

GEORGIA TRUST FOR HISTORIC PRESERVATION

# RAMBLER

FALL 2015 | VOL. 42 NO. 3

## LOCAL HISTORIC DISTRICTS

STRONG PROTECTION  
FOR COMMUNITIES

RHODES HALL RECEIVES  
GENEROUS LANDSCAPING GIFT

PLACE IN PERIL GETS HELPING  
HAND FROM HOME DEPOT

## TIME TO RE-EXAMINE LOCAL HISTORIC DISTRICTS?



If you have ever lived in a historic district, you know that the privileges of owning a home in a well regulated environment comes with responsibility. A local historic district offers the resident the security of knowing that your surrounding neighbors cannot make inappropriate changes to the exterior of their homes, or even demolish them, without getting permission from the city historic district commission. It also means that you cannot get up one Saturday morning and decide to go to the building supply store, buy a new front door and install it; rather you have to take the extra time to research the appropriate door, order it from a mill work shop and get permission to install it. Clearly this level of preparation and care is not for everyone.

Americans are fiercely independent and place great value on their property rights. That being said, millions of Americans live in subdivisions which have restrictive covenants that govern the exterior appearance of their homes, right down to where they can place a swing set or basketball goal. Despite this fact, I have encountered many people who live in these subdivisions who regard local historic district regulation as oppressive, tyrannical, or even worse.

America's first historic district was created in Charleston, South Carolina, in 1931 when the city government established a district and appointed a board of architectural review to regulate it. Since that time, more than 2,300 local historic districts have been created in the U.S. One hundred forty-one Georgia cities have passed historic preservation ordinances that allow them to create local historic districts. There are clear benefits to the establishment of local districts. Economist Donovan Rypkema has found that property values in local historic districts rise at a significantly higher rate than they do in undesignated areas.

The creation of local historic districts grew at a rapid pace in the 1970s and 1980s in Georgia and throughout America. The Georgia General Assembly enabling legislation in 1980 accelerated this trend. However, since the mid-1990s, the designation of historic districts has slowed significantly. One explanation may be that most historic areas are now covered by local ordinances, but more National Register districts are now being created without concurrent local designation. The growing property rights movement has also had an impact on local districts.

Georgia cities have grown much more sophisticated at regulating their historic districts. Many have trained preservation professionals who staff their citizen review boards and all have adopted design review standards to help residents know the standards that apply to their properties. Litigation in court challenging historic districts have consistently been decided in favor of the constitutionality of these ordinances.

The demolition of significant historic buildings and replacement by large contemporary houses, known as "teardowns," is a growing threat to historic districts in Atlanta, Decatur and other cities in Georgia. Local historic districts are the best way to counter this disturbing trend. Perhaps it is time to reinvigorate the spirit of the 1970s and 1980s and protect these neighborhoods. 🏠

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: New construction built with a similar form to three neighboring historic properties in Savannah. Courtesy Historic Savannah Foundation

Moving? Contact [membership@georgiitrust.org](mailto:membership@georgiitrust.org) or 404-885-7805 with your new address.

## RHODES HALL REHABILITATION UPDATE RHODES HALL RECEIVES GENEROUS LANDSCAPING GIFT

We recently received a \$500,000 donation from Dean DuBose Smith, to be used to improve Rhodes Hall's grounds and landscaping. The gift was given in memory of her mother, Frances Woodruff "Duffie" DuBose, a long-time and generous supporter of The Georgia Trust.

The funds will be used improve Rhodes Hall's drainage, paving, parking and access/egress, as well as beautify the grounds. The board has selected the landscape architect firm Tunnell & Tunnell to design the work.



## INHERIT GEORGIA: THE NEXT GENERATION OF PRESERVATIONISTS

Inherit Georgia is a new initiative of The Georgia Trust for Historic Preservation designed to cultivate and prepare the next generation of preservation leaders in Georgia.

This group of supporters under 40 has come together to work within the organizational network of The Georgia Trust to pursue social and educational activities, and to establish bonds of friendship through a mutual interest in architecture, history and culture.

Inherit Georgia will gather on a regular basis to explore historic venues. Members will visit lesser-known historic sites, take behind-the-scenes tours, see preservation projects that are in progress, and whatever else appeals to the group.



About 65 folks showed up at the group's first event to explore a gorgeous 1893 home followed by a pub tour of the Wrecking Bar.

**Interested in Inherit Georgia outings? Contact Kim Fledderman at [kfledderman@georgiatrust.org](mailto:kfledderman@georgiatrust.org) to be added to the Inherit Georgia email list.**

## GENERAL OGLETHORPE SOCIETY 2015 EXCURSION: DEMOREST & TOCCOA

Members of the General Oglethorpe Society will travel to the foothills of the Appalachian Mountains on October 1 for the annual General's Excursion, where they will explore Habersham Mills, a 19th century riverside mill complex in Demorest that has been creatively rehabilitated as a luxury retreat, and the charming Traveler's Rest, an 1815 stagecoach inn and National Historic Landmark in Toccoa, which is open by appointment only.



*The General Oglethorpe Society consists of Georgia Trust members who contribute \$2,500 or more annually. For more information about the Society, please contact Kim Fledderman at [kfledderman@georgiatrust.org](mailto:kfledderman@georgiatrust.org).*

## MARK YOUR CALENDARS!

### TOAST & TASTE SILENT & LIVE AUCTION

**October 8, 2015**

**Hay House, Macon**

Join us for middle Georgia's premier tasting event, featuring a variety of wines, brews and spirits from multiple distributors. Sample local cuisine produced by Macon's top restaurants and caterers while bidding on items in a silent and live auction.



### THE GEORGIA TRUST 2015 FALL RAMBLE

**October 23-25, 2015**

**Georgia's Golden Isles**

Explore gorgeous 19th century houses oak-lined streets in Brunswick, a colonial city with the second largest concentration of documented historic structures in Georgia. Tour rarely open historic homes and buildings in Jekyll Island's National Historic District and *never-before-Rambled* St. Marys. Enjoy coastal properties and scenic waterfronts on St. Simons Island.



