

The Rambler

The Publication of The Georgia Trust for Historic Preservation
Vol. 37 No. 2 Spring 2010



2010 PRESERVATION AWARDS

See the State's Top Projects!

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The Rambler is a quarterly 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.*



Mark C. McDonald
President & CEO of The Georgia Trust

A SUSTAINABLE AND WINNING TEAM

This edition of *The Rambler* celebrates the outstanding work of Georgians all across the state who have rehabilitated and restored buildings which are important to our cultural heritage. Anyone who has ever undertaken a preservation project knows that resources are limited, finding craftsmen is difficult, and our dear historic buildings often have a surprise or two in store for us.

As a preservationist, I have always felt that the payoff is well worth the effort in terms of pride and satisfaction. I want to add my personal congratulations to this year's exemplary crop of award winners for their accomplishments. I hope the recognition by The Georgia Trust will add to their own sense of achievement.

The practice and field of historic preservation as I have said before is the ultimate in sustainable living. To recycle and reuse a one-hundred-year-old building saves the precious building materials and energy which is embodied in the buildings. Every preservationist is also an environmentalist.

For the past year, we have been working extremely hard in a difficult economic climate to make certain that The Georgia Trust as an organization is sustainable. So while we are handing out congratulations, I want to say thank you to The Georgia Trust Board of Trustees, members, and staff for their hard work and sacrifice. By the time you receive *The Rambler*, we will have finished the 2009-2010 fiscal year with a modest but hard-earned budget surplus. This has been accomplished by a combination of staff reduction and economizing of expenditures, by generous giving from our Trustees, communities, and members, and by the extra hustle of our volunteers and staff. The Hay House in Macon, with its incredible Board and staff, deserves special mention for its creativity, dedication and hard work. It has also finished its fiscal year with a surplus, which is very difficult for a museum.

I am really proud to be a member of this team and thrilled to be the president of your organization. Thank you to everyone who has made a donation, attended a Ramble or special event, polished a piece of furniture, or attended a meeting. Every act large and small has contributed to this year's remarkable success. 🏠



Get Ready for the 2nd Annual Uptown Rhodes Race

Presented by Dewberry Foundation

Dewberry Foundation proudly presents the Georgia Trust for Historic Preservation's 2nd annual Uptown Rhodes Race 5K, May 22, 2010. This exciting run/walk event will start at Rhodes Hall and go through the historic neighborhoods of Ansley Park and Sherwood Forest.

This event is stroller and dog friendly (just as long as your pooch is well-behaved, leashed, and under your control at all times). So come out, have fun, and Dash With Your Dog!

The race starts at 8:00 a.m.; bib numbers can be picked up that morning starting at 7:00 a.m. T-shirts will be given out after the race. The post-race celebration includes great food and goodies provided by our generous sponsors.

For more information or to register, visit www.GeorgiaTrust.org.



Scenes from last year's inaugural Uptown Rhodes Race



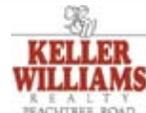
525 N Pine Hill Road Griffin, GA 30223



Spalding c. 1845. Hunt-Duke House. Listed on National Register of Historic Places. 5BR/4.5BA on 8+ Acres located on the 3rd Hole of the Griffin Country Club Golf Course. Relocated from Downtown Griffin and rebuilt in 1978. Systems modernized while historic charm and significance maintained. High ceilings, large rooms and incredible details will transport you to a different era! Offered at \$700,000



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WINNER
Marguerite
Williams
Award

Dunlevie House, Allenhurst, Georgia

Georgia's Top Preservation Projects

Each year since 1978, The Georgia Trust has recognized and honored projects and individuals who have contributed to the excellence of preservation in Georgia. Now, over 30 years later, preservation is even more important than ever; yet, the goals of preservation remain the same: to recognize our history and improve the quality of life in our downtowns and throughout Georgia. This year's Georgia Preservation Award recipients range from a vernacular style house in the small town of Allenhurst to a 350,000 square-foot federal government building in Atlanta. We also recognize several individuals and projects with our highest awards: the Marguerite Williams Award, presented annually to the project that has had the greatest impact on preservation in the state; the Camille W. Yow Volunteer of the Year Award; and the Mary Gregory Jewett Award for Lifetime Preservation Service.

