

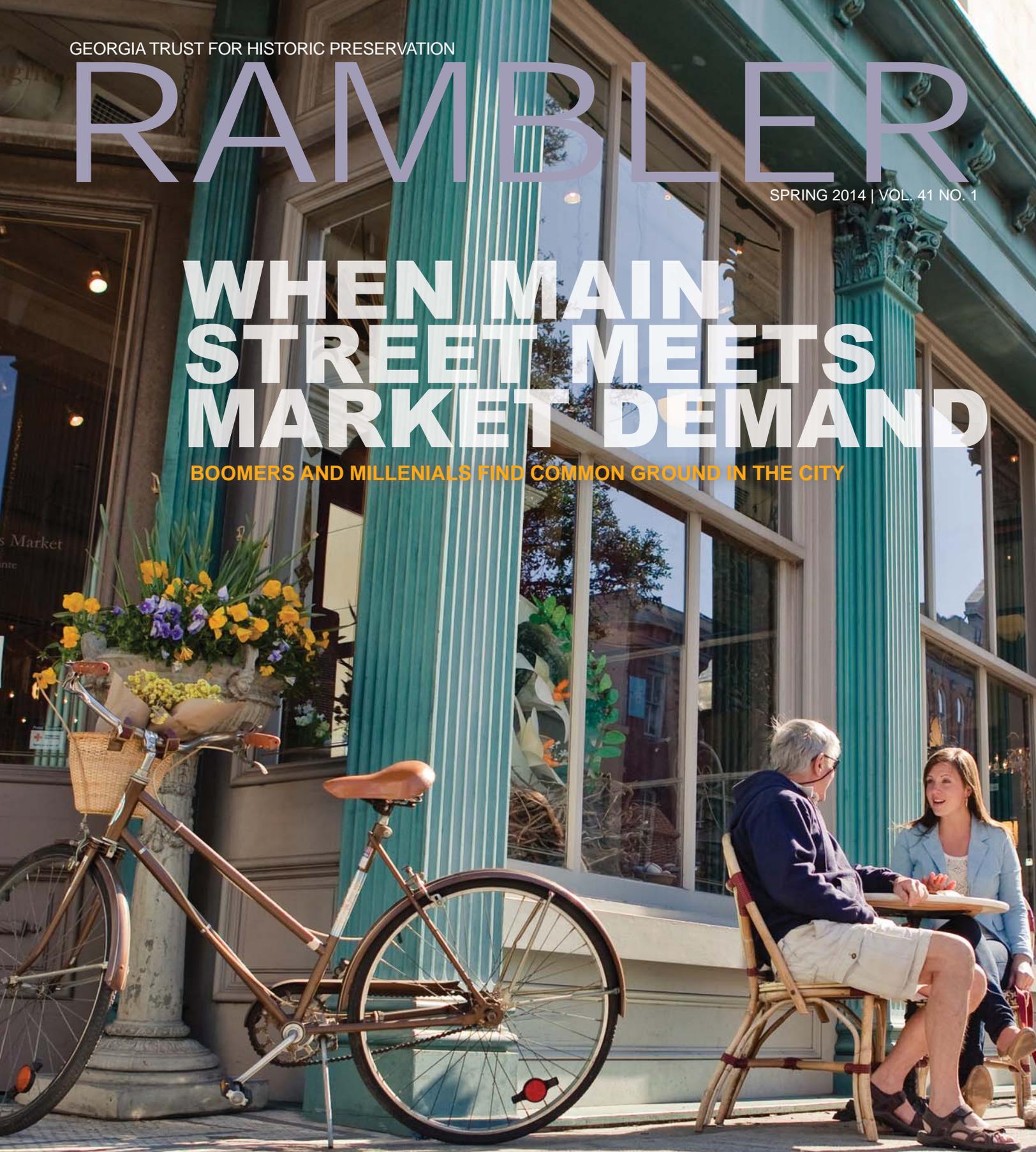
GEORGIA TRUST FOR HISTORIC PRESERVATION

# RAMBLER

SPRING 2014 | VOL. 41 NO. 1

## WHEN MAIN STREET MEETS MARKET DEMAND

BOOMERS AND MILLENIALS FIND COMMON GROUND IN THE CITY



2013 ANNUAL REPORT

GEORGIA TRUST LAUNCHES CAPITAL  
CAMPAIGN TO RESTORE RHODES HALL

HAY HOUSE RESTORES SECRET ROOM

## RHODES HALL AND THE GEORGIA TRUST: A SUSTAINABLE PARTNERSHIP



The State of Georgia placed a high degree of confidence in The Georgia Trust in September of 2011 when it signed a 50-year lease for historic Rhodes Hall. This document executed by Governor Nathan Deal grants The Georgia Trust use at this remarkable historic building until 2060 for the tidy sum of ten dollars per year. This lease also gives the Trust the enormous responsibility of repairing and maintaining Rhodes Hall during this time period.

The story of how The Georgia Trust came to occupy Rhodes Hall is an interesting one. In June of 1929, the sole heirs of Amos Rhodes presented the State of Georgia with a gift of Rhodes Hall which was then only 25 years

old. This gift was made with the following important provision:

*“That the property herein conveyed shall be used by the State of Georgia for historical purposes, including the preservation of historical emblems, documents, and records of all kinds bearing upon the history of our state and nation, and including also the housing of rare volumes, manuscripts, books, papers, documents, trophies, pictures, souvenirs, relics, statuary, and works of art pertaining to the history and development of the State of Georgia which may be obtained from loans, gifts, or otherwise.*

*In the event the condition above set forth is violated and/or in the event grantee herein should abandon the use of said property for historical purposes, then and in that event this deed shall be void, and the estate granted herein shall be terminated and forfeited, and the title to said premises shall revert to the grantors, herein, their heirs, executors, administrators and assigns without any re-entry on their part.”*

Pursuant to the gift, the Georgia State Archives occupied Rhodes Hall until 1965 when it moved to a new building. Rhodes Hall was used for a variety of purposes for several years until it became vacant. In 1983 The Georgia Trust moved into what was a very dilapidated building and immediately began work. In 1986 we moved the grand staircase and beautiful stained glass windows back to Rhodes Hall and signed a 30-year lease with the state. Investments by the state and The Georgia Trust greatly improved conditions at Rhodes Hall and serious restoration was undertaken.

