of the building.

Recap: Grand downtown store deteriorating with time.

2008 PLACES IN PERIL

Meriwether County Jail, Greenville

Current Status: The building has been purchased and rehabilitation efforts are ongoing.

Recap: Historic jail struggles to escape deterioration.

A.L. Miller High School for Girls, Macon

Current Status: The Georgia Trust has been active in encouraging redevelopment discussions and seeking continued planning to evaluate the highest and best use of the complex.

Recap: Neighborhood threatened by abandoned school.

Old Clinton Historic District, Gray

Current Status: Funding is still being sought to protect the historic district.

Recap: Historic community meets strip development.

Spencer House, Columbus

Current Status: A maintenance plan is being developed.

Recap: Fragile nature threatens important African American historic resource.

UGA Marine Institute Greenhouse & Administration Building, Sapelo Island

Current Status: The Greenhouse now has power. No major progress to report on the Administration Building since 2008's Project Sapelo.

Recap: Significant state-owned property threatened by lack of funds.

Trinity CME Church, Augusta

Current Status: No progress to report.

Recap: Abandoned church threatened by development.

Adam-Strain Building, Darien

Current Status: Discussions are ongoing to develop a preservation plan for the building.

Recap: Highly significant community landmark at risk from developers.

10 Ways to Help Rescue Georgia's Places in Peril

ATTEND the Trust's 'Spotlight' events to show your support and learn more about the *Places in Peril* program.

SUPPORT revitalization efforts by becoming a member of The Georgia Trust or your local preservation group.

EMAIL letters to your city officials describing the problem and offering solutions, and copy 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.

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. 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.georgiatrust.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.

DONATE to The Georgia Trust or your local preservation group.

CALL FOR ENTRIES



2010 PRESERVATION AWARDS

Each year, The Georgia Trust recognizes significant contributions to the preservation of Georgia's historic resources. The awards are open to projects completed within the last three years.

The Georgia Trust is now accepting nominations for the following:

Restoration Rehabilitation Stewardship Preservation Service

For more information on each category and to download an application, visit www.georgiitrust.org/preservation/opportunities.php.

DEADLINE:
Monday, December 7, 2009
(postmark date)

2010 SCHOLARSHIPS & Neel Reid Prize

The Georgia Trust is now accepting entries for the J. Neel Reid Prize and B. Phinzy Spalding, Hubert B. Owens & Colonial Dames of America (Georgia chapter) Scholarships.

For more information and to download an application, visit www.georgiitrust.org/preservation/opportunities.php.

DEADLINE:
Monday, FEBRUARY 15, 2010
(postmark date)

Sunbury Historic Colonial Town Site, Liberty County

Current Status: No major progress to report.

Recap: Fragile archaeological site threatened by development.

Cockspur Island Lighthouse, Chatham County

Current Status: Plans are being completed for stabilization of the building.

Recap: Historic lighthouse in danger of collapse.

The Castle, Atlanta

Current Status: This building is on the market. See page 16.

Recap: Low-scale building threatened in high-rise area.

2009 PLACES IN PERIL

Mary Ray Memorial School, Coweta County

Current Status: Stabilization work on the historic school is nearly complete.

Recap: Historic community school suffers from neglect.

Crum & Forster Building, Atlanta

Current Status: Recently designated as a local landmark structure, a type of historic zoning with strong demolition protection.

Recap: Midtown Atlanta landmark threatened with demolition.

Rock House, Thomson

Current Status: The building has a security guard on site 24 hours a day. Future plans include making the Rock House a destination for field trips and a visitor center with exhibits.

Recap: Georgia's oldest surviving stone house is left unsecured.

Campbell Chapel AME Church, Americus

Current Status: The congregation continues to raise funds for extensive stabilization work to take place in the chapel building.

Recap: Historic African American church threatened with lack of funds.

Fort Daniel, Buford

Current Status: Gwinnett Archaeological Research Society and the Friends of Fort Daniel produced a master plan for a

proposed archaeological park at the site of Fort Daniel.

Recap: Archaeological remains of 18th century frontier fort threatened by development.

Metcalf Township, Thomas County

Current Status: A community group is currently working with Thomasville Landmarks to bring a resource team to evaluate the economic potential for the rehabilitation of the south Georgia township.