2010 Preservation Awards Committee: Chairman Richard Laub, Maryel Battin, Monica Callahan, Greta Covington, Karen Huebner, Susan Kidd, Ray Luce, Michael Miller

Georgia Trust Staff: Mark C. McDonald, President & CEO; Kate Ryan, Programs Manager

The awards committee bases its decisions on the contributions of the person or project to the community and/or state and on compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The committee recommends to the Trust officers the recipients of the Preservation Stewardship and Excellence in Restoration and Rehabilitation awards.



After rehabilitation

DUNLEVIE HOUSE

Allenhurst, Liberty County

THE HISTORY

This two-story vernacular style house was built in 1910 for Herbert Dunlevie, treasurer of the Dunlevie Lumber Company, and mimicked its neighbor's house, which belonged to his brother, the lumber company's founder.

THE PROJECT

Based on an assessment and recommendations by local historic preservation graduate students in 2007, rehabilitation work included the removal of non-historic elements and materials, the replacement of non-historic doors and windows with those more appropriate to the style of the house, repair and restoration of the front porch and the breezeway connecting the house with its original detached kitchen, HVAC and plumbing upgrades, and the addition of wheelchair ramp.

CURRENT USE

The Dunlevie House, including 1,500 acres of protected wetlands and wildlife area, is used as an educational and nature center and has hosted church groups, garden clubs, environmental groups, and a 4-H program for military children from Fort Stewart in nearby Hinesville.



Before rehabilitation

EXCELLENCE IN REHABILITATION



Garden front

PLUMFIELD

Columbus, Muscogee County

THE HISTORY

This Greek Revival house, designed by James Joseph Walton Biggers, Jr. in 1938, sat vacant for several years prior its owner's decision in 2005 to rehabilitate it.

THE PROJECT

In addition to upgrading various systems and repairing neglected decorative and structural elements, the rehabilitation project focused on redefining interior space while creating a more meaningful connection between the house and its beautifully landscaped surrounding three acres.

CURRENT USE

Serving once again as a grand private residence, the rehabilitation project has renewed interest in stabilizing and reinvesting in a fragile transitional area that was once among the proudest neighborhoods of Columbus.



Arrival front

EXCELLENCE IN REHABILITATION



**HEALTH SCIENCES
BUILDING & PARKS
MEMORIAL BUILDING**
Georgia College and State University,
Milledgeville, Baldwin County

THE HISTORY

Georgia College and State University's 1929 Health Sciences Building once accommodated classrooms, faculty offices, a gymnasium and a swimming pool. The 1939 Parks Memorial Building housed the campus infirmary.

THE PROJECT

The rehabilitation of both buildings included restoring and upgrading exteriors, retaining and refurbishing original wood and steel windows, and the restoration of original wood floors in the Health Sciences Building and terrazzo floors in the Parks Memorial Building.

CURRENT USE

Included in the newly rehabilitated Health Sciences Building is space for classrooms, a kinesiology lab, student commons and faculty offices. Parks Memorial provides additional faculty office space.



EXCELLENCE IN REHABILITATION



**MADISON TOWN
PARK COTTAGE**
Madison, Morgan County

THE HISTORY

The 19th-century Madison Town Park Cottage was originally built of soft, hand-formed brick as a small two-room hall and parlor cottage. Through the years, it was used for both residential and commercial purposes.

After establishing the early 20th-century as its period of significance, the building's rehabilitation included addressing the sensitive condition of the soft historic brick, the removal of a non-historic post-WWII addition, the reconstruction of lost historical elements, and the construction of a new rear addition to house restroom facilities.