Now, as you will read in the edition of the *Rambler*, a new period of work at Rhodes Hall is beginning. This work will convert Rhodes Hall into a sustainable historic site. We will have new roofs, comfortable and energy efficient systems, restored windows, water-saving plumbing features, and a landscape worthy of the majestic architecture of the building, among other improvements.

I believe the relationship we have with the State of Georgia is mutually beneficial. The Georgia Trust saves taxpayers money by undertaking the maintenance and care of this historic site and derives the distinct pleasure of inhabiting the building to open it to the public as an educational and events facility.

To our Board of Trustees, staff and generous donors, we thank you for responding to our story so generously. This capital campaign has been an enormous success and true privilege to conduct. The Georgia Trust is proud to be a leader in the effort to make historic buildings sustainable and use Rhodes Hall as such a high profile demonstration project. Come see us on June 1, 2014, as we celebrate our success. 🎉

Mark C. McDonald  
President & CEO



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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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Cover image: Savannah, Georgia, courtesy of Georgia Department of Economic Development

Moving? Contact membership@georgiatruster.org or 404-885-7805 with your new address.

## GEORGIA TRUST LAUNCHES \$1.7 MILLION CAMPAIGN TO RESTORE RHODES HALL

### Our Campaign

On January 29, 2014, The Georgia Trust for Historic Preservation announced the public phase of *From Historic to Sustainable, A Capital Campaign for Rhodes Hall*. We are raising \$1.7 million to implement a “green rehabilitation” of Rhodes Hall which combines energy conservation with historic preservation. The work includes installing energy-efficient heating and air conditioning, fixing the leaky roof, repairing 111 historic oak windows, improving the grounds, and much more.

*The greening of Rhodes Hall provides The Georgia Trust with an environmentally responsible asset which parallels our commitment to organizational sustainability.* It is a case study for the modern stewardship of historic buildings, and is helping us to develop a new certification program for the rehabilitation that combines sustainability with historic preservation.



### Our Need

The Georgia Trust has been a good steward to Rhodes Hall for thirty years, repairing damaged features, restoring original fabric, and installing system upgrades. There is more to be done, especially to reach our goal of making Rhodes Hall energy efficient. Our needs include:

- repairs to the roof, windows, exterior wood and masonry
- new HVAC and insulation systems
- improved accessibility, drainage, function and appearance of the grounds
- upgraded kitchen, bathrooms and other interiors
- updated technology
- new maintenance endowment

(continued on next page)

**WE ARE THRILLED BY THIS TREMENDOUS RESPONSE BUT WE STILL NEED YOUR HELP.**

At the top of our to-do list is the rehabilitation of our historic grounds; besides drainage and accessibility issues, we'd like to install a historically appropriate and sustainable landscaping plan. We also would like to address several badly-needed repairs at Rhodes Hall, and to provide for its future maintenance.

**Please consider a generous gift to The Georgia Trust for *From Historic to Sustainable*, to make Rhodes Hall more beautiful and sustainable.**  
Your tax-deductible gift can be paid over three years.

To make a donation, please go to [GeorgiaTrust.org](http://GeorgiaTrust.org) and click on “Rhodes Hall Capital Campaign.”

## MARK YOUR CALENDARS!

### SPRING STROLL OF MACON HOUSES AND GARDENS

May 2-4, 2014

#### Hay House, Macon, Georgia

Make plans now to attend Central Georgia's premier house and garden tour, previously named one of the Top 20 Events by the Southeast Tourism Society.



### THE GEORGIA TRUST 2014 SPRING RAMBLE & ANNUAL MEETING

May 16-18, 2014

#### Cartersville, Georgia

The charming, vibrant city of Cartersville was established in the rolling hills of north Georgia in 1850. We'll tour private historic homes in a wide variety of architectural styles, wander the streets of downtown, and venture into the surrounding countryside.



### THE GEORGIA TRUST 2014 FALL RAMBLE

October 10-12, 2014

#### Americus, Georgia

Join us as we explore the historic town of Americus. Chartered in 1832, Americus boasts an abundance of antebellum and Victorian architecture.

### UPTOWN RHODES RACE 5K

November 8, 2014

#### Rhodes Hall, Atlanta

Get ready for another exciting run/walk event through Ansley Park.

**For more information or to register for these exciting upcoming events, visit [WWW.GEORGIASTRUST.ORG](http://WWW.GEORGIASTRUST.ORG).**

# GEORGIA TRUST LAUNCHES \$1.7 MILLION CAMPAIGN TO RESTORE RHODES HALL

(continued from previous page)

## Our Progress

We started a “quiet campaign” last June, asking our present and former trustees, major donors, and several foundations to kick off this effort by making their pledges early. They responded enthusiastically, with over \$1.5 million in gifts and pledges.

With substantial funds in hand, we were able to begin work. Phase 1, the installation of new HVAC and insulation systems, was completed in November 2013, and Phase 2, which includes roof and historic window repair, is underway.

Please visit our website ([www.georgiitrust.org](http://www.georgiitrust.org)) to learn more about the work we have done, are doing and have planned. You’ll also find more information about the progress of *From Historic to Sustainable*.



Rhodes Hall’s roof is extensive. Leaks are damaging the porch and porte-cochere ceilings, and water is leaking elsewhere.



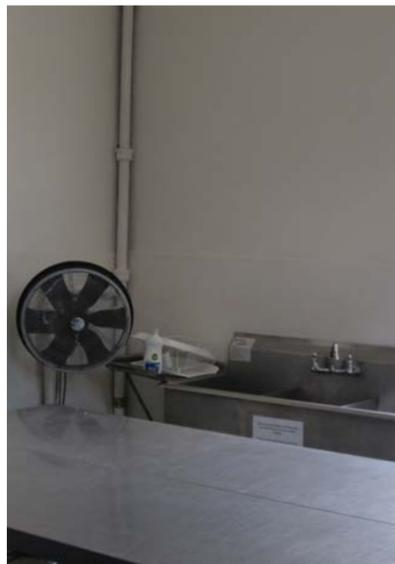
Rhodes Hall contains 111 historic windows, which need to be repaired and resealed to prevent air loss.



With the completion of Phase I of the project, we have installed energy-efficient, state-of-the-art HVAC and insulation systems.



We will implement a Grounds Use and Maintenance Plan that considers sustainability, Rhodes Hall’s historic landscape plan, and the functional needs of the facility.



