

GEORGIA TRUST FOR HISTORIC PRESERVATION

# RAMBLER

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THE ROAD TO  
SALVATION IS NOT  
ALWAYS STRAIGHT  
... OR EASY

THREE WAYS TO SAVE HISTORIC PROPERTIES

2014 ANNUAL REPORT

HAY HOUSE RESTORATION UPDATE

## HISTORIC 'PERSEVATION'



Noted Savannah preservationist W.W. Law was fond of saying “They should call our movement historic *persevation* because it takes so much perseverance to complete a project.” I am certain that many of you who have done a rehabilitation project will agree with the late Mr. Law.

Historic preservation presents challenges. Building codes are written for new buildings, not those built a century ago. Lenders can misunderstand the rehabilitation process and sometimes do not place value on the older parts of town where historic buildings are located. It is hard to find craftsmen and contractors who have the skill to match the artistry that our historic buildings possess,

and it is also challenging to find the materials and hardware which are needed for a successful rehabilitation. These are just a few of the challenges of historic rehabilitation projects.

This edition of the *Rambler* is dedicated to the people who have the fortitude to endure. The three stories featured in our cover story exhibit three different approaches to preservation and three different programs that The Georgia Trust employs to help individuals and organizations succeed in their endeavors.

The *Revolving Fund* works because it places endangered historic buildings in the hands of people like Sandy Sanford who arrange for their own financing and do the work according to preservation standards. Mr. Sanford was so stalwart that he survived a plane crash in the middle of his project, went through surgery and rehab, came back and finished up the cottage.

The *Places in Peril* program seeks to bring awareness and strategies to the plight of historic sites that are very close to slipping into oblivion. The “Castle” is a great case in point. This distinctive building had major roofing leaks, a very challenging site, and no one to care for it. A *Places in Peril* listing played a major role in attracting preservation minded buyers to the auction. Fortunately Mike Latham has come through, and this interesting and unique building now has a new life.

One of the most common forms of preservation work The Georgia Trust does is something we term “preservation assistance.” This means that we will offer free or low-cost consulting services to anyone who shows promise of saving a historic structure. The Decatur County “Save the Hangar” organization used a patchwork quilt of grants and massive amounts of volunteer work to rehabilitate this important building from the World War II era.

No two preservation projects are alike, which is why it is difficult to provide an exact formula for success. All successful projects share certain characteristics : dedicated individuals, creative problem solving, collaboration and partnerships, patience and insistence on quality.

We salute the people who we have the pleasure of profiling in this edition of the *Rambler* and the countless individuals who have contributed to the literally thousands of other buildings that have been rehabilitated in Georgia.

In a hundred years, their labors may be forgotten but many of the buildings will stand to inspire and educate a new generation of Georgians. 🏠

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: McLeroy House, Madison, Georgia

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

## GEORGIA TRUST IS 'GOING COASTAL' FOR 2015 FALL RAMBLE

BRUNSWICK, JEKYLLE ISLAND, ST. MARYS, ST. SIMONS ISLAND

The Georgia Trust is thrilled to announce that we'll be Rambling to Georgia's Golden Isles this fall, **October 23-25**. Take in breathtaking seaside landscapes, majestic moss-draped oaks, and fascinating historic sites as you travel down Georgia's coastline. Start your trip in Brunswick, a quaint port city surrounded by historic charm. Discover this colonial city's rich architectural legacy, with its original park-like squares and stunning Victorian homes. You'll head over to Jekyll Island, one of Georgia's most naturally beautiful barrier islands and once a winter retreat for America's wealthiest families. Get an exclusive look at the Jekyll Island Club Hotel founded in 1886 and now a renowned National Historic Landmark. Tour behind-the-scenes at the beautifully restored Indian Mound and Moss Cottage and the rarely seen Hollybourne and Villa Ospos. Your next stop is the charming riverside town of St. Marys. Once home to pirates and smugglers, St. Marys is now a fishing community known as the gateway to Cumberland Island. Learn about the fascinating history of the low country as you tour the sites in its picturesque historic district. Your Golden Isles getaway would not be complete without visiting St. Simons Island. See magical views of the Marshes of Glynn, made famous by poet Sidney Lanier, as you travel across the causeway. Come and join us as we take in the diverse coastal architecture of Georgia's Golden Isles. For more information, visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org). 