Recap: Former railroad hub threatened with inappropriate development.

Battery Backus, Tybee Island

Current Status: In September, a Shore Protection Committee voted unanimously to deny a construction permit under the Shore Protection Act.

Recap: Spanish-American War battery located on beachfront property threatened with development.

Sallie Davis House, Milledgeville

Current Status: Georgia College and State University is currently working to complete stabilization efforts in-house.

Recap: African American landmark suffers from neglect.

John Berrien House, Savannah

Current Status: The owner, Queensborough National Bank, is interested and willing to work toward the property's preservation, but the economic downturn has delayed its ability to invest in the project.

Recap: Savannah treasure at risk of demolition by neglect.

Bibb Mill, Columbus

Current Status: The architecture firm of Barnes and Company in Columbus is working on designs for the redevelopment of the historic mill site.

Recap: Just weeks after being placed on the *Places in Peril* list, this historic textile mill was destroyed by fire. 🏠

Know an endangered historic site that needs help? Nominate it for the 2011 list of *Places in Peril*. Visit www.georgiitrust.org for a nomination form.



2010 Preservation Gala: *A Fine Feathered Fete*

This year's Preservation Gala promises to be a particularly elegant event, as we have secured the use of the historic Goodrum House on West Paces Ferry Road in Buckhead. Several generations of Atlantans knew the Goodrum House as "The Peacock House," due to the presence of several of the brightly colored birds on the grounds.

Designed in 1929 by Philip Shutze, the home was recently purchased by the Watson-Brown Foundation, an organization known for its generous support of preservation and meticulous restoration of historic properties.

On Friday, March 19, 2010, join us for an evening spent exploring and enjoying this Classical gem and its extensive grounds. Event chairs Mr. and Mrs. Kenneth Bazzle promise a night to remember, with dining and dancing under the stars. Our honorary chairs are Mr. and Mrs. F. Sheffield Hale, long-standing supporters of The Georgia Trust and preservation statewide.

Mark your calendars now and look for a save-the-date card in your mailboxes in December.



The dining room and grand staircase are just a few of the architectural gems that guests will see as they enjoy cocktails and culinary delights from Atlanta's finest chefs and caterers.



Images courtesy Atlanta Preservation Center

LIVE IN AN ARCHITECTURAL TREASURE!

Columbus' only Neel Reid house



This home was built in the mid-1920's for Robert Earnest Dismukes Sr., a prominent Columbus businessman. Completed in 1926, the house was placed in the National Register of Historic Places in 1979. The house, lawns, gardens and garden buildings, as well as some of the interior decorative features, were the creations of architect Neel Reid. The red brick house and outbuildings are a Federal design with Greek Revival details. The front entrance and garden portico have Greek Doric orders and the small temple that forms the gazebo has Tuscan columns and treillage. Owners through the years have maintained the integrity of the property.

4 bedrooms, 4 1/2 baths | Formal Living Room, Dining Room | Sunroom, Sunporch | Library | Pool | Separate Garage with small apartment | Small storage building | Large lot with 3 1/2 acres of land | Sprinkler system
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Endangered Properties for Sale



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. Now \$140,000.~~ Contact Kate Ryan, 404-885-7817.



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. Now \$49,000.~~ Backup offers accepted. Contact Kate Ryan, 404-885-7817.

For more information and photos of The Georgia Trust's Endangered Properties For Sale, visit www.georgiitrust.org



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. Now \$250,000.~~ Contact Kate Ryan, 404-885-7817.



D.A.R. Building
Atlanta, c. 1911. Gorgeous, landmark property; built for the Daughters of American Revolution; frontage on Piedmont Avenue—across from Piedmont Driving Club; 3567 sq. ft. of building/8504 sq. ft. of land; zoned RG-3. Call Gene Kansas, 404-635-0027. SEE STORY BELOW



"The Castle"
Atlanta, c. 1909. Located at the crest of a small hill overlooking Atlanta's Arts Center complex, The Castle is one of the city's most architecturally unique buildings. Nearly 11,000 sq. ft. interior space; large terraces on four levels; large, open floorplans; original details and architectural finishings intact. Call Gene Kansas, 404-635-0027.