We will upgrade our bathrooms, catering kitchen, sleeping porch and work stations. We will repair and repaint finishes as needed.



The wood trim and granite needs to be inspected and repaired as needed.

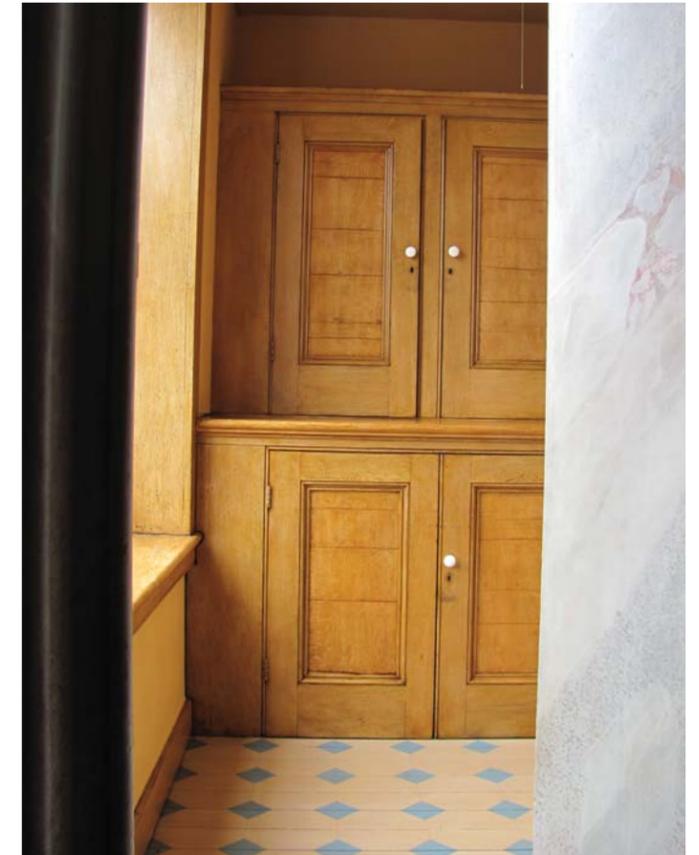
# RESTORING THE “SECRET ROOM” AT HAY HOUSE

The “Secret Room” of the Johnston-Felton-Hay House is a subject of great architectural interest but often has been greatly misinterpreted. Located behind a swinging niche on the stair landing, it is actually a carefully designed linen closet. Its “secret door” stirs the imagination of many visitors. Even today some hold to the tradition that this space held the Confederate (or personal) gold that William B. Johnston hid for safe-keeping during the Civil War and in the subsequent fall and occupation of Macon by Union troops. The room’s practical usage, and the fact that the access locking mechanism is visible in the niche, belies that assumption, along with the fact that a “wagon train” of gold and silver belonging to Johnston was seized by Federal troops in 1864.

The space is a well-placed linen storage area with a built-in cedar-lined dresser/cabinet and (somewhat later) built-in linen storage closets. Described in the first Hay House historic structures report as being in nearly original condition and used as a storage space by servants, the surprising finishes of the Linen Closet were not suspected until the undertaking of the present restoration effort. The team of architectural historians Carl Lounsbury and Willie Graham of Colonial Williamsburg and paint historian Susan Buck undertook the documentation of this and other spaces on the third level as part of a restoration funded in part by grants from the Peyton Anderson Foundation and the Logan Lewis Foundation.

Graham and Lounsbury’s architectural inventory of this space, along with their recommended treatments, emphasize the preservation of the extensive original fabric including wall plaster, flooring, and hardware on the cabinets and niche door. Susan Buck’s analysis shows a number of layers of paint past the initial white. The second period layer, contemporaneous with the marbleizing in the stair hall and on the niche itself, is the level selected for restoration. With skilled conservators from IFACS on site, the paint and plaster restoration was completed in late 2013. The finishes include a light apricot color on the walls, and a yellow and blue “tile” pattern painted on the floor which accentuate the oak graining returned to its original finish. Even the single arm gas sconce, found on the fourth level in a box, has been conserved and returned to the space.

The Secret Room restoration will surely set a standard for the restoration of the rest of the third level above it. Work will soon begin on the Hay bedroom to return it to its early 1960s appearance.



Hay House’s “Secret Room” has been beautifully restored.