## UNEXPECTED BEQUEST UNDERSCORES THE BENEFITS OF PLANNED GIVING

The Georgia Trust was pleased to receive a gift from the estate of Roy A. Dorsey. The gift was unexpected but greatly appreciated. A native of Atlanta, Mr. Dorsey was founder of the Dorsey-Alston Company and an active civic leader, serving as president of Goodwill Industries and as a trustee of the Piedmont Hospital Foundation.

If you are considering the Trust in your planned giving, we'd love to talk with you. There are many ways to leave a legacy here at The Georgia Trust, many of which have significant tax advantages for you and your survivors.

And if you already have made provisions, please let us know. We would like to enroll you in the Keystone Society where your legacy will be recognized and celebrated.

*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 planned 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). *

## MARK YOUR CALENDARS!

### SUMMER FUN HAY DAY

**June 14, 2015**

#### Hay House, Macon

Celebrate Flag Day this year at Hay House! On Flag Day, June 14, Hay House will be hosting Hay Day, a biannual event that is FREE and open to the public. Come see the "Palace of the South" decorated in red, white and blue in honor of our nation's flag. Take a self guided tour of Macon's premier National Historic Landmark, make a craft, and enjoy some light refreshments. This event is family friendly and is appropriate for people of all ages.

### THE GEORGIA TRUST FALL RAMBLE

**October 23-25, 2015**

#### Jekyll Island, St. Marys, St. Simons Island and Brunswick

Take in breathtaking seaside landscapes, majestic moss-draped oaks, and fascinating historic sites as you travel down Georgia's coastline.



### UPTOWN RHODES RACE 5K

**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.



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

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## ORIGINAL RHODES HALL RUGS RETURN

The Georgia Trust recently received an exciting gift from the descendents of Amos and Amanda Rhodes: two rugs believed to be original to Rhodes Hall, as well as a large mahogany secretary. Margaret P. Denny, David L. Perdue and A. Rhodes Perdue donated the rugs to the Trust after the death of their mother Margaret Boyd Perdue, who used them in her home.

According to David Perdue, the hand-knotted Tabriz wool rugs were purchased ca. 1900 in Iran (then Persia) by Amos G. Rhodes, and placed in Rhodes Hall. Both rugs are large; the smaller (10' 8" x 16' 4") was located in the dining room, and the larger (10' 9" x 18') in the reception hall.

The smaller rug is in good condition and is now in the dining room, where because of its location under a large table, will receive minimal wear and tear. The larger rug is more fragile, so it has been placed on the second floor in Mrs. Rhodes' Bedroom, where it will be visible but receive far less foot traffic. The mahogany desk will also be placed in Mrs. Rhodes' Bedroom, where it will compliment a suite of antique upholstered furniture. 🏠



## HAY HOUSE RESTORATION UPDATE

Since October Hay House has proceeded with the first restoration of one of the bedrooms on the third level. Agreements between The Georgia Trust and Hay family members at the time of the donation of the property directed a restoration of the Master Bedroom to reflect the occupancy of the house's last owners. The restoration specifically focuses on the years 1955 to 1957, the last years of P.L Hay's life, and is directed by three period inventories of the room, as well as surviving photos from the 1960s and 1970s. The woodwork and plaster have been returned to the mid-twentieth century and painted green colors; and the floors have also been restored. Fortunately most of the period furnishings remained in the room and have been conserved. Replication of original fabrics, including curtains, bedspreads and upholstery, is still underway. Objects in the inventory missing from the room and the collection were a television, Singer sewing machine, and bedside radio. The staff and committee decided that the room should reflect a "living interpretation" so many small objects as well as period magazines and clothing are to be added along with these devices. The committee has acquired a period 1951 Philco television and it has been adapted by Board member Darin McClure to play DVDs of early 1950s television programs. Thanks to the generosity of Macon station WMAZ, clips from their 1953 local programming have been donated for this purpose. With the touch of a button, visitors to the room can now see broadcasts of Macon's sportscaster Bob Savage smoking while giving the local scores, weatherman Herb Johnson drawing the nation's fronts on a chalkboard, The Hayloft Jamboree with "Uncle Ned," and Hospitality House, a women's "homemaker" program with Helen Popejoy, all interspersed with commercials for BC Powder, Puffin Biscuits and Prestone Anti-Freeze. The restoration of the Hay Bedroom should be fully completed by mid-summer. 🏠



## TRUSTPEOPLE GRETA TERRELL COVINGTON



Greta Terrell Covington of Athens, Georgia, was the fundraising chair of the 2015 Spring Ramble in Athens and Lexington. A former staff member of The Georgia Trust, Greta joined the Trust's Board of Trustees in 2010. She is a graduate of the University of North Carolina and holds a master's degree in historic preservation from the University of Georgia.