CURRENT USE

The rehabilitated cottage is open to the public Thursday through Sunday, providing gallery space for the Madison Artists' Guild, a reading room, and restrooms for visitors to Madison's downtown.

EXCELLENCE IN REHABILITATION



Before rehabilitation



MLK, JR. FEDERAL BUILDING Atlanta, Fulton County

THE HISTORY

This massive 350,000 square-foot building was designed by A. Ten Eyck Brown and completed in 1933 as Atlanta's main post office and the largest construction project in the city during the Great Depression. Purchased by the General Services Administration in the mid-1980s, it has the distinction of being the first federal government building named for Reverend Dr. Martin Luther King, Jr.

THE PROJECT

The extensive rehabilitation focused on stabilizing and restoring spalls, cracks, displacement, and corrosion of the building's exterior by using the strip method of stone removal to minimize the invasiveness of removing, restoring, and replacing over 6,000 façade stones.

CURRENT USE

The sensitive façade restoration, including lead-paint removal and window repair, was conducted with rigorous noise and security measures in place as not to disrupt the building's continuous use.

Courtesy GSA



Atlanta U.S. Post Office, circa 1930

EXCELLENCE IN REHABILITATION



BARTOW COUNTY COURTHOUSE Cartersville, Bartow County

THE STORY

The 1869 Italianate style courthouse is believed to be the only one of its kind remaining in Georgia.

THE PROJECT

Following the building being slated for demolition, city leaders took action and sought available options for saving and preserving the historic courthouse.

CURRENT USE

In addition to the rehabilitated courthouse providing space for the Bartow History Museum and an educational facility, its public meeting space is used by local groups holding fundraisers, networking events, wine tastings and silent auctions.

EXCELLENCE IN REHABILITATION



Historic view



BRAWNER HALL Smyrna, Cobb County

THE HISTORY

In 1910, the city of Smyrna welcomed a new psychiatric hospital named for local mental health visionary, Dr. James Brawner.

THE PROJECT

Closed since 1999, the hospital was purchased by the City of Smyrna in 2001. The rehabilitation of the 1910 hospital and its historically significant 1914 concrete addition was funded through a Special Local Option Sales Tax (SPLOST).

CURRENT USE

With the original building and the addition returned to their 1914 character, Brawner Hall now houses offices for the City of Smyrna, assembly space, classroom space, a catering kitchen, and public restrooms.



EXCELLENCE IN REHABILITATION



NEWNAN CARNEGIE LIBRARY Newnan, Coweta County

THE HISTORY

Funded by a gift of \$50,000 from Andrew Carnegie, Newnan's Beaux Arts Neoclassical Carnegie Library opened its doors in 1904.

THE PROJECT

With the full support of Newnan's mayor, city commission and Friends of the Carnegie group, the rehabilitation of Newnan's Carnegie Library began in 2009 and included restoring ceilings to their original 16-foot height, installing an elevator, adding insulation to meet Georgia energy code requirements, adding a firewall and fire sprinkler system, and decorating and furnishing interior spaces based on the memories of individuals familiar with the library during the 1940s.

CURRENT USE

The building continues to operate as a library, and its restored iconic lighted sign atop the building continues to welcome visitors to "Newnan City of Homes" as it has since 1904.

EXCELLENCE IN REHABILITATION





OGLETHORPE SCHOOL

Atlanta, Fulton County

THE HISTORY

The 10,000 square-foot Georgian Revival building constructed in 1905 on the Atlanta University campus served as a private elementary school for African-American children, who were taught by Atlanta University students.

THE PROJECT

The building was relatively unchanged since its construction, making the Oglethorpe School rehabilitation easier. Funded by a federal Title 3 grant for Institutions of Higher Education, the rehabilitation included restoring and cleaning exterior brick and stone, the restoration of all six-over-one wooden windows, painting of the interior, and the installation of new mechanical systems.