## TRUSTPEOPLE RON GOSS, JR.



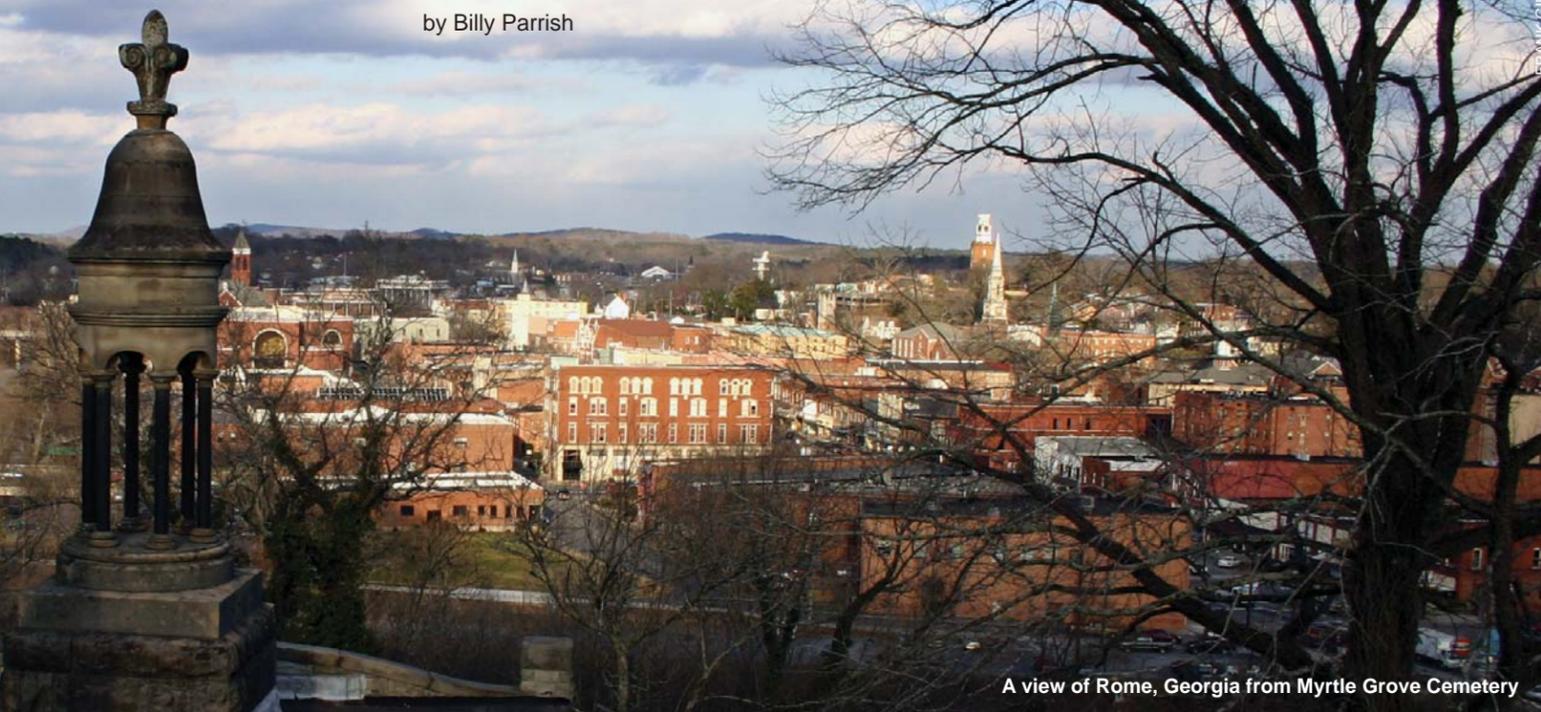
Ron Goss, Jr. of Cartersville, Georgia, joined The Georgia Trust Board of Trustees in 2012. Mr. Goss is the principal/project manager of Pennant Construction Management. He was a recipient of the Georgia Trust for Historic Preservation’s Excellence in Rehabilitation Award in 2000, 2008, 2010 and 2012. He is also the chair of the Trust’s Revolving Fund committee and the 2014 Spring Ramble in Cartersville, May 16-18.

*“As a contractor working with historic properties, a resident of an 1876 home facing a 1903 courthouse and an advocate for preservation, my daily activities are centered around some of Georgia’s historic treasures. I have found The Georgia Trust to be educational as well as inspirational. The Trust’s ability to gather great minds in preservation as a resource as well as uniting those who share the passion for our history and historical resources provides confidence that our great state’s past is well preserved for future generations.”*

# WHERE MAIN STREET MEETS MARKET DEMAND

BOOMERS AND MILLENNIALS FIND COMMON GROUND IN THE CITY

by Billy Parrish



A view of Rome, Georgia from Myrtle Grove Cemetery

## It's All About What the Market Wants

Early in 2013, in anticipation of presentations in Alabama and at the Georgia Downtown Conference, I began to research the market for downtown development. I avoided the traditional, pro-downtown sources for data on downtown living and downtown development such as the National Trust, Congress for New Urbanism and ULI. Instead, I went to the sacred ground of traditional real estate development in America - The National Association of Realtors, utilizing their series of semi-annual publications, *On Common Ground*, for my research. What I found, beginning back with their Summer 2011 edition, "The New Norm," is that the real estate development ground shifted profoundly, and that many more Americans are interested in living in a more walkable, connected community than at any time since the explosive suburban growth of the 1950's. What they found was shocking, and very exciting, to me. **The research established a new definition of market-driven real estate development not motivated by the desire to segregate how we live based on narrow demographic snapshots, but by a desire to live closer, more interdependent, more walkable, more sustainable and in less space with more connection to "The Commons."**

The big revelation was that two significant demographic groups, the Boomers and the Millennials, both want some form of "city-ness" - to live in a place that makes them less dependent on the

automobile, with close proximity to shops and restaurants, culture and entertainment, and to more diversity in people and experiences. I am consciously avoiding the terms "Urban" or "New Urbanism" because those terms connote big city, and I do not believe that all of the Boomers or Millennials interested in city living want a big city experience. What they do want is to live somewhere along a continuum of city life, from small town to a big city - from Mayberry to Manhattan. I am calling this range of city-style option, "The Cityness Continuum"© (see sidebar on page 9). Depending on who does the math, Boomers and Millennials represent about 160 million Americans, and though not all want to live somewhere on "The Cityness Continuum"©, a significant portion of this large and active market does.

## A Back of the Envelope Formula for City Living

The results from the NAR 2011 consumer preference survey were both expected and surprising. Of the 2011 NAR survey respondents:

- 56% prefer Smart Growth Neighborhoods
- 59% would accept a smaller home if the commute is 20 min. or less
- Seven times more respondents said that the neighborhood is more important than house size

- Two-thirds prefer to walk to shops and services
- 80% want a single family detached home
- 59% would travel farther for a single family home rather than a townhome or apartment

But there's more...

- 38% would prefer an apartment or a townhome if they could walk to shops and restaurants!
- 88% said neighborhood mattered more than house size

**Boomers and Millennials want communities that are walkable, transit oriented and mixed use. And get this, 70% of Millennials want some sort of "City Living!"**

## The Millennial Market Speaks!

If 50%-70% of Millennials want to live and work somewhere on The Cityness Continuum, it is important to understand their preferences. I have read and heard, over and over again, that Millennials will first seek out where they want to live, and then either create or find a job that allows them to live where they choose to live. This phenomena seems to be encouraging Millennial-driven industries to seek for the first time in six decades to either move to a city environment or at least to an urban satellite.

A March 2013 article in *Forbes* magazine described the live-work balance that Millennials seek, and how they are beginning to affect America's downtowns. "There's one place this desired demographic, college-educated professionals between the ages of 25 and 34 [Millennials] tends to want to live: tight-knit urban neighborhoods that are close to work and have lots of entertainment and shopping options within an easy walk. In fact this demographics' population grew 26% from 2000 to 2010 in major cities' downtowns, or twice as fast as it did in the those cities' overall

## Urban Tribes

More companies are moving their headquarters to urban areas that are magnets for educated young people. A survey taken earlier this year of likely movers found 38% of Generation Y respondents plan to live in medium or large cities.



Source: Urban Land Institute national survey of 1,202 adults taken Jan-Feb. 2013

The Wall Street Journal

metro areas, according to a CEOs for Cities report based on U.S. Census data. That is one of the reasons city planners have been plowing money and resources into revitalizing their core business districts."