### UPTOWN RHODES RACE 5K

**Saturday, November 7, 2015**

**Rhodes Hall, Atlanta**

It's time to lace up your sneakers and join us for a dog- and stroller-friendly jaunt through Ansley Park, one of Atlanta's most picturesque historic neighborhoods.

### CHRISTMAS AT HAY HOUSE

**December 2015**

**Hay House, Macon**

Visit three levels of this National Historic Landmark and marvel at elegantly decorated trees, mantels, stairwells, and children's rooms.

### SANTA AT RHODES HALL

**Weekends, December 5-20, 2015**

**Rhodes Hall, Atlanta**

You won't want to miss one of Atlanta's most popular holiday events. Skip the long lines at the mall and come to Rhodes Hall for a fun, easy and enjoyable Santa experience. **Registration opens October 1.**

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

## GEORGIA TRUST HONORS NEWEST EMERITUS TRUSTEES

Since 2011, the Georgia Trust for Historic Preservation has selected Emeritus Trustees, former trustees who have “served the Corporation with distinction and great dedication in his or her service as a Trustee.” In May 2015 the Board of Trustees selected **Les Callahan** of Atlanta and **Nat Hansford** of Lexington to receive this honorary title in recognition of their service to The Georgia Trust.



Les Callahan

As President of First Colony Financial Corporation, **Les Callahan** has shared his commercial real estate expertise and network of local business connections liberally with The Georgia Trust. He has also shared his time generously, serving on the Executive Committee for five years as well as the Finance, Endangered Properties, Rhodes Hall Capital Campaign, Places in Peril, and Gala Fundraising Committees.

Les' challenge gift to Rhodes Hall's green rehabilitation helped to ignite the Rhodes Hall Capital Campaign.



Nat Hansford

**Nat Hansford** served as President of North Georgia College & State University from 1999 to 2005. He has served on the Board of Directors of Cohutta Bank of Chatsworth for 38 years and of the Synovus Financial Corporation of Columbus for 30 years. Besides leading the Trust as its Chairman and serving on the Executive Committee, Nat has also served on the Endangered Properties, Finance, Rhodes Hall Capital Campaign, Gala Fundraising, and Nominating Committees. He hosted the first General's Expedition to Lexington in 2011, as well as the 2015 Spring Ramble.

## GEORGIA TRUST WELCOMES NEW OFFICERS & BOARD MEMBERS

At our Annual Meeting in Athens, the Trust elected six new members to the Board of Trustees and said good-bye to four Trustees who ended their terms at the end of the previous fiscal year. The Trust wants to thank **Les Callahan, Margaret Calhoon, Nat Hansford and James Warren** for all their efforts while serving on the Board of Trustees.



Bill Peard

**Bill Peard** (Atlanta) was elected Chairman of The Georgia Trust Board of Trustees. Bill is a partner at Deloitte & Touche LLP. He serves on the Board of Trustees of the Atlanta History Center and is a member of the Society of International Business Fellows, the World Affairs Council of Atlanta, the Atlanta Technology Angels Group and de Tocqueville member of United Way of Metro Atlanta. He is also a member of the Georgia Society of CPAs and the American Institute of CPAs.



Ira Levy

**Ira Levy** (Rome), who has chaired the board for the past two years, stepped into the office of immediate past chairman. Ira is a preservation developer in Rome, where he and his wife, Libby, have rehabilitated numerous historic buildings.



John Mitchener

**John Mitchener** (Atlanta) was elected as Treasurer by the Board of Trustees. John is President of Jamco Properties, Inc. and is involved with the National, Georgia and Atlanta Apartment Associations. He co-chaired the 2013 Preservation Gala.



Kingsley Corbin

New Board members are **Kingsley Corbin** (Atlanta), **Carolyn Llorens** (Atlanta), **John Spinrad** (Atlanta), **Kim Taylor** (Atlanta), **Ben Young** (Atlanta) and **Diana Williams** (Macon).



Carolyn Llorens

**Kingsley Corbin** is the land engineering manager for the Georgia Power Company, where he is responsible for real estate records/research, archives, land GIS and technology, surveying/mapping and civil engineering.

**Carolyn Llorens**, AIA, is an architect whose work has been featured in publications such as *Southern Living*. She is currently a member of Atlanta's St. Philip's Cathedral and Peachtree Garden Club. She was a co-chair of the 2015 Preservation Gala.



John Spinrad

**John Spinrad** is a partner at Arnall Golden Gregory LLP. He serves on the board of the Georgia Brownfield Association and is involved with the Children's Literature Outreach Program through the Westminster Schools.



Kim Taylor

**Kim Taylor** has practiced law for more than 40 years. He served two years as Georgia Trust Chairman, two years as Past Chairman and six years as Vice Chair. Kim has also served on the Finance, Endangered Properties, and Gala Fundraising Committees, and has led The Georgia Trust's Sustainability Task Force since its inception.



Ben Young

**Ben Young** is co-editor in chief and publisher of *Georgia Trend Magazine*. He is involved with the United Methodist Children's Home and the Georgia Chamber.



Diana Williams

**Diana Williams**, Chairman of the Hay House Council, will serve as an *ex-officio* member of the Board of Trustees. She is the vice president and banking center relationship manager of State Bank & Trust Company in Macon. 

## GEORGIA TRUST WELCOMES NEW FACES

The Georgia Trust welcomed new faces over the past few months.

**Kim Fledderman** has joined The Georgia Trust family as our new Donor Relations Manager. Kim previously worked as a prospect researcher and fundraising consultant at Coxe



Kim Fledderman

Curry and Associates for eight and a half years. Before moving into the development field, she spent five years as a social worker working with foster children and homeless families. She holds a master's degree in social work from Georgia State University. Originally from Maryland, Kim now resides in the historic East Lake neighborhood of Atlanta with her husband Jay and son Carter.