CURRENT USE

Part of the Clark Atlanta University campus, the Oglethorpe school provides space for classrooms and faculty offices while preserving the rich history of African-American education in Georgia.



Historic rear view of Oglethorpe School

EXCELLENCE IN REHABILITATION



SMITH-BENNING HOUSE

Atlanta, Fulton County

THE HISTORY

Listed in the National Register of Historic Places in the 1980s, the Smith-Benning House has been modified extensively since its construction in the mid 1880s.

THE PROJECT

The 28-year long project, with vast amounts of work done by owners Robert and Carole Craig, included removing non-historic siding, restoring historic woodwork, repairing historic porches, and constructing compatibly-designed modern additions.

CURRENT USE

During the Craig's extensive project, the house was continuously used as a residence and is heralded by many as a catalyst for the designation of its surrounding neighborhood, Candler Park, as an Atlanta historic district and its subsequent listing in the National Register.

Brown's Guide to Georgia



View of house in 1981, when the Craig family purchased it

EXCELLENCE IN REHABILITATION & STEWARDSHIP



OSSABAW ISLAND BOARDING HOUSE

Ossabaw Island, Chatham County

THE HISTORY

The 4,000 square-foot Boarding House was built on Ossabaw in 1918 during an era when the island was used as a hunting retreat by its owners, the partners of Savannah's Strachan Shipping Company.

THE PROJECT

In 2004, the Ossabaw Island Foundation embarked on the restoration of the Boarding House after it suffered more than 20 years of neglect and deterioration.

CURRENT USE

With the conclusion of the restoration project in October 2009, the Boarding House now offers an upstairs apartment for an on-island coordinator in addition to four semi-private rooms for researchers, teachers, artists, students and others working on Ossabaw.



Before restoration



DESOTO THEATRE

Rome, Floyd County

THE HISTORY

As one of the largest movie theaters in Georgia when it opened in August 1929, the DeSoto Theatre accommodated over 1,000 patrons and featured such technologies as a Vitaphone sound system, and a blower-fan air conditioning and tubular boiler system.

THE PROJECT

Plagued by waning interest, deterioration and a leaking roof, the DeSoto Theatre was saved when the amateur theatre group, Rome Little Theatre, purchased it in the 1980s. Working in cooperation with the Fox Theatre Institute, Rome Little Theatre restored the theater's iconic vestibule, including 90% of the ceiling's original plasterwork.

CURRENT USE

Owned by the Historic DeSoto Theatre Foundation, the theater now serves as a venue for Rome Little Theatre and contributes to Rome's award winning Main Street.



Historic postcard image

EXCELLENCE IN RESTORATION

EXCELLENCE IN RESTORATION



ARNOLD HALL

Savannah, Chatham County

THE HISTORY

Built in 1922 as Chatham County's first public high school, this 88,000 square foot Greek Revival building with a 1950s addition, sat vacant and in disrepair for 12 years before its purchase by Savannah College of Art and Design.

THE PROJECT

The restoration of Arnold Hall achieved its goals of maintaining as much of the original structure as possible, reinstating the building's original use as classroom space, and producing SCAD's first LEED certified classroom building by successfully redefining usable classroom space, restoring interior elements including a significant 1935 mural, restoring existing large windows and a skylight to capitalize on natural light, and retaining 100% of the existing shell materials and 95% of interior partitions.

CURRENT USE

SCAD's Arnold Hall once again offers classroom space, and its newly restored and upgraded auditorium provides an educational and cultural venue for students and members of the community.



Richard Arnold School in 1922



ANDREW LOW HOUSE

Savannah, Chatham County

THE HISTORY

Designed by architect John S. Norris in 1848, this National Historic Landmark was the onetime home of Juliette Gordon Low, founder of the Girl Scouts of America.