## Millennials and Historic Preservation

Since the essential role of historic preservation in revitalization, renewal and place making is seldom mentioned in other parts of the redevelopment and real estate world, I wondered what do the Millennials think about historic preservation?

After spending a few days Googling and Yahooing, I finally found something on Millennials and historic preservation aptly titled "What Do Millennials Think Of Historic Preservation?" This August 5, 2013, article was posted by the American Express Foundation on its *CSR Now!* blog and written by Tim McClimon, vice president for corporate social responsibility at American Express and president of the American Express Foundation. McClimon stated that a Millennial came up to him after a talk he gave on American Express's Corporate Giving (which includes historic preservation) and said that she thought her generation didn't really care about Historic Preservation, an opinion he had heard before. McClimon couldn't recall any research on Millennials and historic preservation, so he turned to the National Trust for insights. The



GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT

Downtown Augusta

Trust's research shows that Millennials have about the same level of interest in historic preservation as do other segments of the population, but with their own unique point of view. According to the McClimon, the Trust's survey shows that "Millennials want to be active in support of the preservation cause and not passive consumers of information. They want to sign up for action alerts or attend 'behind the scenes' tours, for example, but they don't necessarily want to be traditional members." To quote McClimon, "[Millennials] characteristics – a concern about sustainability, a greater value placed on making and repairing things oneself, and the implications of a throwaway culture – seem to fit clearly and easily into the goals of historic preservation of buildings and neighborhoods, which is widely viewed as more environmentally friendly than tearing structures down and rebuilding them.

Accordingly, it may be that the words used to describe the work of preservationists and historical societies and organizations with Millennials could focus more on sustainability and adaptive re-use and the environmental impacts of restoring vs. rebuilding – rather than on preserving buildings for their original purposes or maintaining structures and streets for the sake of preserving them for future generations."



Savannah

### Suburban Lifestyle Centers

Historic preservation must evolve and adapt to the rapidly emerging market for some form of city life, be it big city, medium-sized central city of a Metropolitan Statistical Area, or small town.

Preservationists must shift from our excessive focus on museum-quality restorations and the worship of the ancestral manse to a more flexible continuum of preservation strategies that include greener, more adaptable buildings that Boomer and Millennials can love in a place where they want to be – compact, walkable, open and diverse, social and fun, and aesthetically pleasing (beautiful) – with a sense of place created by history and the promise of continued vitality and rebirth.

In the new historic preservation paradigm/movement there will still be a prominent place for museum-quality restoration, but balanced with a flexible and pragmatic approach to rehabilitation,

adaptive reuse and "greening". There may even be a place for the Ruskinians who want to preserve the "Golden Stain of Time."

### Conclusion

Those of us in the "downtown business" are really in the city-making business, creating a place that matters. We know that what makes your city or town a wonderful place to live makes your community a wonderful place to visit for that large portion of the tourist market that seeks real, authentic, truly local experience. In Georgia, our historic downtowns and the cities that surround them represent "home," the place where more and more of our citizens want to build their lives, where family, business, worship and play come together within an easy walk.

When I started in this work, back in the time before personal computers, the internet and Twitter, most of us in the downtown revitalization business believed that our #1 goal was to restore retail to downtown. Few of us thought that downtowns could be the center of community life that they had once been only 20 years before. Now I think differently.

Though downtowns will not be the only community center in most metropolitan or micropolitan areas, they can again be the center of a community's life. A vibrant downtown or neighborhood commercial area can be the centerpiece of a revitalizing big city, small city, town or neighborhood, home to public and private sector offices, spiritual and community centers, arts, culture, residential and retail. And I believe that historic preservation is an essential strategy to a "livable city."

In an article for *Governing* magazine, "Do Millennials Want to Call Your City Home," William Fulton writes that "...most people settle down by age 35..." and that most Millennials will be "...making location decisions based on their idea of quality of life. And they are going to make all those decision in the next few years -- by the time they are 35."

There has not been a time in over half a century when a significant percentage of the American public badly wants an alternative to the disconnectedness we have built into our daily lives. The time is now to fully embrace your "cityness" and those qualities that make you market-ready!



Downtown Macon

The impact of this rapidly emerging preference by a significant number of Baby Boomers and Millennials can have a profound and positive effect on our historic cities and in-town neighborhoods. Christopher Leinberger, the urbanist, real estate developer and author, said in 2011's *On Common Ground*, "The New Norm," "The convergence of two huge generations – the Boomers and the Millennials – with similar appetites for compact, walkable, mixed-use communities creates an enormous rebuilding opportunity based on smart growth."

"This could be the economic foundation of the country for the next 30 years."

It is time, right now, to seize the day! 📍

*Billy Parrish is Principal and Senior Downtown Advisor for Parrish-Consulting, a small boutique downtown and neighborhood development consulting practice. He can be reached at (770) 262-1646 or parrishbp@gmail.com. You can also visit his LinkedIn profile.*



Downtown Senoia



Downtown Athens

## QUALITIES THAT DEFINE THE CITYNESS® OF A PLACE

- 1 Vibrant Downtown or Neighborhood Commercial Area
- 2 Strong Sense of Place (Includes an Historic Preservation Ethic)
- 3 Local Food Culture
- 4 Arts, Culture & Entertainment
- 5 Diversity of Housing
- 6 Diversity of Business Activity
- 7 Visible, High Quality & Well Maintained Public Sector Investment
- 8 Technology Infrastructure in Place & Up-To-Date
- 9 Density & Proximity
- 10 Walkability
- 11 Improving In-Town Educational Opportunities (K-12 + Colleges Univ.)
- 12 Beauty (Also Includes an Historic Preservation Ethic)

" The convergence of two huge generations – the Boomers and the Millennials – with similar appetites for compact, walkable, mixed-use communities creates an enormous rebuilding opportunity based on smart growth. "

- Billy Parrish

# PLACES IN PERIL UPDATES

## ▼ PROGRESS TRAVELERS REST STATE HISTORIC SITE, TOCCOA (2013 PLACE IN PERIL)

**RECAP:** Constructed in 1815 as an inn for travelers on the historic Unicoi Turnpike, Travelers Rest suffered from budget cutbacks which resulted in decreased visitation and deferred maintenance. **CURRENT STATUS:** Travelers Rest received a generous grant from the Terrell Family Foundation to further the restoration of this state-owned historic site.



