

GEORGIA TRUST FOR HISTORIC PRESERVATION

RAMBLER

WINTER 2015 | VOL. 41 NO. 4

2015 PLACES IN PERIL

10 PLACES THAT NEED YOUR HELP

PRESERVATION AWARDS
NOMINATIONS DUE NOV. 10

CALL FOR ENTRIES
SCHOLARSHIPS &
NEEL REID PRIZE

SAVE THE DATE
2015 PRESERVATION GALA

PLACES IN PERIL: AN AUTUMN TRADITION



It is finally October, the leaves are beginning to turn and the air is a little crisp. At this time of year, Georgians are captivated by one of our state's great fall traditions. I am of course referring to The Georgia Trust's *Places in Peril* program. Some of you may have thought this column was going to be about football, but it is about a much more competitive contact sport, and the stakes are much higher.

This fall's announcement of the 2015 list marks the tenth year that The Georgia Trust has administered *Places in Peril*. Unlike football, the program works best when we have collaborative, constructive relationships with the owners of the *Places in Peril* sites. The owners are not our opponents, we seek to work together to find solutions to the threats to these historic buildings.

Now, for the game statistics:

This year's list is comprised of four public buildings, four historic houses, one commercial building, and an archaeological site. Six of the sites are threatened with deterioration due to lack of investment, the most common threat to historic buildings in our state. One of the buildings, the Hancock County Courthouse, was the victim of a devastating fire, and the other three are threatened by unnecessary demolition by their owners. Feasible alternatives exist in each of the three demolition cases. It is our goal to create friendly, constructive frameworks for discussion with these owners in order to find win-win solutions for both the owners and communities connected to these sites. These solutions can be tax credits, conservation easements, sale to preservation-minded buyers or a combination of these preservation tools.

In my 30 years of experience working in preservation, I have found that the loss of historic buildings is overwhelmingly the result of a misunderstanding or lack of knowledge of historic buildings and their needs, rather than a willful intent to destroy our architectural heritage. This is why the *Places in Peril* program has been so effective. The Georgia Trust seeks to be proactive, by taking our message and business-oriented solutions directly to owners of threatened historic properties. Preservation is not a spectator sport, we get out on the field and do what needs to be done. Thank you to all of you who participate by attending workdays, writing letters, making donations or just cheering us on. 🏠

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: Portal Drug Store, Portal, Georgia
Photo by Halston Pittman, MotorSportMedia,
www.racemsm.com

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

A LEGENDARY ENCORE THE GEORGIA TRUST AND THE FOX THEATRE INSTITUTE PARTNER FOR THE 2015 PRESERVATION GALA

In 1974 Atlantans rallied to “Save the Fox,” and thanks to their incredible efforts, the Fox marquee still glows over Peachtree Street. On Saturday, March 14, 2015, The Georgia Trust is teaming up with The Fox Theatre to celebrate the 40th Anniversary of the magnificent success story that sparked the preservation movement in Atlanta.

A Legendary Encore: An All-Access Celebration of the Fox is The Georgia Trust’s 31st Preservation Gala and our biggest fundraiser of the year. The event chairs are Carolyn Llorens and Caroline Tucker for The Georgia Trust and Jay Myers and Ingrid Saunder Jones for the Fox Theatre. We will be honoring the founding board members of Atlanta Landmarks, the group that took on the responsibility of raising the funds to purchase and restore the Fox.

Guests will experience the Fox as never before, enjoying total access to this renowned 1929 Moorish architectural fantasy. The pre-party for patrons and sponsors will be held at 6:00 pm on the Fox stage, overlooking the opulent, starlit main auditorium. The main party kicks off at 7:00, with guests exploring the building, perhaps pausing for a libation along the way, before gathering in the Grand Salon for an array of tempting small plates. A rollicking dance band will entertain in the nearby Egyptian Ballroom. 🏠



BEQUEST CONTINUES JULIA DODD'S LEGACY AT THE GEORGIA TRUST

The Georgia Trust recently received a generous donation from the estate of Julia Quigg Dodd, a former member of the Board of Trustees and long-time supporter. Ms. Dodd elected to remember the Trust with a gift from a Charitable Remainder Uni Trust, one of the many planned giving options available to individuals in their estate planning. Per her instructions, Ms. Dodd’s gift will be augmenting the Revolving Fund.