*"I support the Georgia Trust because I believe in historic preservation! The Georgia Trust is hard at work in communities across our state improving historic downtowns and neighborhoods and making Georgia communities more vibrant. The Trust promotes Heritage Education so our children understand the importance of place. The Georgia Trust advocates for legislation and funding to make sure preservation continues to be an economic generator in our state. Our Rambles provide members the chance to get out and enjoy our great state and learn from our rich history. By preserving the Hay House and Rhodes Hall, the Trust invests in our past and provides the opportunity for the public to enjoy these historic treasures. The list goes on and on! The Trust is doing great work, and I am proud to have served this great organization as a staff member and now, as a volunteer. The truth is ... The Georgia Trust is also about wonderful people. By supporting the Trust, our members are ensuring that Georgia's historic past will be preserved for future generations — all while having a great time!"*



# THE ROAD TO SALVATION IS NOT ALWAYS STRAIGHT OR EASY

## THREE WAYS TO SAVE HISTORIC PROPERTIES

The McLeroy House in Madison was beautifully restored after being purchased from The Georgia Trust's Revolving Fund in 2011.

The path of a historic building from “threatened” to “saved” is often a circuitous one. Each project is subject to unpredictable exterior forces which can cause many twists and turns as efforts are made to save a historic property. In this *Rambler* we examine three case studies which exemplify various preservation strategies and programs employed by determined advocates to save buildings for future generations.

These success stories also demonstrate the use of several Georgia Trust programs offered to people who are working to save historic places: the *Revolving Fund*, *Places in Peril* and technical assistance. In some instances all three of these programs were put to use. Determined individuals or groups, working in collaboration with The Georgia Trust, can truly make a difference.

## REVOLVING FUND

### McLEROY HOUSE, MADISON Vacant House on the Edge of Town

The story of the McLeroy House in Madison is typical of many small historic residential properties in towns across Georgia. Located just off the downtown square, the house was vacant for a



The Georgia Trust hosted a daylong preservation workday to clean up the McLeroy House in 2010. The circa 1891 house was stabilized and secured while in the Trust's ownership.

number of years and housed vagrants. Considered by many to be an eyesore, much of its quaint Folk Victorian scrollwork had been removed and a gigantic poison ivy vine had overtaken a significant portion of the house.

By 2009 the Madison Downtown Development Authority was



The McLeroy House in Madison was suffering from deterioration and surrounded by overgrowth when it was added to The Georgia Trust's Revolving Fund in 2009.

focusing on this corridor of town. When the local Historic Preservation Commission approached the owners about stabilization of the property, they countered with a request for demolition. Alerted by our partners in Madison, The Georgia Trust stepped in and purchased the house for the Revolving Fund.

While in the Trust's ownership, the house was stabilized and secured. A daylong workday cleaned up the property and a new roof was added. Joe Smith of Hall-Smith Architecture prepared rehabilitation plans *pro bono* for use as a marketing tool and a guide for future owners. In the spring of 2011, the McLeroy House was purchased by Sandy Sanford, a contractor and small-scale developer in Madison, who used Smith's plans as his guide.

Today the cottage is rented and Mr. Sanford has begun work on a neighboring cottage. The revitalization of this property also inspired the absentee owners on the other side of the McLeroy House to rehabilitate their property. Thanks to the efforts of the City of Madison and the Trust, Madison's West Washington Street Gateway is showing dramatic signs of new life.

## PLACES IN PERIL

### THE CASTLE, ATLANTA Twice Threatened, Twice Saved

The two-act preservation story of Atlanta's "Castle" on 15th Street began in 1986, when the threat of its demolition for office towers raised public outcry. The Castle had served the local arts community for decades, but by the 1980s, the residential structure was prime real estate adrift in a sea of modern skyscrapers. The ensuing preservation battle over the eccentrically-styled Victorian house was further fueled when Mayor Andrew Young called it a "hunk of junk." An agreement to save the building was reached with AT&T through a transfer of development rights agreement, and it was redeveloped as part of AT&T's Promenade Project. The controversy also spurred a strengthening of Atlanta's local preservation ordinance, and in 1989, the Castle received local Historic Landmark designation under the

COURTESY ATLANTA PRESERVATION CENTER



The Castle as it appeared in 1982 (left) and today (pictured above).

newly-revised ordinance.