TRAVELERS REST

HALSTON PITMAN, WWW.RACEMSM.COM

## ▼ PROGRESS CHURCH OF THE PURIFICATION OF THE BLESSED VIRGIN MARY, SHARON (2014 PLACE IN PERIL)

**RECAP:** One of Georgia's oldest Catholic churches threatened with dwindling number of members, deterioration. **CURRENT STATUS:** A new website was launched in 2014 to provide information about the history of the church, its current condition, plans for its restoration and use, and ways in which the public can support the restoration efforts. This website can be viewed at [www.SavePurificationChurch.com](http://www.SavePurificationChurch.com). The church will also be featured during The Sharon Shenanigans, a community fair in Sharon on Saturday, April 26th.



PURIFICATION CHURCH

HALSTON PITMAN, WWW.RACEMSM.COM

## ▼ CRAIGIE HOUSE/DAR BUILDING, ATLANTA (2011 PLACE IN PERIL)

**RECAP:** Atlanta landmark suffers from neglect. **CURRENT STATUS:** While the Craigie House in Midtown Atlanta was being rehabilitated, a large portion of the roof collapsed after an accumulation of ice and snow. We are told that the owner is going to save the facade and rebuild.



CRAIGIE HOUSE/DAR BUILDING

## ▼ PROGRESS SWEET AUBURN COMMERCIAL DISTRICT, ATLANTA (2006 & 2014 PLACE IN PERIL)

**RECAP:** Birthplace of Civil Rights Movement threatened with neglect, demolition. **CURRENT STATUS:** In January, the historic Atlanta Daily World Building, the original home of the 86-year-old African-American newspaper, was sold to a developer. The building, located on Auburn Avenue in Atlanta, was damaged during a 2008 tornado and remained vacant ever since. Its new owner is planning a small mixed-use development rehabilitation project which is scheduled to begin within the year.



ATLANTA DAILY WORLD BUILDING

## MAIN STREET SHINES A LIGHT ON DOUGLASVILLE'S OLD CITY HALL

A recent Main Street project brought to light the history of electrical distribution in Douglas County.

On all projects, the Main Street team works hard to learn the history of a building or site before recommending changes. In this case, local memories of a building's history did not extend back much further than the last two decades. Everyone knew it as the "old city hall." Tax records listed the construction date as 1898, but fire insurance maps from the early 1900s contradicted that information. Curiosity piqued, the Main Street design team contacted a local historian who, though unable to add any personal knowledge, asked a longtime resident for his remembrances. The man provided a great clue when he said, "I remember it being the REA, but that's about it."

In this context, REA stands for Rural Electrification Administration, a New Deal agency created in 1939. It's hard to imagine now, but until the 1930s, only those Douglasville residents living downtown had electricity. Until then, the economics of stringing lines through low-density areas made it unfeasible. The REA provided a loan to the newly established Farmer's Electrical Membership Corporation, aptly named for the service it was created to provide.

Farmer's EMC became Douglas County EMC, which became Greystone Power; the company celebrated its 75th anniversary in 2011. As part of the anniversary celebration, a thorough history, filled with old photos sent by former employees, was published. It proved to be a great tool for the building investigators.

The publication explained that in 1940 the growing co-op needed a new building and bought a lot in town. A building designed by a well-known Atlanta firm was constructed there in 1941. A photo of some early employees posing in front of their building was included, and there was the "old city hall" in its original form.

The booklet also described later changes to the building. A 1949 expansion accommodated a growing fleet of service trucks. This tidbit helped the team identify a strangely remodeled area in the rear of the building as former garage bay doors.

In July 1963, the co-op moved to a new facility at a different location and the building sat largely unused for 10 years. The city bought the building in 1973 to become the new city hall, a good indication of the vintage of and impetus behind the building's most recent "reskin."

With a much better understanding of the building's history, the team was able to make informed judgements about the significance of architectural features. They then created a design concept for rehabilitation of the structure that was well received by the city.



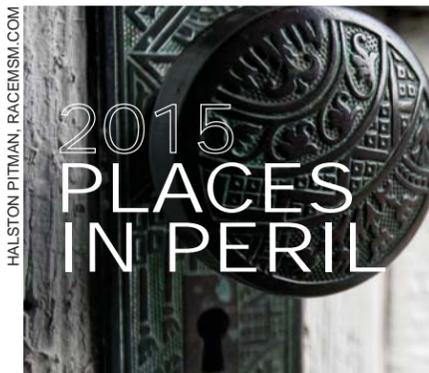
Current view of Douglasville's Old City Hall



A historic image shows the building's original appearance.



Incorporating the building's original significant architectural features, the Main Street design team creates a rendering of what the building could look like after rehabilitation.



HALSTON PITMAN, WWW.RACEMSM.COM

### CALL FOR NOMINATIONS | Deadline: June 6

Do you know of a special irreplaceable historic building or site that is highly threatened by demolition, neglect, inappropriate development or other threats? If so, this is your opportunity to help save it. The Georgia Trust's *Places in Peril* program seeks to identify and preserve historic sites threatened by demolition, neglect, lack of maintenance, inappropriate development or other threats.

Visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org) for more information or to download a nomination form.

*Pictured: Lexington Presbyterian Church, Oglethorpe County, 2013 Place in Peril*

## THE GEORGIA TRUST ENDANGERED PROPERTIES FOR SALE

The Revolving Fund Program was established to provide effective alternatives to demolition or neglect of architecturally and historically significant properties by promoting their rehabilitation and monitoring their preservation in perpetuity.

All properties sold through our Endangered Properties program have conservation easements in place to ensure the historic integrity of the property is retained. Additionally, buyers are required to sign a Rehabilitation Agreement and all work done to the property must abide by the Secretary of the Interior's Standards for Rehabilitation. Copies of these documents will be provided by The Georgia Trust for review.

For more information and photos of the Trust's Endangered Properties For Sale, visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org).



### LAWRENCE HOUSE

Menlo, c. 1875. Located in the Appalachian foothills, this beautifully maintained two-story house includes formal living and dining rooms, four bedrooms, a recently renovated kitchen and bath with marble and decorative tiles, and hardwood floors throughout. The house has four chimneys and period mantels of carved stone. The house's two-acre lot, located at the foot of Lookout Mountain, includes mature landscaping with a Georgia Champion American Holly Tree, three out-buildings - a garage & shop, a well-house and a garden shed. Excellent condition. \$195,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).