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, The Keystone Society, please contact President and CEO Mark McDonald at (404) 881-7801 or mmcdonald@georgiatrust.org. 🏠

MARK YOUR CALENDARS!

UPTOWN RHODES RACE 5K

November 8, 2014, 9:00 am

Rhodes Hall, Atlanta

Join us for this family friendly event featuring a gently rolling scenic course through Ansley Park, one of Atlanta’s most historic and beautiful neighborhoods. The course is stroller and dog friendly.

CHRISTMAS AT HAY HOUSE

December 1-31, 2014

Hay House, Macon

Christmas would not be complete without a tour of Macon’s premier antebellum home decked with natural greenery and Victorian-inspired decorations.

SANTA AT RHODES HALL

December 6-20, 2014

Rhodes Hall, Atlanta

Skip the long lines at the mall and come to Rhodes Hall for a fun, easy and enjoyable Santa experience.

Registration opens October 1.



2015 PRESERVATION GALA

March 14, 2015, 7:00 pm

Fox Theatre, Atlanta

Join us for *A Legendary Encore: An All-Access Celebration of the Fox*, where guests will experience this opulent midtown treasure like never before! Great food, music, and fun!

THE GEORGIA TRUST SPRING RAMBLE & ANNUAL MEETING

April 17-19, 2015

Athens, Georgia

Beloved home of the University of Georgia and a lively musical scene, Athens is one of the state’s loveliest cities, boasting beautiful homes and a vibrant downtown.

For more information or to register for these exciting upcoming events, visit

WWW.GEORGIASTRUST.ORG.

**2015
PRESERVATION
AWARDS**

CALL FOR NOMINATIONS
Deadline: November 10, 2014

Southern Railway Depot, Lavonia
2014 Excellence in Rehabilitation Award

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

We are now accepting nominations for the following:
RESTORATION, REHABILITATION, STEWARDSHIP
AND PRESERVATION SERVICE.

For more information on each category and to download an application, visit www.GeorgiaTrust.org.

HOME FOR THE HOLIDAYS CHRISTMAS 2014 AT HAY HOUSE

This year, the holiday decoration of Hay House will continue to build on historical themes of recent years, but with more focus on the comparison of the Christmas traditions enjoyed by the Johnston-Felton family and the Hays. Holiday visitors will also view special exhibits of Johnston items including swords and silverware made by Johnston’s jewelry store operation, family letters, and clothing of the Civil War era, as well photographic documentation of the Hay’s Christmas.

Christmas decorations, ranging from those of the 1950s in the Reception Room to the Dining Room’s display of the elaborate entertaining by Mary Ellen and William Felton in the 1890s, will be completed in time for the annual Patron’s Preview Party on December 4.

Once again an appearance by an authentic “Father Christmas” will highlight the Children’s Party on December 7, this year dubbed an official “Hay Day” and open to the public with crafts and various activities for families. Adults can enjoy a Christmas luncheon, including one featuring floral designer and party planner Canaan Marshall providing holiday decorating tips. The annual Christmas Gala with Theatre Macon on Wednesday, December 17, will highlight songs from their production of *Cinderella* and feature the ever-popular Christmas Cabaret performers, all sponsored by the Macon Marriott. 🏠



ROBERT MCDUFFIE CENTER FOR STRINGS REHABS HISTORIC BEALL HOUSE

The Beall House in Macon has just begun a new life as a conservatory. The house sits prominently on College Street and was constructed in 1860-1865 by plantation owner Nathan Beall. Most Maconites remember the home as a premiere restaurant in the 1970s and 80s, Beall’s 1860. The building was then bought and received a much-needed rehabilitation by Mercer Trustee Gus Bell who later donated the building to Mercer University. In 2012 Mercer received a \$1.5 million grant from the Woodruff Foundation for the extensive rehabilitation and conversion into a music hall; the project also utilized historic preservation tax credits.

As a conservatory, the Beall House features a salon performance hall, classrooms, practice rooms and student lounge. The house’s foyer and lower level retain most of their historic character making this a particularly special place for practice and concerts. 🏠

RHODES HALL REHABILITATION UPDATE

Rehabilitation work at Rhodes Hall continued at a steady pace through the summer and fall. A sample storm window has been installed on the north side of the building similar to those used on Independence Hall and Monticello.