Ben Sutton

**Ben Sutton** is the Graduate Research Assistant for the Preservation Department. He helps gather information about properties in the *Revolving Fund*, *Easement*, *Preservation Awards* and *Places in Peril* programs. He also provides assistance to people who call or email with general preservation questions. Ben is currently pursuing a master's degree in heritage preservation from Georgia State University.



Alston Lanier

Also interning in the Preservation Department this past summer was **Alston Lanier**. A rising senior from Atlanta, Alston is majoring in history with a minor in Spanish at Hampton Sydney College. While interning at the Trust, Alston gathered updates on past *Places in Peril* sites and created a report of their current conditions.



Daryl Allen

Interning in the Development Department is **Daryl Allen**. Originally from Raleigh, North Carolina, Daryl has a bachelor's degree in communications from Winston-Salem State University and is finishing coursework for a master's degree in arts administration from SCAD Atlanta. 🏠

## IN THE TRADE

**Shannon Kay Fickling** is an architect and the owner of Fickling Architectural Services in Macon. An advisor for Hay House, Shannon volunteers her architectural expertise for various projects, most recently the structural stabilization of Hay House's south wing, a 1910 addition.

In 2013 Shannon received a Georgia Trust Award for the rehabilitation of her own home, a 1908 Neel Reid-designed house.



## PLANNED GIVING

## KEYSTONE SOCIETY WELCOMES NEW MEMBERS



### JANICE BIGGERS

Janice Biggers was a founding member of The Georgia Trust and served as a Trustee from 1979-1994. She served on the Executive Committee from 1982-1993 and was Chair of the Board of Trustees from 1990-1991. Mrs. Biggers was also the first Executive Director of Historic Columbus (HCF), a position which she held from 1969 to 1989. Her many awards include the Governor's Award for the Humanities, the Mary Gregory Jewett Award from The Georgia Trust, and Columbus' Woman of the Year Award.



### RODNEY REEVES

A native of Winter Garden, Florida, Rodney Reeves visited his mother's family farms in Hall County Georgia throughout his life, and consequently, "I have very nostalgic feelings for Georgia – whenever I cross the state line I feel like I'm home." He has accumulated over 45 years' worth of sketches of Georgia people and places. Rod's career as an art teacher and illustrator included 25 years with the Veteran Motor Club of America. He was a founding director of the Winter Garden Heritage Museum and is including The Georgia Trust in his estate plans because "I'm always so thrilled to see what has been saved and so sad to see what have been lost."

Whether your goal is to decrease your tax liability during your lifetime, establish a means for life income for yourself 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. For more information on the Trust's planned giving program, please contact President and CEO Mark McDonald at 404.881.7801 or [mmcdonald@georgiatruster.org](mailto:mmcdonald@georgiatruster.org).

# LOCAL HISTORIC DISTRICTS

## STRONG PROTECTION FOR COMMUNITIES

Whether valued for their design, architecture or the significance of historic events that occurred there, buildings and their landscapes define a community. They give us a sense of place and identity. Delores Hayden writes in *A Richer Heritage* that “identity is intimately tied to memory: both our personal memories (where we have come from and where we have dwelt) and the collective or social memories interconnected with the histories of our families, neighbors, fellow workers, and ethnic communities.” This sense of place extends to a historical sense of cultural identity in a nation of so many diverse cultures. The creation of a Local Historic District is often the best tool to protect the essential spirit of these special places.



### LOCAL HISTORIC DISTRICT

[loh-kuh l • hi-stor-ik • dis-trikt]

noun

1. a defined area which is designated by a city or county government in order to protect its unique historic, cultural and aesthetic character, as well as to discourage demolition

### LOCAL HISTORIC DISTRICT DESIGNATION

Local Historic Districts are protected by regulations which seek to manage alterations to properties that would affect their historic character and thereby that of the district as a whole. In addition, customized guidelines are typically written to preserve the overall appearance of a neighborhood and its public space.

Designation provides people with the means to ensure that growth, development and change take place in ways that respect the important architectural, historical and environmental characteristics of their community. Local designation encourages sensitive development while discouraging unsympathetic alterations and intrusions.

A district's regulations are typically enforced through a design

review process, whereby a Historic Preservation Commission (HPC) approves major changes that are planned for the district and issues Certificates of Appropriateness which allow the proposed changes to individual buildings.

### WHY A LOCAL HISTORIC DISTRICT?

Communities may establish Local Historic Districts for a number of other reasons. They may wish to control new development in a district by encouraging rehabilitation instead of demolition replaced with new construction, frequently called “tear-downs.” Local historic districts can encourage the economic revitalization of a neighborhood by enabling owners to take advantage of tax incentives. Studies have shown that Local Historic District designation helps to stabilize or increase property values and ultimately contributes to an improved image of the entire community.

### Protect historic resources

You may know that sinking feeling when you see an older home or downtown building listed for sale and know that its fate cannot be good. If the structure is renovated, will it lose its historic character? Or will it be demolished and replaced by an eyesore?

Local Historic Districts address all of these issues with a design review process to help ensure good rehabilitation design and to discourage demolition.

Atlanta's historic Reynoldstown neighborhood is adjacent to the path of the wildly successful Beltline project, which made it a highly desirable area amidst a development boom. Reynoldstown is listed as a historic district on the National Register for Historic Places, but that offers no protections for its modest historic properties. Many other metro Atlanta neighborhoods such as Ansley Park, Virginia Highlands, Morningside and Oakhurst are also facing the threat of tear-downs.

The changes can be dramatic. Closely-spaced single story houses with front porches that have lined the streets for more than a century are replaced with a diverse mixture of investor-built homes. While some of the new construction consists of compatible one- and two-story homes, many of the tear-downs are replaced with much larger structures that seem to overwhelm their historic neighbors. Some are completely incompatible in style, breaking up the continuity of the streetscape and obstructing interactions between neighbors. In one corner of the neighborhood, a stretch of 12 existing homes and acres of mature trees have been removed for a large residential and commercial mixed-use development.