Unfortunately the Castle’s preservation story was not over. By 2008 it sat abandoned and again deteriorating on its hill, causing The Georgia Trust to include it on its 2009 *Places in Peril* list. That year it fell victim to a developer’s financial failure and was put on the auction block in 2010. Trust President Mark C. McDonald attended the auction and spoke to the bidders about the rehabilitation tax credit and services offered by The Georgia Trust.

When the property sold to Bryan “Mike” Latham, an artist and architect from New York, locals were both hopeful and skeptical. Latham got to work, stabilizing the structure and presenting plans to the Atlanta Urban Design Commission for a sensitive rehabilitation. The project also received Federal and State Historic Preservation tax credits.

The Castle’s new owner envisions “an old-school Mayfair,

London gentleman’s club...a space for after-hours cocktails, a cigar-smoking deck and spa-like suites,” harkening back, perhaps, to its former days as an artistic salon. Cocktails are currently being served on the lower two levels in “the grotto,” and Latham is breathing life back into one of Atlanta’s most unique historic properties.

## PRESERVATION ASSISTANCE

### BAINBRIDGE WWII HANGAR A Decade of Perseverance

Preserving a World War II hangar in Bainbridge took over a decade of perseverance and hard work. After years of neglect, two World War II hangars at the Bainbridge Army Airfield were slated for demolition by Decatur County in 2002. Local citizens started a

## SIX STEPS TO SALVATION

**1 Stop the Demolition!** Call people and organizations that can pull strings, raise awareness, and rally the public around your cause.

**2 Get Control over the Property.** If the current owners don’t want it, get the property into the hands of someone (government, individual, organization) who is willing to work toward a preservation solution. This buys you necessary time to plan and raise funds.

**3 Make a Plan.** Nothing can happen without a plan. Whether it’s a complete report done by a professional preservationist, an architect or a team of experts, you need a plan that accounts for both the property’s rehabilitation and its future use. In order for a saved property to survive, it has to earn its keep in today’s world. Grants are often available to fund the planning stages.

**4 Fundraise.** If a developer with private capital is not taking on the project, you may need to launch a public campaign. Get everyone excited! Solicit the aid of local and regional businesses, and larger corporations where possible. Look for grants.

**5 Save it.** This is the fun part – the actual rehabilitation. Be sure to publicize your progress to the general public as well as your funders.

**6 Address broader preservation issues.** Did this initiative bring to light the need for a city preservation ordinance? Do you need updated design guidelines or a stronger Historic Preservation Commission? Perhaps the local historical society should consider expanding its role into advocating for local preservation efforts – this may be the time to embrace an opportunity!

The Decatur County team that managed the renovation efforts pose proudly in front of the World War II hangar after the front was restored.



The weathered World War II Bainbridge Army Airfield hangar just before rehabilitation began in late 2013. Exterior metal panels and glass in the rolling hangar doors had to be replaced.

sion for a study of the hangar's condition and possible future use. The grant was approved and the resulting report served as a plan for the future of the site.

Funds for the actual restoration work remained elusive until 2012, when a decade of perseverance paid off and a grant was received from the Federal Aviation Authority and the Georgia Department of Transportation. Work began to restore the front facade of the hangar, including massive doors and windows. Ultimately the hangar will house exhibits about the history of the airfield and aviation in Georgia as well as serve as event space for aviation events, car shows, etc. Work remains to be done but the structure is well on its way to salvation.

“Save the Hangar!” campaign and Greg Paxton, then President of The Georgia Trust, visited the sites and pledged the support of the Trust. Additional encouragement came from the Southeast Georgia Regional Preservation Planner, articles in *AutoPILOT* and the Trust's *Rambler*. The Collings Foundation of Stow, Massachusetts, sent two WWII bombers to the airfield to attract publicity.

The public outcry and publicity managed to stay the demolition for the original 1942 hangar, but there was no plan or funds in place to preserve the structure—yet. Part of the “Save the Hangar” effort included a preservation seed fund grant request by the Decatur County Historical Society to the Historic Chattahoochee Commis-

When historic buildings like these are already on the chopping block, a preservation save can seem tenuous, but even properties that are never threatened with demolition run into roadblocks on the preservation path. The Georgia Trust's role with many endangered properties is to help alleviate those difficulties. Our involvement varies depending on the property's needs and our capacity. The goal is to assist the local citizens and organizations who are the real heroes. It is their dedication and hard work that gets these properties off the chopping block and on to the road to salvation. 🏠

# PLACES IN PERIL

## UPDATES

### ▼ LOST GLENRIDGE HALL, SANDY SPRINGS (2015 PLACE IN PERIL)

Glenridge Hall was demolished on April 9, 2015. Homebuilder Ashton Woods plans to build a mixed-use development on the northern portion of the property where the historic mansion was located. Mercedes Benz announced plans to build its U.S. headquarters on the southern portion. Furnishings, art and rare antiques from the 1929 estate were sold at an auction in March.