Our Rehabilitation Committee, led by Gene Surber, viewed this window and approved it for use on Rhodes Hall. We have placed an order for installation on the majority of windows at our headquarters.

Beautiful kitchen cabinets and granite countertops have now been installed in our catering kitchen and in the newly renovated staff kitchenette. These improvements will greatly increase our efficiency and attractiveness as an event space.

The Landscape Committee has also been hard at work creating a program for the desired landscape enhancements. Many thanks to the highly distinguished Edward Dougherty for his valuable service to this committee. The entire Rhodes Hall rehabilitation could not have been conducted without the generous support and work by a great number of people! 🏠



Can you tell which window has an exterior storm window installed?

IN THE TRADE

Carpenters extraordinaire Rusty Dibble and Sandy Crowe were a constant presence at Rhodes Hall for many months. Project Manager Rusty supervised all exterior and interior carpentry, work that ran the gamut from restoration to reconstruction. His biggest challenge was the extensive work needed on the porch ceilings. Sandy, a historic windows expert, restored 111 of Rhodes Hall’s windows, from basement to tower.



PAST PLACES IN PERIL

HOW ARE THEY FARING?

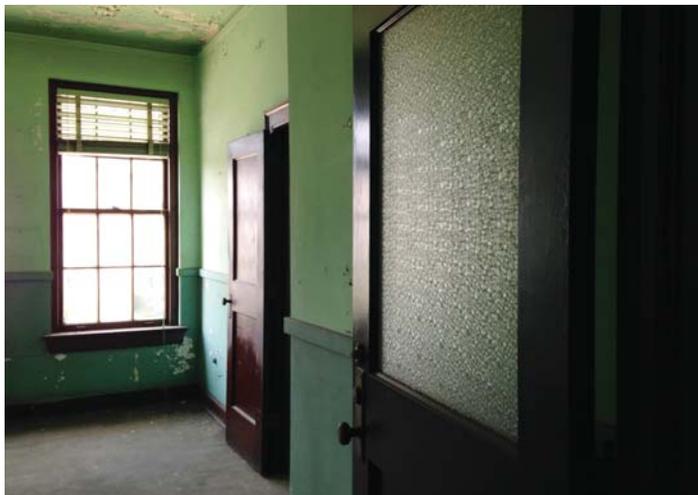
Below are just a few highlights. For a complete list of updates on past *Places in Peril* sites, visit GeorgiaTrust.org.

▼ PROGRESS SOWEGA BUILDING, ADEL (2014 PLACE IN PERIL)

The Adel-Cook County Chamber of Commerce has recently signed a contract to begin Phase I of the needed restorations. Repair, replacement and re-glazing of 37 windows will be undertaken, as well as abatement of water infiltration in the basement and on the roof. Fourth Street Design & Construction of Warwick, Georgia, is managing the project. The upper floors of the building maintain their original charm, including glass partitioned offices, hand painted lettering, and unique pine paneling. The Chamber of Commerce hopes to attract new tenants once the repairs are complete.



The windows of the Sowega Building will be restored on site.



The 2nd floor of the Sowega Building in Adel retains the original office space that once houses dentists, doctors, lawyers and other professionals.

▼ PROGRESS PARADISE GARDEN, SUMMERVILLE (2010 PLACE IN PERIL)

The site is currently owned by the Paradise Garden Foundation, whose main focus over the past three years has been stabilization of the property, which is now complete. Looking ahead, the Foundation’s primary goal is “to serve as a social, cultural, educational and artistic nexus for the benefit of Chattooga County and the NW Georgia region.” A new structure was completed in 2013 as an addition to Finster’s main workshop and serves as an art gallery and welcome center. Chattooga County received almost \$800,000 in grants for the restoration of Paradise Garden. With community support and increased attendance the Paradise Garden Foundation hopes to continue in their efforts to restore this cultural and artistic landmark.