Each fresh tear-down destroys a link to this historic neighborhood's past, and just as troubling, much of the new construction eats away at the community's sense of place. Like many historic neighborhoods across the state, Atlanta's Reynoldstown is on a path to becoming unrecognizable, in part because it has no protection.

### Protect the investments of property owners

Local Historic Districts protect the investment of property owners. Buyers can rely on the fact that the attractive character of the neighborhood will be protected over time, which encourages homeowners to invest in their properties.

Atlanta's Inman Park is adjacent to Reynoldstown and the contrast is clear. After decades of a grassroots effort, the neighborhood became a Local Historic District in 2002 and committed to "preserve, enhance and perpetuate a previous legacy—its history and character." Faced with the same development pressure from



Tear-downs are giving way to new construction such as this house that looms over its historic counterparts in Atlanta's Reynoldstown neighborhood.

## "BUT IT'S ON THE NATIONAL REGISTER OF HISTORIC PLACES"

*It's important to remember that the National Register of Historic Places is mostly honorary.*

### While the National Register Does . . .

- Identify historically significant places according to the National Register Criteria
- Make owners of historic properties eligible to apply for federal and state grants for historic preservation projects
- Provide federal and state tax benefits to owners of taxable historic properties if they rehabilitate their properties according to preservation standards
- Facilitate the review of federally funded, licensed, or permitted projects to determine their effects on historic properties

### The National Register Does Not . . .

- Automatically invoke Local Historic District zoning or local landmark designation
- Restrict the rights of private property owners or require that properties be maintained, repaired or restored
- Stop federal or state assisted government projects from affecting historic properties
- Guarantee that grant funds or tax incentives will be available for all properties or projects
- Require property owners to follow preservation standards when working on their properties, unless they wish to qualify for tax benefits

the Beltline, Inman Park remains intact as some of the low industrial buildings on its edges are replaced by denser multi-use projects. Some are regulated by the neighborhood's design guidelines; some are out of the district.

It has become obvious that without the protection granted by Local Historic District designation, the historic fabric of Inman Park would be under fire. Instead residents continue to live on avenues of mature trees and luxuriant yards. Home values are escalating but when a house is sold, it will remain, continuing to contribute to the spirit of the district. Everyone is capitalizing on the protected streetscapes of Inman Park, for much of the allure of the area is this oasis of beautiful older homes and pleasant shaded streets for strolling, biking, and neighborly interactions.

## Encourage revitalization

With guidelines in place, property owners know that rehabilitation is a sound investment. It has been shown that properties within Local Historic Districts appreciate at greater rates than the local market overall and see less volatility in times of economic downturns.

In Cartersville, Georgia, the West End Historic District is a large area of traditionally middle- and lower-income housing and includes two major thoroughfares that run into downtown. The Local Historic District was established in 2006 for several reasons. The City and the Historic Preservation Commission wanted to protect the historic character and residential nature of the gateway along West Avenue. They knew the economic benefits of historic district designation would encourage revitalization and economic growth in the center of the district, which contains significant workforce housing and several institutional structures such as a historic library and school.

West End has seen the gradual revitalization of properties in the district, which is about 50% rental. Landlords are rehabilitating houses according to the Local Historic District guidelines and investing in their properties in order to attract more stable renters. The improvement of each lot encourages the rehabilitation of another. The neighborhood is now racially and age diverse and evidences a sense of pride.

## Promote heritage tourism

In many cities and towns, historic districts improve the local economy through heritage tourism. One of the earliest cities to make the connection is Savannah, whose identity has become closely tied to its historic character. However, Savannah's historic charm was not always so valued. Many people do not remember the time when downtown Savannah was rundown and three of its lovely historic squares were destroyed by Highway 17. Savannahians realized they were trading in their uniqueness one building at a time and something had to be done.

Savannah became the first city in Georgia to implement historic zoning regulations through a Local Historic District. In 1966 the Savannah National Historic Landmark District was established, and several years later, legislation was passed that allowed the city to enforce historic zoning regulations.

The regulations not only protected Savannah's lovely historic structures, both grand and modest, but also its distinctive grid plan with park-like squares gracing every other street.

Those squares are unique to Savannah and define the way its citizens go about their daily lives. Without the protection the Local Historic District offered, those greenspaces would no doubt be significantly diminished today in favor of speedier routes across town and the destruction of Savannah's historic properties would have continued. Without historic district regulations, Savannah would have been a very different city.

Thomasville, Georgia, also boasts a successful downtown historic district. Though less famous than Savannah, Thomasville's Main Street attracts travelers from many states away. This vibrant downtown would not be the same without the cushion of the wide shaded streets of the surrounding neighborhoods which are protected through Local Historic District designation.



New construction blends in with historic architecture in one of Savannah's historic districts.

## NOT ONE-SIZE-FITS-ALL

Historic District regulations vary greatly, both in how and what they regulate. These specifics are spelled out in the ordinance which establishes that district. Most communities establish a historic preservation commission as a review board to review all applications that require a Certificate of Appropriateness in a historic district. Some districts may have their own review board; others have a citywide review board. For example, the Atlanta Urban Design Commission oversees all 18 of the city's Local Historic Districts. In Savannah, separate design review boards oversee the two major downtown districts, the Landmark Historic and the Victorian District, while the other three Local Historic Districts process requests relating to the historic regulations through the zoning and building permit offices.

Most Local Historic Districts regulate changes to a building's façade or "public views." Alterations that are visible from the street are typically allowed if they are in keeping with the historic



New construction can be an asset. Three new houses in Atlanta's Inman Park occupy a former church parking lot and successfully mimic the large Victorian homes immediately surrounding them.