### ▼ PROGRESS CHAUNCEY SCHOOL, CHAUNCEY (2014 PLACE IN PERIL)

Chauncey School celebrated its 100th anniversary with a reunion in October 2014. Used as office space by the city, the building is also used for community events and is available to rent for private events. Some of the building's rehabilitation still requires funding. The pressed tin ceiling of the second floor auditorium is in need of repairs and the historic windows need to be restored.

### ▼ PROGRESS GREEK REVIVAL HOUSES OF TROUP COUNTY (2014 PLACE IN PERIL)

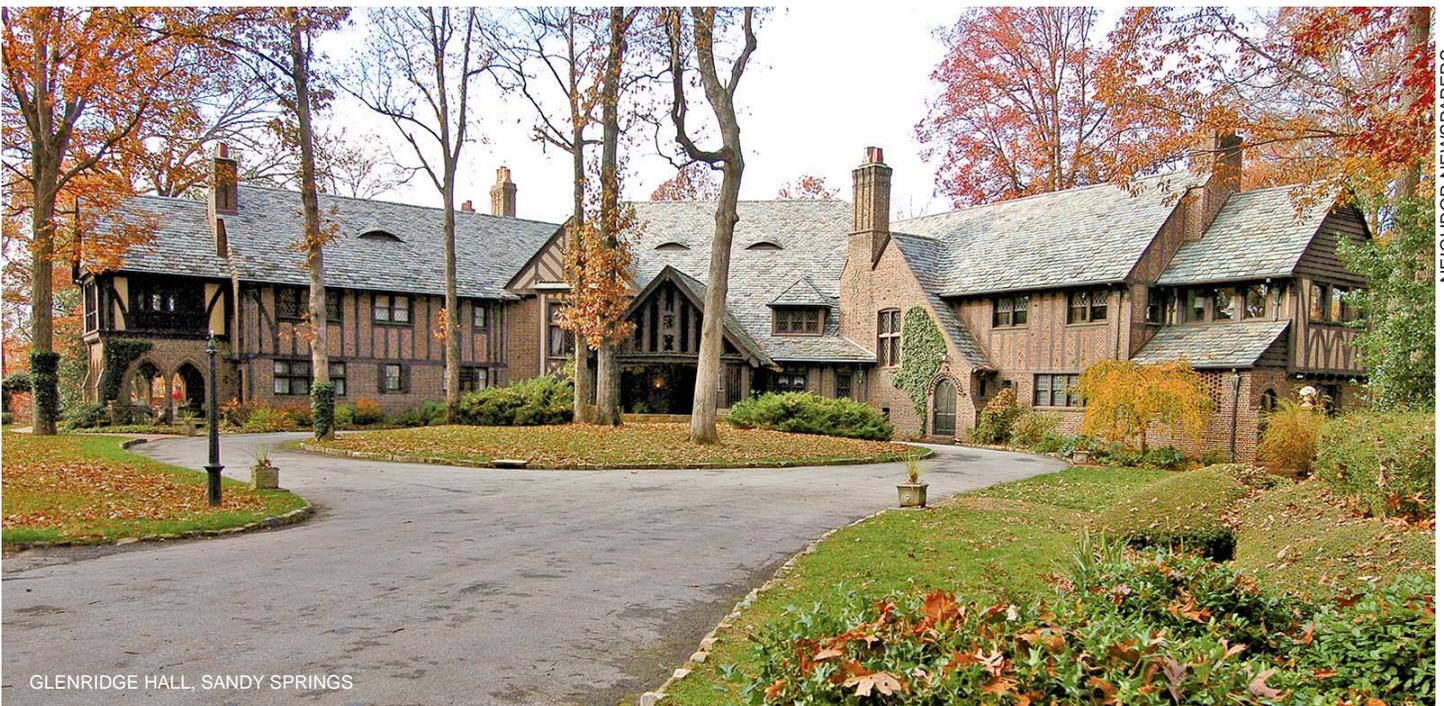
Nutwood Hall has been purchased and is now Nutwood Events Center in LaGrange. Meetings, weddings, and other events are held there. The home and grounds were the setting for a new documentary about the Nancy Harts Militia unit, an all female unit in LaGrange during the Civil War. The documentary is expected to air on PBS stations in Spring 2015.