### MOORE-LEWIS HOUSE

Sparta, c. 1850. This 5BR/2-1/2BA house was originally designed as a two-story dwelling with a center hall and 4 large rooms on each level. A full-width porch with decorative elements crosses the front, and a rear porch has been fully enclosed to house both a bathroom and modern kitchen. Property includes a driveway and garage, and the fenced backyard contains a smokehouse shed. The house has been lived in recently and is in good condition. The Moore-Lewis House is primarily in need of cosmetic work. \$60,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).



### SMITH-TURNER HOUSE

Lexington, c. 1798. Originally a 425 sq.ft. structure built over a basement, this 3BR/1BA house was expanded over the years and is now an approximately 2,500 sq.ft. nine-room house. The house's porch retains decorative carved brackets. Historic interior elements include wide pine board floors, chair rails, wainscoting, hand planed board walls, horsehair plaster, and Federal period mantels. Included on the property are a historic smokehouse, pecan and walnut trees, and a small commercial building, known locally as "The Little Yellow Store." \$65,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).

## COUPLE DONATES HISTORIC HOUSE TO GEORGIA TRUST REVOLVING FUND

In December 2013, Alice and Slade Johnson of Talbotton, Georgia graciously donated the Short-Stevens House (left) in Buena Vista, Georgia, to The Georgia Trust's Revolving Fund. The early 20th-century Neoclassical style house is located just half a mile from Buena Vista's historic courthouse square. The house was originally built for W.B. Short, a prominent Marion County lawyer, and his wife Mollie. Mollie Short was from a well known Buena Vista family and was the cousin of Oscar B. Colquitt of Buena Vista who was elected governor of Texas in 1910. The house underwent an early remodel by noted Columbus architect T.W. Smith and was updated again under the Stevens' ownership in 1953.



### SHORT-STEVENS HOUSE

Buena Vista, c. 1875. This 5BR/2.5BA house has retained several of its early-mid century features, including mantels, fixtures, cabinets and hardware. After sitting vacant for several years, the house is in need of new electrical, plumbing and HVAC systems, as well as remodeled kitchen and baths and interior cosmetic work. The house may be eligible for several financial incentives, including an 8 1/2 year tax abatement and tax credits for substantial rehabilitation. \$195,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).

### Did you know?

The Georgia Trust accepts the donation of historic properties into our Revolving Fund. For more information, call 404-885-7817.



### CHERRY COTTAGE

Washington, c. 1818. 4BR/2BA home built by Constantine Church who bought the lot in 1784. One of the oldest buildings in Washington, Cherry Cottage is a one-and-a-half story wood-sided home containing 3,408 square feet, consisting of four bedrooms, two baths, large sitting room, parlor, formal dining room, kitchen, and library. Its lot is 1.10 acres and cannot be subdivided. Located in a beautiful historic neighborhood. \$130,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).

## PLACE YOUR HISTORIC PROPERTY IN FRONT OF HIGHLY INTERESTED BUYERS.

To advertise your historic property to a statewide audience, visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org) or contact Traci Clark at 404-885-7802, [tclark@georgiatrust.org](mailto:tclark@georgiatrust.org).



**GREENVILLE, c. 1870.** Listed on the National Register, this stunning home is completely renovated and located on 24 picturesque acres. This home is used as a private residence but has great potential for a bed & breakfast, special events facility and much more. Amenities include a par-3 golf course with additional putting green, separate studio/guesthouse, many outbuildings, pool with jacuzzi, bar, wrought iron fence. Beautiful formal gardens with home situated at end of boxwood-lined entrance. Located halfway between Atlanta and Columbus and less than 15 minutes to I-85. \$1,995,000. Call Angela Hand, Southern Charm Realty LLC, 706-977-9700, [scrllc@yahoo.com](mailto:scrllc@yahoo.com).



**LAGRANGE, c. 1832.** Boxwood Acres is one of the oldest homes in LaGrange. Also known as the Ferrell-Holder house, this one-story Greek Revival Cottage exhibits all the excellent proportions of the Greek Revival style. Main floor supported by hand hewn beams. Spacious front porch. 4BR, 3BA. Features large living room, central hallway, spacious dining room, cozy breakfast room, hardwood floors, high ceilings, original mantels and moldings, gracious floor plan and beautiful boxwood gardens. Convenient in-town location in Vernon Road historic district. On National Register. \$297,500. Isabelle Knight, Coldwell Banker Spinks Brown Durand, 706-333-3133 or [isabelle.knight@coldwellbanker.com](mailto:isabelle.knight@coldwellbanker.com).



**BARNESVILLE, c. 1912.** Beautiful brick home built by buggy manufacturing family. Grand & spacious for entertaining large groups, this home features 7BR 4.5BA, Wedgwood chandeliers and sconces, and hand carved wood. Architecture reflects the German Bauhaus Crafts Movement of the Chicago School. Includes Library/Office, Family Room, Separate Den, Workshop, Sun Room, Two Master Suites with his and hers dressing rooms off each master. Tub, shower & foot washing tub in master bath. Call Sandra Jones, Harry Norman, Realtors, 770-653-6907.

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Readers of the *RAMBLER* appreciate historic architecture and are interested in preserving and maintaining Georgia's architectural heritage.  
**Call 404-885-7802.**



**SAVANNAH, c. 1855-56.** This four story Savannah Gray Brick home is one of four houses in Marshall Row saved by Historic Savannah. Original restoration in the late 60's by architect Frank McCall with addition of kitchen overlooking lush courtyard garden. Meticulously and lovingly maintained 5BR/5.5BA historic home with elevator to all floors. Features include: 5 gas log fireplaces, heart of pine floors, with brick on the garden level, antique iron work under dining room balcony and courtyard. One car garage with lane access. Superior location on the corner of Oglethorpe Avenue and Lincoln Street in the heart of the historic district. \$1,330,000. Julia Morrison 912.441.6767. Celia Dunn Sotheby's International Realty 912.234.3323.