LOMINACK KOLMAN SMITH ARCHITECTS

the aesthetics of a neighborhood, Homeowners Associations can regulate private property, historic or not. Association rules can include specifications concerning driveway style, paint color, yard maintenance, curb appeal, and the size of improvements. In contrast, Local Historic District regulations can only impose regulations that affect the maintenance of the historic character of an area. *And please note: historic district regulations cannot regulate paint color or interior alterations.*

Local Historic Districts provide communities with the means to make sure that growth, development and change take place in ways that respect the important architectural, historical, and environmental characteristics of an area. Local designation encourages sensitive development in the district and discourages demolition or unsympathetic changes from occurring. By participating in the design review process, residents of historic districts also have a voice in the future of their community, which means an improved community spirit and an empowered community.

Some people are uncomfortable with restrictions imposed on private property by historic preservation regulations. These fears are often allayed by education on both the specifics and the broader intentions of the regulations, as well as by involvement in the process of establishing a new district.

Historic district designation is about guiding change, not denying it. Ultimately, the benefits of Local Historic Districts for the public and individuals far outweigh the perceived downsides of regulation. 🏡

character of the property or district. Design guidelines are available to direct the property owner in designing compatible alterations, and during the review process, staff and board members can offer suggestions to bring plans into compliance.

Local Historic District designation is not the only way to regulate

## “WHAT ABOUT INDIVIDUAL PROPERTIES?”

***Glenridge Hall in Sandy Springs was lost to demolition for a housing development – how could this historic, well-maintained mansion have been protected?***

Local historic designation may also apply to individual buildings.

Like districts, a single historic property must meet the criteria for historic, architectural, or cultural significance. Properties are nominated by the public to the local government for consideration and designation. In some municipalities there are several levels of local designation, based on significance, with higher level designations offering higher levels of protection.



A property may also be protected through the use of Conservation/Preservation Easements when a property owner makes a voluntary decision to place an easement on the property. The easement is “donated” to an authorized easement-holding organization (such as The Georgia Trust), which enforces the covenants of the easement in perpetuity. An easement may be donated for several reasons, but often the property owner has a deep personal connection to it or it is part of a family legacy. The presence of a preservation easement provides peace of mind that a beloved historic property will, in perpetuity, be cared for and protected from demolition and insensitive alterations or development. An easement can be written to allow for the development of the property, as long as the historic property is sensitively rehabilitation and maintained.

Glenridge Hall was a perfect candidate for a Preservation Easement.

## 2015 PLACE IN PERIL GETS A HELPING HAND FROM HOME DEPOT

For two days in May, employees from the Griffin Home Depot, along with Georgia Trust staff and members of the Griffin-Spalding Historical Society, provided the Haistens Hospital in Griffin with some much needed TLC. A fresh coat of exterior paint over the entire 7,500 square-foot building will help preserve the original wood siding for many years, while a clean-up of the property and fresh landscaping vastly improved the site's curb appeal.

Volunteers also secured the windows and doors to protect the interior until more rehabilitation can occur. All together the effort made for a dramatic before and after!

Kevin Hawkins, who organized the volunteer effort on behalf of Home Depot, said, "as a member of our active community, Home Depot wanted to help preserve some of our community's historical memories by partnering with the Historical Society on this project. Our associates volunteered their time to help better our local community and to build relationships with others dedicated to the same values."

The 1910 hospital replaced an earlier hospital downtown that was demolished to allow for the construction of the historic Griffin City Hall building. It has also served as a nurses' dormitory and a personal care facility. It is currently vacant and was listed as a 2015 *Place in Peril* by The Georgia Trust.

The building is currently for sale through The Georgia Trust Revolving Fund. Potential buyers are required to present a viable rehabilitation and development plan prior to purchase. Home Depot has committed to providing at-cost materials and volunteer labor to work on the building's interior when a buyer is found. For more information, visit [GeorgiaTrust.org](http://GeorgiaTrust.org) or contact Kate Ryan at [kryan@georgiastrust.org](mailto:kryan@georgiastrust.org) or 404-885-7817.

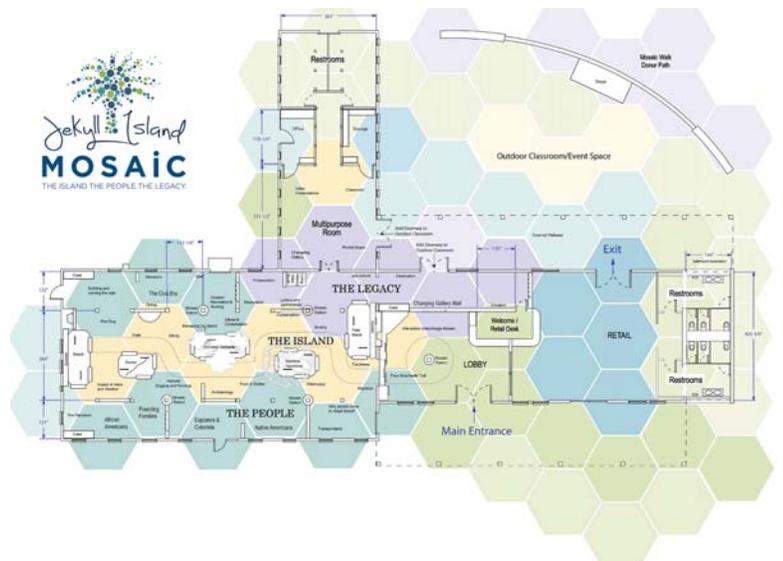


## HISTORIC JEKYLL ISLAND MUSEUM TO UNDERGO DRAMATIC REVITALIZATION

A hallmark amenity of Jekyll Island State Park will soon offer a more comprehensive demonstration of the Georgia barrier isle's cultural, ecological and historical allure. Housed in one of Jekyll Island Club National Historic Landmark District's 34 structures—an 1898 building that initially served and still actively operates as a stable—the current Jekyll Island Museum has plenty of 'character' but lacks modern conveniences such as air conditioning and heat for its guests and staff. It also has not seen a substantial exhibit update since locating to the current site in 1984 and is devoid of crucial climate-controlled environs for more than 20,000 artifacts on display and in storage.