FAIRVIEW SCHOOL, CAVE SPRINGS: PRESERVATION WORKDAY

### ▼ PROGRESS FAIRVIEW SCHOOL, CAVE SPRING (2011 PLACE IN PERIL)

Added to The Georgia Trust's *Places in Peril* list in 2011, the Fairview School is a Rosenwald School dating to 1924 that had been abandoned, overgrown with kudzu and invasive vegetation, and all but forgotten by the community. On Saturday, January 31, 2015, The Georgia Trust co-hosted a volunteer workday with the Fairview Brown Foundation at the Fairview School. Over 60 volunteers attended the workday including: Georgia Trust staff and members; Georgia State University Heritage Preservation students; Girl Scout Troup #26711; the Tau Mu Mu Chapter of Omega Psi Phi Fraternity; Fairview School alumni; the Floyd County work release crew; roofing contractors; and individuals from Atlanta, Rome, Cave Spring, Union City, Summerville and Woodstock. The day's tasks primarily focused on clearing vegetation and prepping the grounds for future stabilization and preservation work. The Fairview Brown Foundation is currently working to replace the school's roof. 🏠



GLENRIDGE HALL, SANDY SPRINGS

NEIGHBOR NEWSPAPERS

# SAVANNAH TO SERVE AS LIVING LABORATORY TO INSPIRE FUTURE PRESERVATIONISTS

This summer the National Park Service will sponsor Georgia's first Preserve America Youth Summit in historic Savannah. Designed for high school students, the summit will convene Sunday, June 21 through Wednesday, June 24. Youth Summits ask students to investigate issues of preservation and engage in activities that will enable them to contribute their insights and perspectives to community leaders. In Savannah, participants will explore untold stories of Savannah's diverse cultural heritage and preservation practice.

Funded by the National Park Service, state and local partners are The Georgia Trust for Historic Preservation, Historic Savannah Foundation, the Historic Preservation Division of Georgia's Department of Natural Resources and Savannah College of Art and Design. Preservation professionals from these organizations join SCAD faculty and others to lead programming designed to deepen participant appreciation for our diverse



cultural heritage and understand ways to convey these contributions to communities and their visitors. All support the Youth Summit's mission and core values to "motivate students to become future stewards of historic communities, cultural sites and landscapes; shape policy at the local, state and national level; and provide lasting impact on communities for generations to come."

For more information, visit <http://bit.ly/PreserveAmericaYouthSummit>. Teachers and high school administrators who are interested in learning more about Georgia's Preserve American Youth Summit should email [georgiayouthsummit2015@scad.edu](mailto:georgiayouthsummit2015@scad.edu).

## IN THE TRADE

Jim Irwin is the Senior Vice President of Development for Jamestown Properties, the company responsible for rehabilitating Atlanta's Ponce City Market, the largest adaptive reuse project in Atlanta's history. Over 1.1 million square feet of the historic Sears, Roebuck & Company building is being rehabilitated into a vibrant urban centerpiece and has been acclaimed for its efforts in historic preservation as well as environmental remediation.



Dear Gloria



Dear Gloria, My neighbors want to paint their historic brick house? I have told them numerous times that painting a brick house is detrimental to its historic character. Would you help explain to them why painting brick houses is so destructive?

— Agitated in Atlanta

Dear Agitated, You're absolutely right. Not only does painting a historic brick house alter its original appearance but it creates a maintenance issue too. However, if the house was already painted when you bought it, then leave it. Trying to remove it will cause further damage.

Modern paints significantly decrease the brick's natural ability to breathe. Water saturation and decreased breathability trap water in the material, and as the water freezes, it expands causing stress cracks and eventually spalling, and ultimately, failure. In unpainted brick houses, the porous brick absorbs water and with the material's proper, natural breathability, the water evaporates, leaving the brick intact despite years of exposure to the elements.

So tell your neighbors to save the paint for wood structures! They'll be happy they did!

— Gloria

HALSTON PITMAN, RACEMSM.COM

## 2016 PLACES IN PERIL

### CALL FOR NOMINATIONS | Deadline: June 8

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.

Inside Portal Drugstore, Portal, 2015 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).

SOLD!



### 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 financial incentives, including an 8 1/2 year tax abatement and tax credits for substantial rehabilitation. \$155,000. Listed with Ruthie Curtis, Waddell Realty, 706-577-1005 or [ruthanecurtis@gmail.com](mailto:ruthanecurtis@gmail.com).