**EATONTON, c. 1854.** True "Georgia Farm" estate listed in the National Register of Historic Places. Stately Greek Revival plantation house on 300+ acres bordered on three sides by Georgia Forestry Land. 4 Bedrooms, 2 Full Baths, 2 Half Baths. Amenities include a pool, gazebo, kitchen-party house, well house, historic 2-room restored school house, tractor barn, pond and pond house, dove hunting fields, and covered bridge. Located one hour east of Atlanta in prime dove and deer hunting territory near Lake Oconee. Contact Margie Stockton, Harry Norman, Realtors, 404-317-3212, [Margie.Stockton@harrynorman.com](mailto:Margie.Stockton@harrynorman.com).

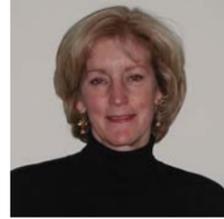


**GREENVILLE, c. 1910.** Located on 4.93 acres, this charming historic home, built in 1910, has the original flooring, hardware and light fixtures. Downstairs has maple flooring imported from England with yellow pine upstairs. An exquisite mahogany staircase graces the entrance. Stained glass windows were crafted by Lorenz art glass studio. Beautiful fireplaces with the original mantles are showcased in the home. Exterior has been restored and repainted as well as other improvements. Offered For Sale at \$450,000. Call Linda Daniel, Daniel Realty & Insurance Agency, Inc., 706-882-1848, [Lindad@daniel-realty-ins.com](mailto:Lindad@daniel-realty-ins.com).



**WOODBURY, c. 1830.** Exquisitely renovated 23+ acre Plantation estate. Property includes 3,200+ sqft 1830's Plantation home, expansive gardens, potting shed, salt water pool, privately nestled 900+ sqft guest cottage & detached two car garage/workshop. Also includes a 1680+ sqft caretakers home/income-producing property. Main house boasts a state-of-the-art kitchen featured on the cover of Kitchen Trends Magazine. Renovations preserve original splendor but add the modern conveniences. Located one hour from the Atlanta airport. Call Piper Gresham 706-577-0267 or Hillary Evans, Evans Realty 706-846-2000.

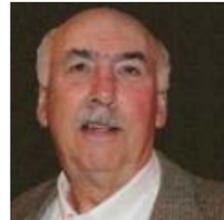
IN MEMORIAM



**Jane Cassady** of Athens, Georgia, passed away on February 8, 2014. Mrs. Cassady had served on the Georgia Trust for Historic Preservation, the Georgia Department of Natural Resources Historic Preservation Division, the Kentucky Heritage Council, the Historic Landmarks Foundation of Indiana, and the NE Georgia Regional Development Center. She authored "Preserving Cultural and Historic Landscapes: A Study of Preservation Policies and Techniques" in 1997 and co-authored "The New Georgia Guide" in 1996. She served as a board member of the Preservation Action in Washington, DC and was a founding member of Preservation Kentucky. Our hearts and prayers are with her many friends and family.



**Cullen Chambers**, executive director of the Tybee Island Historical Society, passed away on January 20, 2014. "I knew Cullen since the late 1990s and always found him to be a deeply caring and considerate person. He was knowledgeable about so many aspects of historic preservation including lighthouse conservation, historic districts, and even valued buildings from the recent past. Georgians have lost a great champion for historic preservation and more significantly a wonderful human being," said Mark C. McDonald, President and CEO of The Georgia Trust. Cullen also led the Coastal Regional Commission Historic Preservation Task Force that oversaw the second assessment of the Harrington School on St. Simons Island.



**Al Gerhardt** of Macon, Georgia, passed away on February 3, 2014. Mr. Gerhardt was a dedicated preservationist and Hay House member. Last year Mr. Gerhardt and his wife received a Georgia Trust Preservation Award for Excellence in Rehabilitation for their work on the Telephone Exchange Lofts in Macon. Our collective hearts are heavy with sympathy.



**Katherine "Kitty" Oliver** of Macon, Georgia, passed away on January 26, 2014. Mrs. Oliver was a longtime Georgia Trust and Hay House supporter. During the 2011 Spring Ramble in Macon, Mrs. Oliver graciously hosted the Heritage Reception at her exquisite home, the Raines-Carmichael-Oliver House, the only other National Historic Landmark in Macon. Our deepest condolences go to her family and friends.

IN MEMORIAM

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Dear Gloria

Dear Joe,  
That is a very good question. The Georgia Trust advocates moving a historic building *only* when it becomes the last viable option for saving it. The Randolph-Lucas House was suffering from neglect, and the condo association that owned the house wanted to tear it down. The house had already been moved several hundred feet when the condos were initially built. The historical context of its original location was lost. So how do we keep this from happening again? The owner can donate an easement on the property or you can work with your community's historic preservation review board to acquire landmark status for a historic building. Both of these options would protect the building.

- Gloria

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Have a question about your historic house or building? Email [DearGloria@GeorgiaTrust.org](mailto:DearGloria@GeorgiaTrust.org) or write to Dear Gloria, The Georgia Trust, 1516 Peachtree Street, NW, Atlanta, GA 30309.

- Joe R. from Atlanta, Georgia



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**FRIDAY • MAY 16**



Friday's Ramble will take you to the most elegant homes in Cartersville dating back to the 1840's. You will see a variety of historic homes including an 1860 Folk Victorian farmhouse and a 1939 Colonial Revival with original ornate lattice work. Tour the unique 1840 home, formerly known as Overlook, which includes an observatory which holds what at one time was the second largest telescope in the south. End your afternoon tour at the fascinating Etowah Indian Mounds built around 1000 CE.

Spend Saturday discovering sites in downtown Cartersville. Take your picture by the world's first outdoor Coca-Cola advertisement at Young Brother's Pharmacy. The tour features several homes, most notably: White Columns; a Preservation Award nominee recently saved and rehabilitated by Georgia Trust board member Ron Goss; and the spectacular Roselawn, an 1860 Victorian masterpiece owned by the late evangelist Sam Jones and named for the many rose bushes along the fences and walkways.



**SATURDAY • MAY 17**

## HISTORIC DOWNTOWN

## THE COUNTRYSIDE

**SUNDAY • MAY 18**



Start your final day in Cartersville with brunch at the breathtaking 1904 Greek Revival home, Grand Oaks. This opulent mansion has been beautifully restored back into a single residence after it was converted into apartments in 1934. Travel through the countryside to the town of Euharlee, virtually unchanged since the 1800s, and which features one of the oldest covered bridges in Georgia. Continue on to Valley View, an 1847 brick plantation home on a 270-acre working farm.



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