THE PROJECT

With funding from a *Save America's Treasures* grant, this detailed restoration project focused on repairing damaged and deteriorating historic exterior elements, and included interior restoration, archaeological investigations, and systems' upgrades.

CURRENT USE

Owned and operated by The National Society of the Colonial Dames of America in the State of Georgia, the Andrew Low House functions as a house museum.



West facade

EXCELLENCE IN RESTORATION

EXCELLENCE IN RESTORATION



GODDARD CHAPEL

Atlanta, Fulton County

THE HISTORY

Named for John Newton Goddard, a significant Atlanta businessman, the Goddard Chapel was designed by Philip Trammell Shutze and has existed as a separate entity within Grady Memorial Hospital since 1957.

THE PROJECT

Located within a busy public hospital and plagued by vandalism and neglect, the chapel required a unique approach from the restoration team to repair windows, match historic paint color and decorative finishes, recreate the lost original draperies based on photographs, restore pews and kneelers, and refinish original marble flooring.

CURRENT USE

Thanks to contributions by relatives of Mr. Goddard, the Henry W. Grady Foundation, the John H. & Wilhelmina D. Harland Foundation, and local architects and designers, the fully restored interdenominational chapel continues to serve as a place of prayer and meditation within Grady Hospital.



The Chapel, as depicted in a brochure dedicating Grady Memorial Hospital, 1958



MICHAEL PURSER

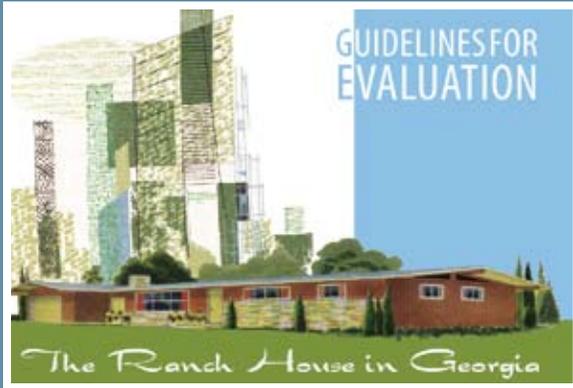
Rosebud Company

A native of Charlotte, where he learned much about the flooring business from his father, Michael started his own company, the Rosebud Company, to restore wood floors in Atlanta's historic neighborhoods. His interest in older homes prompted him to research and write about traditional methods and products used in refinishing wood floors over the ages. In his more than thirty five years of working on nothing but historic floors, Michael has developed considerable expertise at dealing with what he calls "high risk" floors. Some of his notable restoration projects include Rhodes Hall, the Wren's Nest, and one of the most talked about restorations in recent memory, James and Dolley Madison's Montpelier.



EXCELLENCE IN RESTORATION

PRESERVATION SERVICE



THE RANCH HOUSE IN GEORGIA: GUIDELINES FOR EVALUATION

A PUBLICATION

As more and more Ranch style homes reach the 50-year mark, preservationists have struggled to evaluate and identify these houses as eligible for inclusion in the National Register of Historic Places. Through a partnership with New South Associates, the Georgia Transmission Corporation, the Georgia State Historic Preservation Division and the Georgia Department of Transportation, a set of guidelines were produced to address issues of context, period of significance, typology, geography and setting of Ranch Houses in Georgia. The guide provides step-by-step procedures for researching, recording, and evaluating Ranch Houses, and identifies sources for future research. This publication is one of the first in the nation to address the evaluation of post WWII housing and will no doubt serve as reference for states across the nation facing similar struggles with this important architectural style from our recent past.