Endangered Properties for Sale: Atlanta's D.A.R. Building and "The Castle"

The Georgia Trust introduces two new properties to its list of Endangered Properties for Sale: Atlanta's D.A.R. Building and "The Castle" (also known as Fort Peace).

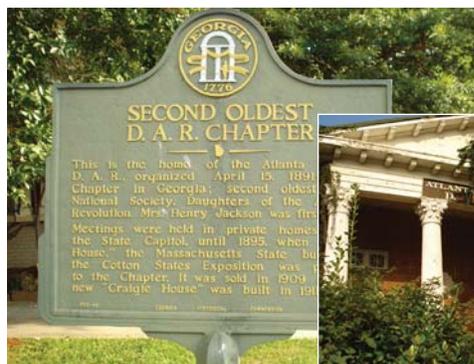
The D.A.R. Building, also known as the Craigie House, is the former home of the second oldest chapter of the Daughters of the American Revolution in the United States. Built in 1911, the building is reportedly named after the boarding house in Massachusetts where Henry Wadsworth Longfellow boarded for years. After a tree fell on the house in 1985, the subsequent damage was too severe for the D.A.R. chapter to repair, so the group sold the building in 2004. The Atlanta Preservation Center placed the building on its 2001 *Endangered Properties* list.

The Castle was built in 1909 by Ferdinand McMillan as his retirement home. The Castle sits atop a 21-ft. base of granite, against a backdrop of Midtown Atlanta skyscrapers. Overhanging gables, wide eaves, exposed rafters and brackets, original fish scale shingles, and Corinthian columns supporting the porch add to the impressive and unique nature of McMillan's architectural masterpiece, which he called Fort Peace. The Castle was placed on the Trust's 2008 list of *Places in Peril*.

For more information, call Gene Kansas, 404-635-0027.



The Castle (Fort Peace)



D.A.R. Building (Craigie House)





AMERICUS, c. 1892. One of the finest houses in Americus with elaborate architectural features: Tower-of-the-Winds Corinthian columns, marble porch floor & terrace, curved staircase, 5 FP, elegant moldings throughout. 3BR, 3 1/2 BA, over 4200 sq. ft., huge master BR suite, 2 living rooms, sun porch, library, large kitchen. Beautifully landscaped backyard with mature trees, shrubbery, and ivy-clad brick wall. Up-to-date mechanical systems & freshly painted exterior. Charles Crisp, Southern Land & Realty, 229-938-4127.



ATHENS, c. 1930. Colonial Revival overlooking Oconee River. 7 acre estate, "Chatts Island," offers much to the purchaser with an appreciation for heritage, a desire for privacy and an in-town setting. Sited on a river bluff, 4 BD/4.5BA, classic design, formal appointments, Neel Reid walnut paneling, hardwood floors, heart of pine structural beams/floor joists, & 9 ft. ceilings. Professionally landscaped yard, screened-in porch, oversized deck, graciously sized pool, all overlooking the river. \$1,290,000. B Presnell 706-540-0757 Athens Classic Properties. www.BPresnell.com.



ATLANTA, c. 1896. Live in a historic landmark restored as two loft spaces; both enjoy 11 ft. ceilings, north facing windows, an up-to-date kitchen and tiled bath. Located in Whittier Mill Village and listed in National Register, the larger unit (B) has 2,000 sq. ft. of gleaming hardwood floors in open living space. Second unit (A) is 1,000 sq. ft. of beautifully decorated living space, presently leased mo. to mo. Lease the larger unit (B) for \$1350/mo. or purchase the building. For price and information call owner/agent Bett Williams, 404-309-4876, Dorsey Alston Realtors. Visit www.dorseyalston.com.



ATLANTA, c. 1900. Charming, Craftsman Bungalow in the Heart of Buckhead; believed to have been the home of the legendary Atlanta Blues musician Willie Lee Perryman ("Piano Red"); lovingly restored by a noted interior designer. 2 BR/1.5 BA, paneled den with built-in bookcases & FP, separate dining room, large keeping room opens to spacious kitchen, screen porch overlooking beautiful backyard, rocking chair porch, heart pine floors, walls and ceilings, four fireplaces \$249,000 Meredith Mansfield 404-216-1727 or Chuck Wood 404-822-8828 Harry Norman, Realtors 404-261-2700

**YOUR AD
COULD BE
HERE**

To advertise your historic property in *The Rambler*, contact Traci Clark at 404-885-7802 or tclark@georgiatruster.org



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. A new roof was installed in 2006. Recently the back wall and the 1st, 2nd & 3rd floors were stabilized. The 1st floor has a completely new flooring system. \$198,000. For more information & photos concerning this property, please contact Amanda Glover, 229-248-2000 ext. 123 or aglover@bainbridgecity.com.