▼ PROGRESS BIBB MILL, COLUMBUS (2009 PLACE IN PERIL)

Although the majority of the main mill building burned a few years ago, the site continues to improve along with the surrounding neighborhood. The shell of the building and surrounding site have been cleaned up and thoroughly landscaped. The west end of the mill building has been partially rebuilt, and landscaped, and sees considerable use. The Bibb Mill was recently purchased by a local entrepreneur and developer who plans to augment its use as a special events facility with the addition of a boutique hotel and outdoor music venue. The Mill is located near the entrance to the Chattahoochee Whitewater course—the longest urban whitewater course in the United States. 🏠



Brookwood Station (Atlanta’s Amtrak train station, a 2012 *Place in Peril*) got a new roof in August.



2015 PLACES IN PERIL

10 PLACES THAT NEED YOUR HELP!

Once it's gone...

Hancock County Courthouse, Sparta, August 11, 2014

Historic churches. Courthouses. Old school buildings. Places we pass by so often we no longer notice the ornate marble, the 100-year-old brickwork, the grand courthouse clock. But these places face threats every day—perhaps more so because we’ve grown accustomed to seeing them.

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



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

THE DART HOUSE

BRUNSWICK, GLYNN COUNTY



THE STORY:

The Dart House was built by William Dart, son of Brunswick's co-founder Urbanas Dart, over 137 years ago on the family's original tract of land. The two-story house was constructed in the Folk Victorian style using locally milled cypress and pine, and has survived numerous hurricanes, including the devastating storm of 1898. The Dart family maintained ownership until 1983, when the house was sold to the Golden Isle-Brunswick Chamber of Commerce, which undertook an extensive rehabilitation at the time of purchase.

THE THREAT:

The Chamber of Commerce relocated to newer office space in 2013, leaving the Dart House empty and susceptible to deferred maintenance and deterioration. In September, 2014, the Chamber entered an agreement with the Historic Brunswick Foundation to allow the Foundation five months to raise \$300,000 so that it may purchase the property. The Foundation set a goal to raise \$500,000 in order to acquire the building and meet any restoration and maintenance needs. Failure to raise the acquisition funds may result in demolition of this important house.

Photo by Halston Pitman, MotorSportMedia, www.racemsm.com

EAST POINT HISTORIC CIVIC BLOCK

EAST POINT, FULTON COUNTY



THE STORY:

East Point City Hall, City Auditorium, City Library, and Victory Park make up a city block that has been the heart of downtown East Point since the early 1930s. City Hall is a patriotic example of Federal Revival architecture. The City Auditorium, a unique venue in the area, was used for community events such as vaudeville shows, graduations, and town meetings. The library was built in 1939 as a project of the New Deal's Public Works Administration and contains much of its original interior while Victory Park serves as a memorial to fallen East Point veterans.

THE THREAT:

The East Point City Hall still houses city offices, but its use is limited. The City Auditorium was closed to the public in 2011 and the library has been closed since the 1990s, both are dire need of repairs. The civic block is situated in an area of East Point that is seeing renewed calls for private development. With no plans for protection and the constant threat of demolition through neglect, the future for these historic buildings remains uncertain.

Photo by Halston Pitman, MotorSportMedia, www.racemsm.com

THE STORY:

The Federal Road in Georgia developed from the established Lower Creek Trading Path, a trading path between Lower Creek Nation and Upper Creek Nation towns. In the early 1800s President Thomas Jefferson and his Indian Agent to the Creeks, Benjamin Hawkins, negotiated official use of the trail as a Federal Road and it became a conduit for white settlement in southwest Georgia, Alabama, Mississippi and Louisiana. The completion of the road and the increase in white settlement was a major factor leading to the Creek War (1813-1814) between the Lower Creek Nation, which adopted the Euro-American agricultural lifestyle, and the Upper Creek Nation, which held to native traditions. Today, known portions of the Federal Road serve as roadbeds of several modern highways that utilize the same established route through Georgia.

THE THREAT:

Remaining traces of the Federal Road, particularly where it is unmapped, are susceptible to loss through development, agriculture, and modern road and bridge construction. The *Places in Peril* program will help build greater awareness of this highly significant early transportation corridor.