PRESERVATION SERVICE



Nancy and Lane Greene

LANE GREENE

The Mary Gregory Jewett Award is The Georgia Trust's top honor given to an individual. This award is reserved to recognize those whose dedication and service to the field of historic preservation in the state of Georgia is paramount. This year, The Georgia Trust's Board of Trustees is honored to posthumously bestow this award to Lane Greene. An architect for over 40 years, Lane's commitment to historic architecture led to the restoration and preservation of buildings, sites and communities. The Georgia Trust benefitted immensely from Lane's long time service to the Board of Trustees and Board of Advisors. His contributions to the Trust included serving on the Endangered Properties Committee and chairing the J. Neel Reid Prize Task Force. Lane's work and initiatives will continue to inspire preservationists long into the future.



SUSAN STARR

The Georgia Trust relies heavily on the generous contributions of its volunteers. Each year, the Board of Trustees honors one particular individual whose volunteer service has exceeded all others by awarding them with the Camille Yow Volunteer of the Year Award. We are pleased to honor Susan Starr with this year's award. Susan's tireless efforts to clean, restore and organize Rhodes Hall are astonishing. In addition to organizing office space, Susan has restored furniture, cleaned woodwork, waxed floors, and polished fixtures. Susan's dedication to Rhodes Hall and The Georgia Trust inspired many to join her for a Saturday Rhodes Hall workday, which she organized. Thanks to Susan's hard work, Rhodes Hall continues to shine as one of the grandest historic houses in Atlanta.

MARY GREGORY JEWETT AWARD

CAMILLE YOW AWARD



BUFORD, c. 1925. Historic Daisey Shadburn Residence, a brick and stucco Arts & Crafts bungalow. 3,260 sq. ft. home, restored and currently used as a corporate office. Situated on corner lot on Main Street. Within walking distance of downtown, it could be easily used as a residence again. 10 foot ceilings, built-in bookcases, hardwoods throughout, a small cellar, room for expansion in the attic, also includes a large, free-standing brick carriage house. \$550,000. Lynn A. Bowman, Service First Realty, 770-616-6318.



LAGRANGE, c. 1906. Listed on the National Register, this lovely Greek Revival is situated on 2+ acres in a charming southern college town. Beautifully restored, this 5 bedroom home features beautiful moldings, 8 fireplaces, 2 staircases, parquet floors, gourmet kitchen with cathedral ceiling and granite countertops and more. \$1,800,000. Jenny Copeland, owner, broker, 706-402-4084. www.jcopelandrealty.com



LAGRANGE, c. 1922. This stately Georgian Revival home designed by renowned architect Neel Reid retains its grand intricate detailing on the interior and in the stunning brick-enclosed gardens accented by a granite swimming pool. 4 bedrooms and 3.5 baths, grand living and dining rooms, breakfast and sunroom, library, 6 fireplaces, grand formal entrance staircase and a rear staircase that extends from the large basement to the finished third floor. \$849,000. Jim Warwick, Beacham & Company Realtors, 404-216-9450, jimwarwickjr@aol.com.



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.

THE GEORGIA TRUST 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, kryan@georgiitrust.org.



399 W. Jefferson Street
Madison, c. 1891. This folk Victorian style house was built by Joseph M. McLeroy. According to historians, the property would have been a desirable location at the time, as it had close proximity to the railroad depots (Georgia Railroad arrived in 1841 and the Covington & Macon—later the Central of Georgia—arrived in 1888). \$35,000. Contact Kate Ryan, 404-885-7817, kryan@georgiitrust.org.

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

**YOUR AD
COULD BE
HERE**

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

2010 Preservation Month Lecture Series

The Georgia Trust and the Georgia Historic Preservation Division present the 2nd annual Preservation Month Lecture Series Thursday evenings in May. Join us at Rhodes Hall May 6th, 13th and 27th, and at Hay House on May 20th to recognize May as Preservation Month. Thursday evening events begin at 5:45 p.m. with receptions preceding lectures given by top preservation professionals. FREE and open to the public. Visit www.GeorgiaTrust.org for more information.