### 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@georgiitrust.org](mailto:kryan@georgiitrust.org).



### LAWRENCE HOUSE

Menlo, c. 1875. Located in the Appalachian foothills, this beautifully maintained 2-story house includes formal living and dining rooms, 4 bedrooms, a recently renovated kitchen and bath with marble and decorative tiles, and hardwood floors throughout. The house has 4 chimneys and period mantels of carved stone. The 2-acre lot includes mature landscaping with a Georgia Champion American Holly Tree, and 3 out-buildings: garage & shop, well-house and garden shed. Excellent condition. \$179,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiitrust.org](mailto:kryan@georgiitrust.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@georgiitrust.org](mailto:kryan@georgiitrust.org).

UNDER CONTRACT!



### 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@georgiitrust.org](mailto:kryan@georgiitrust.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. The house is offered at \$165,000.00. The additional acreage is available for \$9,000. Contact Mr. Carter Brown at Coldwell Banker: 706-643-1340, [carter.brown@coldwellbanker.com](mailto:carter.brown@coldwellbanker.com).

### SOLD! SHORT-STEVENS HOUSE

The Short-Stevens House in Buena Vista was recently sold to Maria and Jose Gutierrez (pictured below), who have rehabilitated several other properties in the area and plan to do the same with this Neoclassical beauty.



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View additional photos and learn more about these historic properties for sale at [GeorgiaTrust.org](http://GeorgiaTrust.org). Click on Properties for Sale, Real Estate Ads from the Rambler.



**ACWORTH, c. 1858.** Period perfect restoration per Georgia Trust for Historic Preservation guidelines on this circa 1858 home which has been converted to office. The main structures consist of at least 8 individual offices plus a large room with partitions. Wide plank heart pine floors, walls and ceilings, 2 fireplaces, separate outbuilding for storage and numerous historic features. 1.17 acres, 20 parking spaces, near I-75 and Downtown Acworth. Offered for \$699,000. Contact Jim Glover, Atlanta Fine Homes, 404-974-4420.



**COLUMBUS, c. 1923.** 1617 Summit Drive. This architectural gem created by renowned architect J. Neel Reid in 1923 sits on 2.5 acres on a "knoll in the beautiful little garden suburb of Peacock Woods." Reid's exquisite details abound in this Georgian home with Federal and Greek Revival details. Rear elevation boasts a portecochere entrance, columned guest house, tea house gazebo, and heated gunite pool. The only Neel Reid home in Columbus. Contact Ruthie Curtis with Waddell Realty, 706-577-1005, [ruthanecurtis@gmail.com](mailto:ruthanecurtis@gmail.com).



**COWEE, NC, c. 1936.** Gabled tin roof house w/ gingerbread trim on 5.45 acres of land in NC that will be protected w/ a conservation easement. The house was recently used as a local food co-op and would make an excellent residence, small boutique inn or commercial space. Accompanying is a 1920 former post office, which is waiting on a renewed purpose. Located in the heart of the Cowee-West's Mill Historic District. The land and house are being sold through a partnership with the Land Trust for the Little Tennessee and Preservation NC. Both buildings will require a complete rehabilitation. Call Ted Alexander, Regional Director, Preservation NC Western office, 704-482-3531, [talexander@presnc.org](mailto:talexander@presnc.org).



**EATONTON, c. 1902.** 409 N. Madison Avenue. A Colonial Revival designed by Willis Denny (architect of The Georgia Trust's Rhodes Hall) located on the Antebellum Trail in the prestigious historic section of Eatonton. A 15 month restoration returned this home to its former glory, starting from paint scraping to adding new plumbing, wiring, and heating & air systems. This mint condition home has been furnished with many period pieces (which are available for sale). Contact Gale Weaver, CB Lake Oconee Realty at 706-473-1366 (cell) or 706-467-3181 (office) or email [galew777@gmail.com](mailto:galew777@gmail.com).



**FORSYTH, c. 1907.** 147 W. Johnston Street. Southern Charm with just a twist of Charleston! Absolutely no character lost when the kitchen was modernized or the baths restored! Downstairs master suite has elegant bedroom décor and your very own dressing room. Back screened porch offers privacy & relaxation with door leading to the master suite. The upstairs mimics the floor plan below & features another Master suite, bedrooms, office, den, library. Enclosed sleeping porch adds to heated and cooled square footage. Located 45 minutes to Hartsfield Int'l Airport and I-75 for commutes. \$269,900. Martie Brown, (478) 957-9522 cell. REMAX First Advantage (478)994-1118.