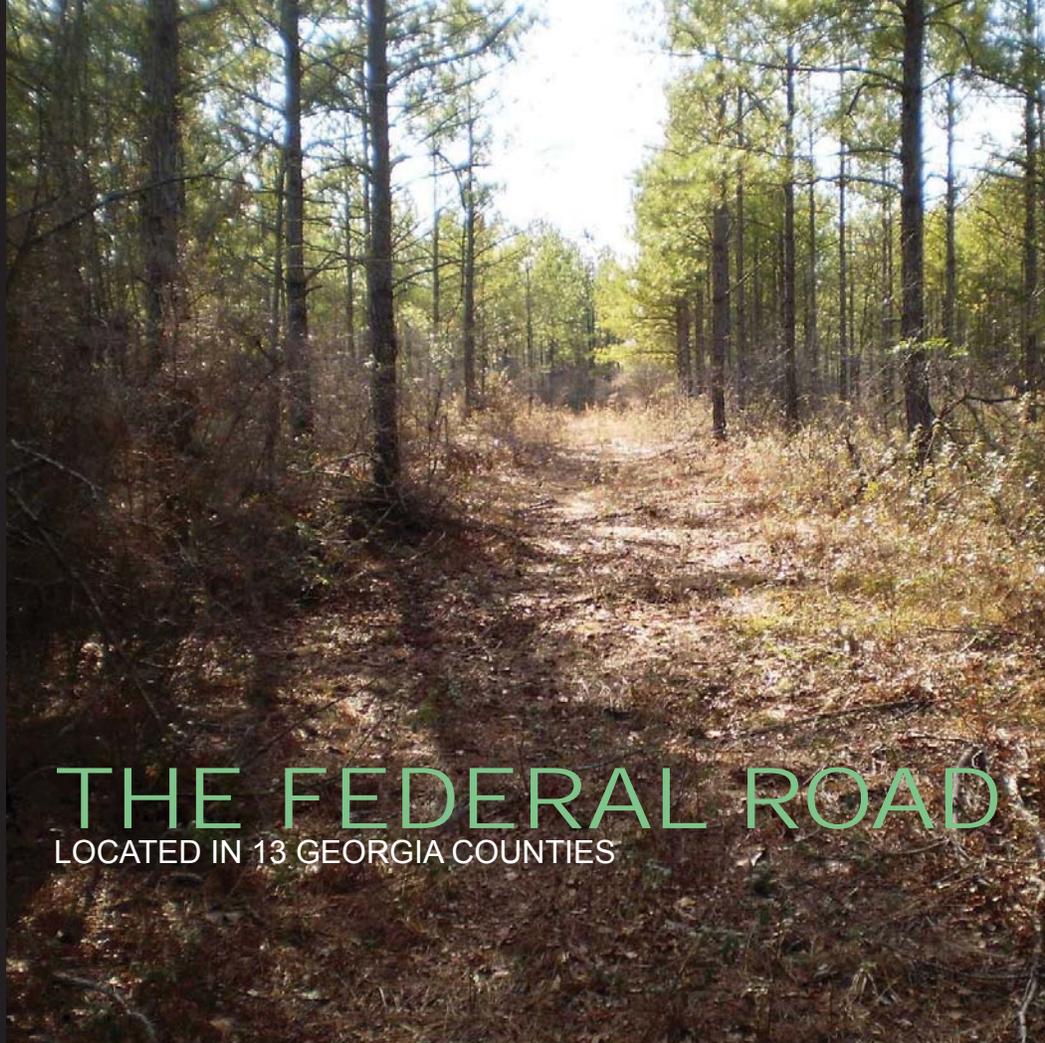
THE STORY:

L.C. Mandeville, son of an early pioneer family in Carroll County, built this home on land purchased from his father, Appleton, in 1890. The Queen Anne Victorian was the first house in the area with indoor plumbing and electricity. The residential home was converted for commercial use in the 1960s, and most notably served as a restaurant called The Maple Street Mansion which catered to generations of Carrollton residents, as well as students from West Georgia College. The original building was expanded to include a sports bar, meeting rooms, and event space.

THE THREAT:

The Mandeville Homestead has been vacant for several years and is showing signs of neglect. When the Maple Street Historic District was formed in 1988, the property was not included in the district and therefore is not protected. Current plans are for the demolition of the original structure unless new tenants and funding for rehabilitation can be identified. Knowledge of tax incentives and local activism could play a key role in saving this local landmark.