Transforming the current facility is a strategic and fitting piece of a larger Island revitalization effort that has been in play for the last decade. More than \$275 million in public-private funding has been invested on Jekyll through a deliberate plan to ensure the Park balances strategic commercial growth with state-mandated preservation. Conservative calculations indicate 1.2 million people are discovering—or rediscovering—the Island every year, directly contributing to the state's estimated \$51 billion tourism industry.

In light of this resurgence of attention and in keeping with the considered development occurring on the Island, the Board of Directors of the Jekyll Island Foundation has decided to undertake the most pivotal effort in the organization's 16-year history: a \$3.134 million capital campaign to reinvent the Jekyll Island Museum, utilizing the current building footprint, into a dynamic experience worthy of the



Island's national, state and local importance. The new theme—*Jekyll Island Mosaic: The Island. The People. The Legacy.*—will transform the fatigued Museum into a contemporary and vibrant educational experience for people of all ages.

For more information about the project and/or the capital campaign, please contact the Jekyll Island Foundation at 912-635-4100 or [Mosaic@JekyllIslandFoundation.org](http://Mosaic@JekyllIslandFoundation.org).

## GEORGIA TRUST NAMES NEEL REID PRIZE WINNER AND SCHOLARSHIP RECIPIENTS

Each year, The Georgia Trust awards the Neel Reid Prize and academic scholarships to encourage the study of historic preservation and related fields.



Nicholas Coffee

This year the Trust awarded the J. Neel Reid Prize to **Nicholas Coffee**, who holds a bachelor's degree in environmental design from the University of Colorado at Boulder and a Master of Architecture degree from Georgia Tech. He is currently employed as a junior designer at Bjarke Ingles Group in New York City.



Brittany Miller

**Brittany Miller** received the B. Phinizy Spalding Scholarship award. A student in Georgia State University's Master of Heritage Preservation program, Brittany holds a bachelor's degree from the University of North Carolina, Wilmington, and shortly after graduation, Brittany interned with the Historic Wilmington Foundation, contributing greatly to their annual Azalea Festival Home Tour. Brittany currently serves as a graduate research assistant for Richard Laub, director of Georgia State University's Heritage Preservation program.

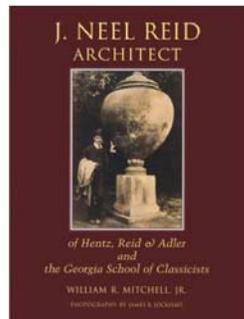


David Greenberg

The 2015 recipient of the Hubert B. Owens Scholarship was **David Greenberg**, who is currently enrolled at Georgia State University where he is working toward a master's degree in heritage preservation. With an undergraduate degree from Towson University, David relocated to Georgia to pursue a degree that focused on preservation, planning and community development. David currently serves as a graduate research assistant for Easements Atlanta.

### Did you know?

Proceeds from the sale of *J. Neel Reid, Architect*, written by William R. Mitchell, Jr. and published by The Georgia Trust, help support the J. Neel Reid Prize, a yearly award given to an architecture student, an architect intern or a recently registered architect for study travel that helps ensure continuation of Reid's influence among a new generation of architects.



Neel Reid's early-twentieth-century interest in historic preservation and contextual design, in architectural education and professional standards of practice inspired others long after his tragic early death of a brain tumor in 1926.

To order a signed copy of this book, contact [tclark@georgiitrust.org](mailto:tclark@georgiitrust.org) or 404-885-7802.



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Dear Gloria,  
I live in a small intown neighborhood with lots of homes that were built in the 1950s. There have been no demolitions or new construction lately, so the neighborhood still has a lot of its original charm. What can I do to make sure it stays that way?

- Christopher from Columbus, Georgia

Dear Chris,  
What a timely question! I'm sure you've read this month's cover story about local historic districts. There are several ways to designate a neighborhood, but in order to have real protection against significant alterations to historic houses, local is the way to go. In preservation, just like in football, the best defense is often a good offense. Get your neighbors on board with the idea, talk to your local Historic Preservation Commission (if your town has one), and figure out how to get your neighborhood designated under your local preservation ordinance. Community involvement is key because protecting historic neighborhoods is like raising a child—it takes a village.

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.

# 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 Revolving Fund 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).



## HAISTENS HOSPITAL BUILDING

Griffin, c. 1910. Originally built as a hospital, this building has approximately 7,500 square feet and sits on .83 acres. Zoned for commercial development. The exterior was secured and rehabilitated by Home Depot, local groups and volunteers in May 2015. Home Depot has committed to providing volunteer labor and at-cost materials necessary to work on the building's interior when a buyer is found. All interested buyers must provide a viable rehabilitation/development plan. \$10,000. 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 smoke-house, 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).



## JOHNSON HOUSE

Lithonia, c. 1856. Located in the heart of Lithonia, this Greek Revival house features a full two story veranda, central hall staircase, hardwood floors and original fireplace mantels. Other highlights include a screened side porch, hidden passageway between rooms, and a handicap accessible bath on the main floor. The exterior of this 3,970 sq. ft. house w/ 4 bedrooms & 2 baths is in excellent condition, with the interior requiring rehabilitation and upgrades. Includes a detached 3-car garage with unfinished space above, as well as a 250 sq. ft. workshop space, mature gardens. \$250,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).



## ROSSITER-LITTLE HOUSE

Sparta, c. 1797. Considered the oldest houses in Sparta, the Rossiter-Little House was constructed c. 1797 by Dr. Timothy Rossiter. The two front wings were added before the Civil War. The Rossiter-Little House was documented by the Historic American Buildings Survey in the 1930s. Original materials include fireplace mantels, heart pine floors and interior walls of hand cut boards. The two-story house has a kitchen, eight main rooms and two bathrooms. This house has been rehabilitated and is in excellent condition. Some minor upgrades may be required. \$110,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).