**LINTON/SPARTA, c. 1850s.** Tastefully restored 1850s farmhouse in quaint community of Linton, GA. Day-light basement houses the kitchen, dining and living area with original hand-hewed exposed beams and beautiful heart pine flooring. Main floor has living area, three bedrooms and two full baths. Bead-board walls remain intact. Listed at \$124,900. Contact Twin City Realty, 478-247-4444 or Nora Anderson at [nora.anderson@twincityrealtyonline.com](mailto:nora.anderson@twincityrealtyonline.com).



**SPARTA, c. 1910.** 229 Hamilton Street. Southern Classic in heart of Historical downtown Sparta. Beautifully restored 5 bedrooms, 2 baths, 8 fireplaces, and original pine floors. Country kitchen includes custom cabinets and large deck overlooking private backyard. The grand foyer's exquisite staircase and stained glass window welcome you to true elegance and charm. Fantastic price! \$189,000. Sue H. Adams, Realtor, Coldwell Banker SSK. Cell 404-432-3266.



**SPARTA, c. 1918.** 291 Boland Street, Historic District in Sparta. The Marguerite Gaissert house is an eclectic mix of architectural styles. This home is rock solid. Six fireplaces, five bedrooms, enclosed sleeping porch, this 4,140 square foot home is a must see. Master bedroom is on the main level with adjoining full bath. Main level features an extra-large parlor, dining room, foyer, library, kitchen needing renovation but functional. \$140,000. John T. Mitchell, Realtor, SFR, CMRS, Coldwell Banker SSK. Cell 478-361-9587.

*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

The Old Jail  
Molena, Pike County

While driving through the one and a half blocks that make up the town of Molena, I spotted the Old Jail, c. 1900. In hindsight, it might have been more interesting to take a picture of the jail with the Molena Police Department's SUV parked in front. I have tried to find information about the historic jail and the town of Molena (population: 377), but have come up empty on both fronts. However, as far as crime in Molena goes, this jail (apparently left unlocked and open) is a good enough deterrent to keep criminals in check. After a relative crime spike in 2002 and 2003 (one theft and one burglary, respectively), there were no reported crimes from 2004-2009. A job well done by the one full-time officer and two part-time officers employed in Molena during the time (they apparently increased the force to five full-time officers in 2010).



- This has been *On The Road*, with Kate Ryan

## WELCOME NEW & REJOINING MEMBERS

September 16, 2014 – February 15, 2015

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## IN MEMORIAM



**Frances "Duffie" DuBose** of Atlanta, Georgia, passed away on Feb. 24, 2015 just 3 months shy of her 96th birthday. A Georgia Trust Emeritus Trustee, Mrs. DuBose was a dear friend and strong supporter of Georgia history and preservation statewide. In 2005, she was the honorary chair of the Trust's Preservation Ball that was chaired by her daughter Dean. Our deepest condolences go out to her children Bo DuBose (Eileen) and Dean DuBose Smith (Bronson), family members, many friends and countless others who were touched by her presence. She will be sorely missed.



**John Carlyle Hemby, Jr.** of Atlanta, Georgia, passed away on December 3, 2014. Mr. Hemby was a former Georgia Trust officer and Georgia Power Company executive. "John Hemby was a longtime supporter of the Georgia Trust and served in many leadership capacities for charitable organizations in Atlanta," said Mark McDonald, President & CEO of the Georgia Trust. "The Georgia Trust is grateful for his life and service." Our condolences go out to his family and friends.



**LtCol (USAF Ret) Isabella "Bella" Lynn** of Dahlonega, Georgia, passed away February 28, 2015. In 1957, Col. Lynn received a direct commission as a 1st Lt. in the USAF as part of the force expansion during the Korean War. She served on active duty for 26 years retiring in 1976. In 1977, she retired in Dahlonega. In 2011, Col. Lynn was recognized for her dedication to Georgia history during our Fall Ramble in Dahlonega. Our deepest sympathies go out to her family and friends.



**Ardath Underwood** of Roswell, Georgia, passed away on November 18, 2014. Ardath and her husband, Bill, along with their daughter, Nancy, and son-in-law, Charles, could regularly be seen at Georgia Trust Rambles and events. "Ardath Underwood was a dedicated supporter of The Georgia Trust for many years, and we will miss her happy face," said Mark C. McDonald, President and CEO of The Georgia Trust. "We have great affection and sympathy for her husband, Bill, their daughter, Nancy, and son-in-law, Charles Runion."

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