Photo by Halston Pitman, MotorSportMedia, www.racemsm.com



THE FEDERAL ROAD

LOCATED IN 13 GEORGIA COUNTIES



MANDEVILLE HOMESTEAD

CARROLLTON, CARROLL COUNTY

THE STORY:

Constructed in 1910, this building replaced an earlier hospital, located in a home, that was demolished to allow for the construction of the Griffin City Hall building. Harralson Bleckley, architect of the historic Griffin City Hall, donated his plans for the new hospital on Meriwether Street to help mitigate the loss of the old hospital. At the time of construction, the building was worth an estimated \$25,000, but was built for \$15,000, thanks to reuse of materials and generous donations. The building also served as a nurses' dormitory and personal care facility.

THE THREAT:

The building is now vacant and in disrepair. It was acquired by the City of Griffin's Land Bank and a new owner is being sought. If a renovation plan cannot be established quickly, the building will be transferred to the City of Griffin and the property may be demolished for an alternative use. The Haistens Hospital property is a critical for future development of its neighborhood.

THE STORY:

Dr. Stewart, Portal's first doctor, built this drugstore in 1907, a year before the town was incorporated. The small wooden building served multiple purposes and Dr. Stewart was known to do surgery in the back of the drugstore while his wife tended the soda fountain in the front. The drugstore also housed Portal's first telephone, and served as the center of the community for many years. Although the drugstore closed in 1950, its interior remains largely intact. With medical books and instruments, stocked shelves, and the soda fountain still inside, this is perhaps the most authentic example of an early community pharmacy in the state.

THE THREAT:

In 1990, the building and its artifacts were given to the Portal Heritage Society, which hosted tours for school groups and the community. Unfortunately the building was found to be structurally compromised and tours were discontinued in 2012 due to safety concerns. The Portal Heritage Society lacks the necessary resources to properly preserve the drugstore. The city may condemn and demolish the building if it is found to be a safety or fire hazard.

Photo by Halston Pitman, MotorSportMedia, www.racemsm.com



HAISTENS HOSPITAL

GRIFFIN, SPALDING COUNTY



PORTAL DRUGSTORE

PORTAL, BULLOCH COUNTY

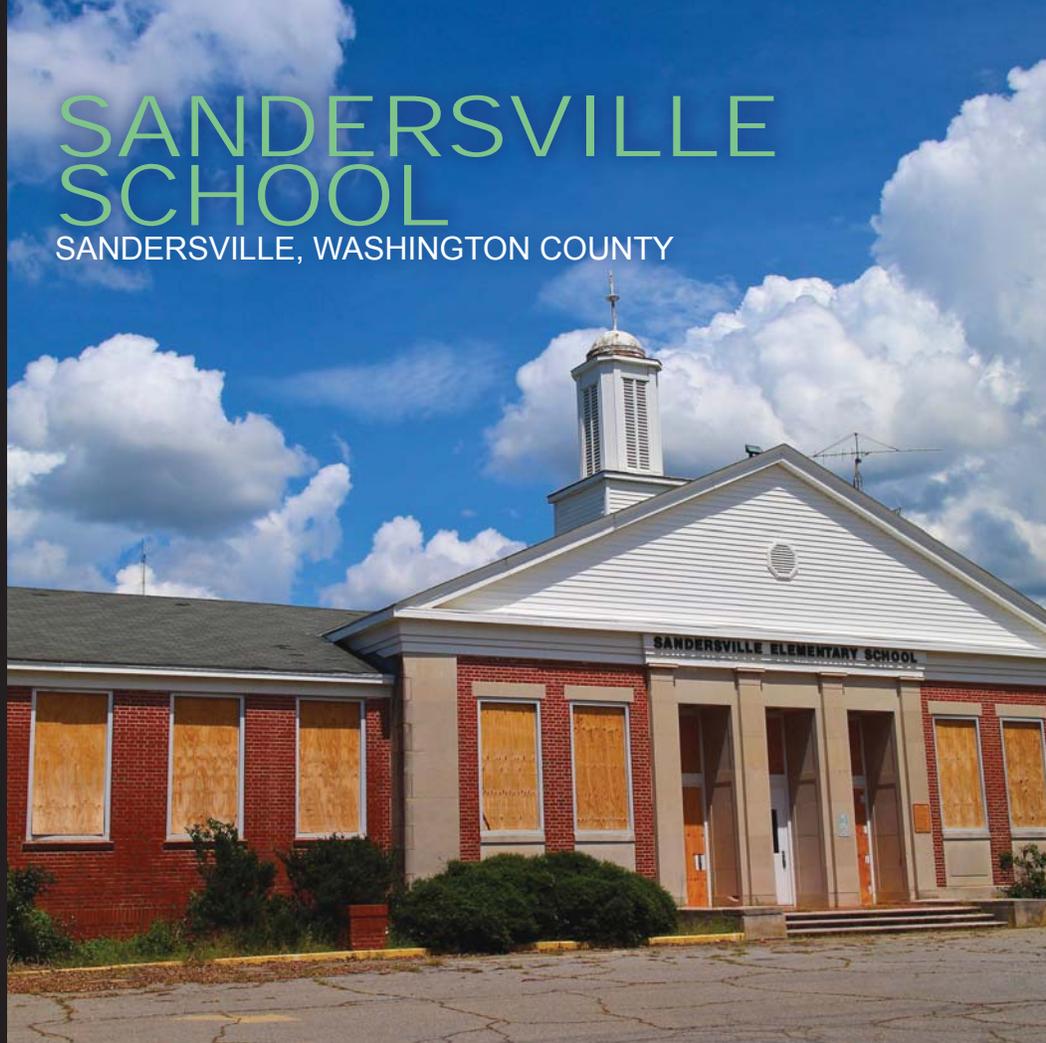
THE STORY:

Constructed in 1939 as part of the Public Works Administration, the Sandersville High School was designed by William J.J. Chase, a noted Georgia architect. The single-story, red brick building originally housed the town's high school, elementary school, administration offices, library, and 600-seat auditorium. In 1960 a new county-wide high school was completed and Sandersville High School officially became Sandersville Elementary School, housing grades 1-8.

THE THREAT:

The building was vacated in 2008 and since then, neglect, a lack of maintenance, and potential vandalism, has continued to threaten the building. Additionally, extensive damage occurred during the winter of 2014 due to a pipe that froze and burst. A cooperative effort between the State Property Commission, the Board of Education, local government, and concerned citizens gathered some momentum to rehabilitate the building to serve as a community center, but a concrete plan for this concept remains elusive. The Georgia Trust will help formulate such a plan.

Photo by Halston Pitman, MotorSportMedia, www.racemsm.com



SANDERSVILLE SCHOOL

SANDERSVILLE, WASHINGTON COUNTY

THE STORY:

Nicholas Ware, a prominent Georgia businessman and politician, built this mansion on the outskirts of Augusta in 1818. The cost of construction—over \$40,000—was outrageous at the time, leading to the moniker “Ware’s Folly.” After Ware’s death in 1824, the mansion was home to several other prominent Georgians, including Civil War hero James Gardner in 1826, and industrialist William Sibley in 1871. The home is one of the finest examples of Federal architecture in the state. The symmetrical exterior is highlighted by detailed pilasters, bay windows, and a three-tiered portico. The interior boasts distinctive moldings, fireplaces, and a curving “floating” staircase from the main floor to the finished attic.

THE THREAT:

The home was renovated in 1937 by Olivia Herbert, who donated the property to the Augusta Art Club (now the Gertrude Herbert Memorial Institute of Art), which still owns the property. The exterior of the house has suffered damage in recent years and fallen into disrepair. A long range plan is critical for the future of this nationally significant landmark.