## 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).



## JOHNSON HOUSE

West Point, c. 1870s. This spacious 5BR/3BA house has had modern upgrades and is in good condition. Historic photos reveal an original upstairs porch with highly ornamental gingerbread (right). House and outbuildings sit on a large, lushly landscaped lot adjacent to the West Point River Park Trails. Additional undeveloped acreage is available across the street. \$174,000. Contact James Potts at Coldwell Banker Spinks Brown Durand, 855-852-0543.



## JOHN T. TURNELL HOUSE

Madison, c. 1895. A true diamond in the rough. This 1900 square foot folk Victorian cottage was built by the Turnell family who operated a boarding house. The house is located at 439 West Jefferson Street in an identified Downtown Urban Redevelopment Area known as the West Washington Street Gateway. \$40,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).



**ATLANTA, c. 1830s** The Most Historic Home in Buckhead was built in the 1830s on the site of the Civil War Battle of Resaca. It served as headquarters for a Civil War general and was later a hospital during the war. The current owner worked with architect Norman Askins to modernize the home. Restorations included renovating the top floor into a beautiful master suite, finishing the terrace level and adding a large 2-car garage. Most of the original construction materials that were brought to Atlanta from Resaca remain intact, adding abundant character and charm. Ben Hirsh, Hirsh Real Estate, Ben@Buckhead.com, Cell: 404-797-4912, Office: 404-492-9000. [www.Buckhead.com/130](http://www.Buckhead.com/130).



**ATLANTA, c. 1926** Witham-Clark house. Exquisite estate built in 1926 & designed by renowned architect J. Neel Reid sits on 2+/- ac in the heart of Buckhead. Surrounded by mature hardwoods, this historic colonial revival home sits atop a majestic knoll & is listed on the National Register of Historic Places. Updated w/ timeless finishes in 2005, 7 bedrooms, 6 baths and 2 halves. A separate guesthouse at the rear of the property has add'l bedroom & full bath as well as a 4 car garage below. English boxwoods surround the pool in the walk out level backyard. Sam Bayne, The Bayne Group, Atlanta Fine Homes Sotheby's International Realty, 404-375-8628. For more photos, go to [baynegroup.com](http://baynegroup.com).



**DOUGLASVILLE, c. 1907** In National Register District. Farmers & Merchants Bank Building originally built by Witham Bank Empire as featured in Spring 2015 issue of *Georgia Backroads Magazine*. Two story, 2500 sq. ft. building. Second Floor-Loft apartment contains six original german art glass, hand-beveled windows with private courtyard, zoned residential. First Floor - Commercial space, zoned CBD. Renovated. Separate entrances. \$550,000. Contact Lana Jo Dawson, 404-583-3882.



**OPEN HOUSE: SAT, NOV 7, 1 TO 4**

**EATONTON, c. 1853** Historic District Eatonton 1853 Greek Revival. First time on market in 18 years. Zoned C1 Commerical. Sits On Corner Lot. Estate Includes many architectural features original to the house. Grand Entrance and Staircase, pocket doors, in ground pool. Guest cottage is lovely, modern and move-in ready. Property has Koi Pond and garden/terrace areas on 1 Acre in Historic Downtown Eatonton. Located minutes from Lake Oconee, Madison, Milledgeville. If you've ever wanted to own your own B&B, Events & Weddings Venue, this is the place for you. Conveniently across from Plaza Arts Center. Rhonda Smith, Algin Realty, 706-319-7980, [rsmithspa@yahoo.com](mailto:rsmithspa@yahoo.com).



**EATONTON, c. 1854** Panola Hall sits prominently on North Madison Ave. in the Eatonton Historic District. Main Level: 12ft. ceilings, two parlors, 4 FPs, DR with triple panel pocket doors, 12 ft. wide center hallway. Beautifully updated kitchen, large center island & granite counter tops. Upper Level: 4 FPs, 4 BR, 3 BA, sitting area & large center hallway leading to balcony. Lower Level: add'l 2200 sq. ft., 9 ft. ceilings, 4 rooms each w/ FP. Entertainment kitchen, large center hallway leading to private bricked grotto & arched tunnel believed to be an underground tunnel system running beneath Eatonton. Corner lot includes well house. Rhonda Smith, Algin Realty, 706-319-7980, [rsmithspa@yahoo.com](mailto:rsmithspa@yahoo.com).



**GRIFFIN, c. 1875** Brookfield Plantation, on the National Register, 17 acres. Great working horse farm. Completely restored/renovated. This home features 4 BR's, 2.5 Baths with heart pine floors throughout. 12' ceilings. Gourmet kitchen with top-of-the-line stainless steel appliances, slate floor & FP. Master BR on main w/FP plus new tile baths/shower, Lg dining room w/FP. New over-sized bath up with 3 BR's 3 FP's. Includes caregiver's renovated house, Cook's cottage, horse stall barn, carriage house, covered shed, all white fencing w/round pen, several barns. Gated entrance, 10-12 acres pasture, very private. Kathy Slade, Ann Imes & Associates, 770-468-1157.



**OPEN HOUSE: SAT, DEC 5, 1 TO 4**

**MADISON, c. 1870** Exquisitely restored Queen Anne cottage w/ clapboard siding sits prominently on Dixie Avenue, Historic Madison. Oversized front porch w/ gas lanterns flanking the front door. Historic architectural treasures mixed with modern day. Living Room has a dramatic cast concrete mantel. Hand-painted canvas mural depicting Connemara Hills of Ireland wraps around the dining room. Second floor includes office, play areas & dormitory designed for children or grandchildren as an attic wonderland. Private backyard boasts roses, perennials & Victorian gardens leading to a spring fed pond. Rhonda Smith, Algin Realty, 706-319-7980, [rsmithspa@yahoo.com](mailto:rsmithspa@yahoo.com).