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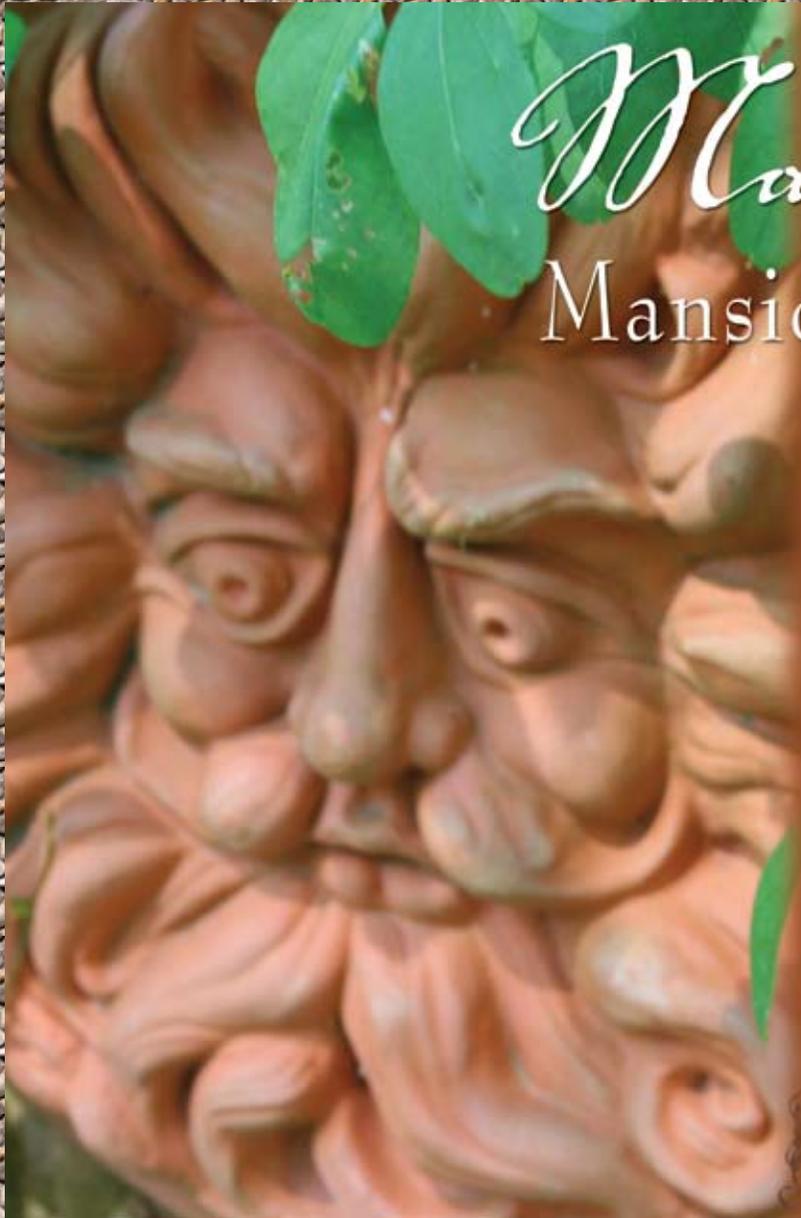


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April 30 - May 2, 2010

Tour Macon's finest private gardens and historic homes during Central Georgia's premier home and garden event!

This fun-filled weekend also includes a FREE Garden Market on the Hay House lawn with specialty vendors and a fabulous schedule of complimentary seminars. The 2010 Featured Seminar Speaker is Tara Dillard. Check out her blog at taradillard.com!

For more information and tour tickets, please call 478-742-8155 or visit HayHouse.org.

Special thanks to our sponsors: Riverside Ford Lincoln Mercury, Butler Automotive Group, Cox Communications, ACE Hardware, Chris R. Sheridan & Co., T. Lake Environmental Design, 13-WMAZ, Macon Magazine, and The Telegraph.

Secret Gardens | Historic Homes | Garden Market