OGLETHORPE, c. 1850 Antebellum Beauty. Rare Georgia example of a true raised cottage. 4BR/2BA. Formal upstairs rooms have 15 ft. ceilings, immense windows, heartpine floors, original Greek Revival trim w/ oversize door & window casings w/ pediments. Front parlor has marbleized mantle & plaster medallion. Staircase has curved railing, massive newel posts, & unusual Greek Key design on stair ends. Good overall condition. Detached garage, mature trees, and wonderful old camellias. Charles Crisp, Southern Land & Realty, 229-938-4127.



WARRENTON, c. 1905. Main Street. Walk to historic downtown Warrenton from this country home with wrap-a-round porch. It is a comfortable, restored home with tall, peg board ceilings, heart pine floors, transoms over the doors for air circulation and large base and crown moldings. House was completely renovated in the last ten years. Heating and air systems are natural gas and the downstairs unit was upgraded last year. Contact owner at 706-465-1523. Information at www.197MainSt.info

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Mid-year and Year-end Campaigns Redefined

With the success of You Are Our Roots, we have redefined the scope of the Trust's mid- and year-end appeals. The Year-end Appeal will continue to be offered in November and December as an opportunity for members to receive the tax advantages of a late-year charitable donation. The Mid-Year Appeal, released in late spring/early summer, will focus instead on strengthening the Trust through membership, volunteer service, and sustainability.

In Memoriam

Jeanne Jones Holliday, Hay House and Georgia Trust supporter, died in Macon on September 26, 2009. Mrs. Holliday was a devoted wife and mother to her husband, Dr. Peter O. Holliday, and two children. She was generous in sharing her historic home and restored heritage garden with the community, often opening it for charity events, including Macon Gardens, Mansions and Moonlight to benefit Hay House. An avid gardener, Mrs. Holliday took great interest in the landscaping and grounds of Hay House. The Georgia Trust extends deepest sympathy to her family.

Marion Talmadge, former trustee and long-time Georgia Trust member, died August 24, 2009, at the age of 86. Mr. Talmadge enjoyed a 42-year career with what would become Georgia-Pacific Corporation. Along with The Georgia Trust, he also served on numerous other charitable boards, including the Oregon Symphony, Portland Junior Symphony, Atlanta Botanical Garden, and Foundation of Independent Colleges. Our thoughts and prayers are with his family.

Planned Giving: *Create a Legacy*

Have you considered a planned gift to The Georgia Trust? A planned gift to the Trust can protect your assets from unnecessary taxes and help ensure that we continue to act as an advocate for Georgia's historic places.

The **Keystone Society** is composed of individuals who have generously made a commitment to the Georgia Trust through planned giving. Whether your goal is to decrease your tax liability during your lifetime, establish a means for life income for you and/or a loved one, or protect your estate from taxes, there are a variety of giving options that can meet your needs and result in a charitable contribution to the Georgia Trust.

Contact **Mark McDonald** at (404) 885-7801 to learn more about how you can ensure that preservation continues to be a priority in Georgia.

You are Our Roots: *Success Comes in Many Forms*

A special thanks to all of our supporters who worked to help us achieve the diverse goals of the *You Are Our Roots* midyear appeal. This was a different campaign for the Georgia Trust for Historic Preservation - one that focused on membership, involvement and sustainability, as well as financial support.

With your help we were able to:

- Raise \$10,500 for Georgia Trust operations
- Pursue more than 100 new members leads, resulting in 20 new members
- Train 13 new volunteers
- Convert 16% of our memberships to green memberships

We want to thank everyone who contributed to the campaign. We appreciate your commitment to The Georgia Trust, and for helping us to move forward in several different ways.

* New Member, ** Volunteer

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