**ROME, c. 1910** Fully renovated to highest standards c. 1910 Neo-Classical Mansion in the Between the Rivers Historic District of downtown Rome. This 7,000 sq ft+ single family home has 4 bedrooms with en suite marble spa baths, elevator, new plumbing, electrical, sound system, windows, 11' ceilings, mahogany pocket doors, lead glass windows, huge finished attic, antique heart of pine flooring, plaster crown and ceiling moldings, floating elliptical staircase, best view of Clock Tower. Mimi Richards of Toles, Temple & Wright, LLC. 706.506.9634, [mimirichardsrealty@gmail.com](mailto:mimirichardsrealty@gmail.com). Learn more at [www.thecolumnsofrome.com](http://www.thecolumnsofrome.com).



**WOODBURY, c. 1830** Exquisitely renovated 17+ acre Plantation estate. Property includes 3,200+ sqft 1830's pre-Civil War 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 1 hour from the Atlanta airport. Call Piper Gresham 706-577-0267 or Hillary Evans, Evans Realty 706-846-2000. \$589,000.

In our travels throughout the state, The Georgia Trust staff sometimes spots unique architectural structures on the roadside that grab our attention. "On the Road" introduces you to our interesting finds. Enjoy!

## ON THE ROAD

### W.E. Johnson's Sweet Potato Curing and Storage

Somewhere in the middle of Heard County



A few weeks ago, Ben Sutton and I were driving towards Franklin, Georgia, somewhere in the middle of Heard County along Highway 27, when this colorful roadside shed grabbed our attention. The little building boasted an old-fashioned advertisement for Coca-Cola, and text that identified the building as "W.E. Johnson's Sweet Potato Curing and Storage."

It turns out that sweet potatoes are not sweet or very moist when first dug and have to be cured in a warm humid environment for a week to 10 days. Curing helps to heal cuts, toughen the skin and induce the creation of sugar-producing enzymes.

Roots are stacked inside the shed in bins or crates that allow air to circulate around them. A brick oven under the front porch of this shed connects to ducts that run into the building from underneath, keeping the interior at a temperature of 80-85 degrees even on cold fall nights during curing. Vents in the top of the shed prevent condensation accumulation in the high humidity. After curing, roots should continue to be stored at lower temperatures (55-60 degrees) for six to eight weeks, as lower temperatures prevent sprouting and allow the sweet potato's sugars to continue to develop.

This may explain why the sweet potatoes I once grew were so subpar—what a revelation!

- This has been *On The Road*, with Emily Taff



A brick oven under the front porch keeps the interior at an optimal temperature for curing sweet potatoes.

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Watershill, 1872



DuBignon House, 1869

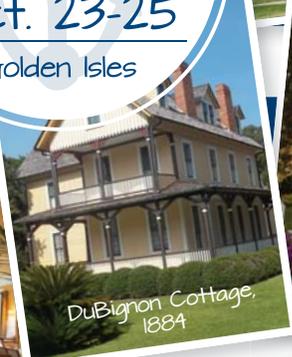


Indian Mound Cottage, 1891

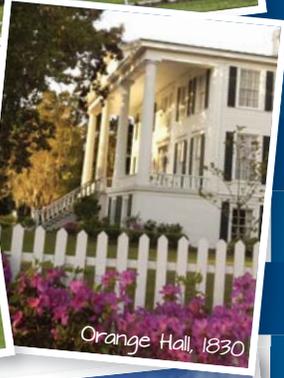


Jekyll Island Club, 1886-1888

The Georgia Trust  
2015  
FALL RAMBLE  
Oct. 23-25  
Golden Isles



DuBignon Cottage, 1884



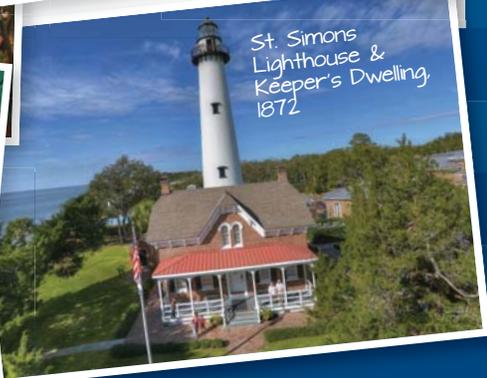
Orange Hall, 1830



Jekyll Island Club Grand Dining Room, 1888



Strachan Carriage House, 1910



St. Simons Lighthouse & Keeper's Dwelling, 1872

## FRIDAY, OCTOBER 23

Begin your Ramble in Brunswick, a colonial city with the second largest concentration of documented historic structures in Georgia. See this port city's architectural legacy through original squares and stunning Victorian homes. At the end of the day, dine like the rich and famous at Jekyll Island's Indian Mound, the winter retreat of Standard Oil millionaire William Rockefeller. The 1892 mansion underwent an extensive restoration in 2000 to bring back its original charm with the stunning wrap-around porch and cedar shake roof. Enjoy the club's famous low-country boil and barbeque under enchanting moss draped oaks on the front lawn.

## SATURDAY, OCTOBER 24

Enjoy breakfast while learning about the Georgia Coast in the 1929 Morgan Tennis Center. Ramble the world-renowned Jekyll Island National Landmark Historic District. Enjoy exclusive Rambler-only tours of Hollybourne, the Georgia Turtle Center located in the historic power plant building, and the 1884 DuBignon Cottage. Travel down the coast to the never-before-Rambled town of St. Marys. This charming 1781 riverside village was once home to pirates and smugglers and is now a fishing community and gateway to Cumberland Island. Enjoy cocktails and dinner at the Jekyll Island Club, once "the richest and most inaccessible clubs in the nation." Experience a traditional oyster roast as club members did in the late 1800s.

## SUNDAY, OCTOBER 25

Enjoy a true southern brunch at preservation award-winning St. Simons Lighthouse and Keeper's Dwelling. Ramble the diverse parts of the island and see the incredible 1910 Strachan Carriage House, which has never been open for tours. The two-story home was built by the island's first millionaire. End your Coastal Ramble by exploring the vast historic resources that the island has to offer, including quaint beach cottages, the majestic 1936 Maritime Center, two restored 1800 tabby cabins and a 2009 *Places in Peril* site, Harrington Graded School, which is undergoing extensive rehabilitation.



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