Photo by Halston Pitman, MotorSportMedia, www.racemsm.com



WARE'S FOLLY

AUGUSTA, RICHMOND COUNTY

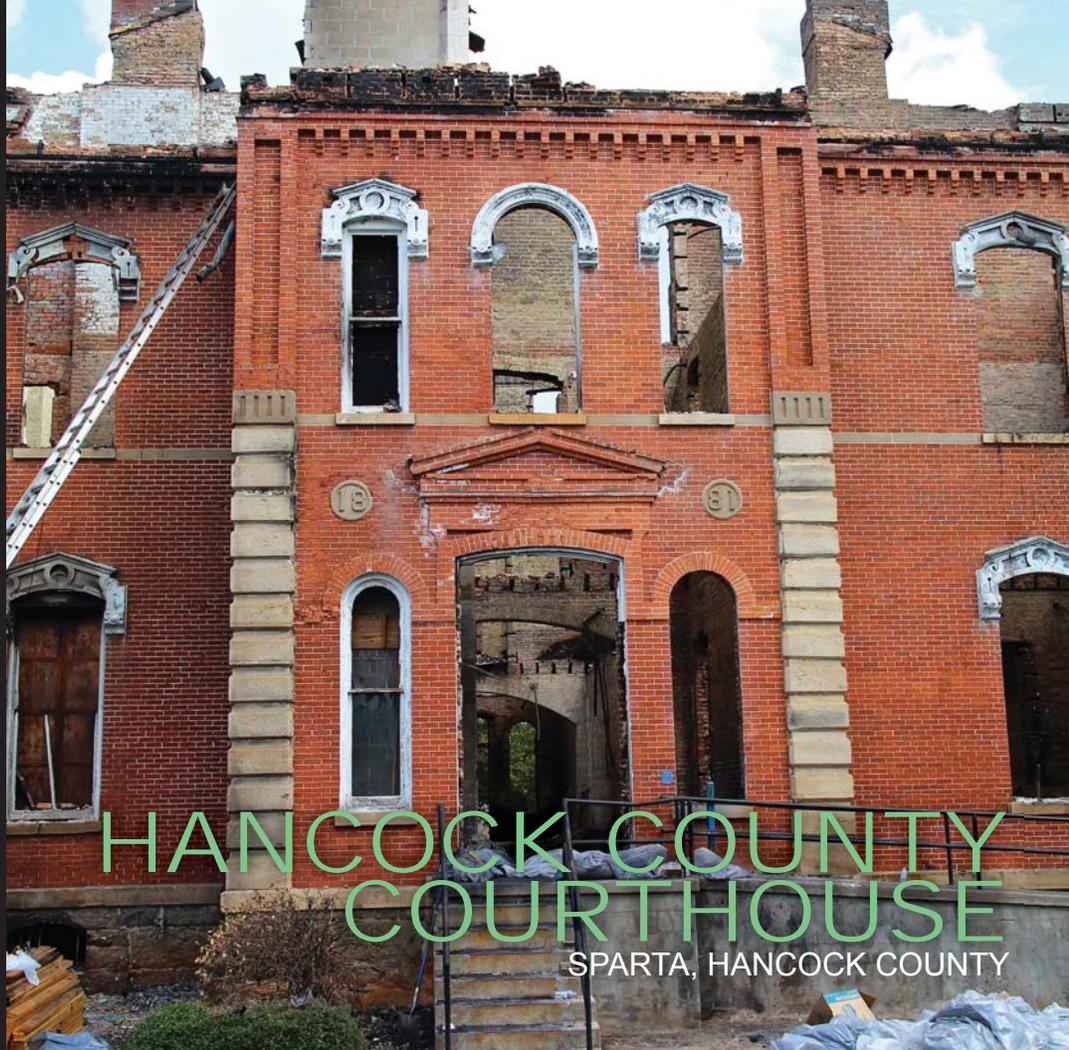
THE STORY:

Built in 1883 and designed by Atlanta architecture firm Parkins and Bruce in the Second Empire style, the Hancock County Courthouse is listed in the National Register for Historic Places. The courthouse was well known for its red brick façade and prominent clock tower and has been called “the prettiest courthouse in the state.” After suffering from decline due to a lack of funding for maintenance, the courthouse was listed as a 2013 *Place in Peril* and the county had recently started \$150,000 worth of exterior renovations. The courthouse still served for much of the county business.

THE THREAT:

In August 2014 a fire ripped through the courthouse, destroying the famed clock tower and leaving only the exterior brick walls standing. The county has been forced to relocate its business in the short term, and hopes to rebuild in the long term. The Georgia Trust advocates building a new structure within the original walls of the historic façade.

Photo by Halston Pitman, MotorSportMedia, www.racemsm.com



HANCOCK COUNTY COURTHOUSE

SPARTA, HANCOCK COUNTY

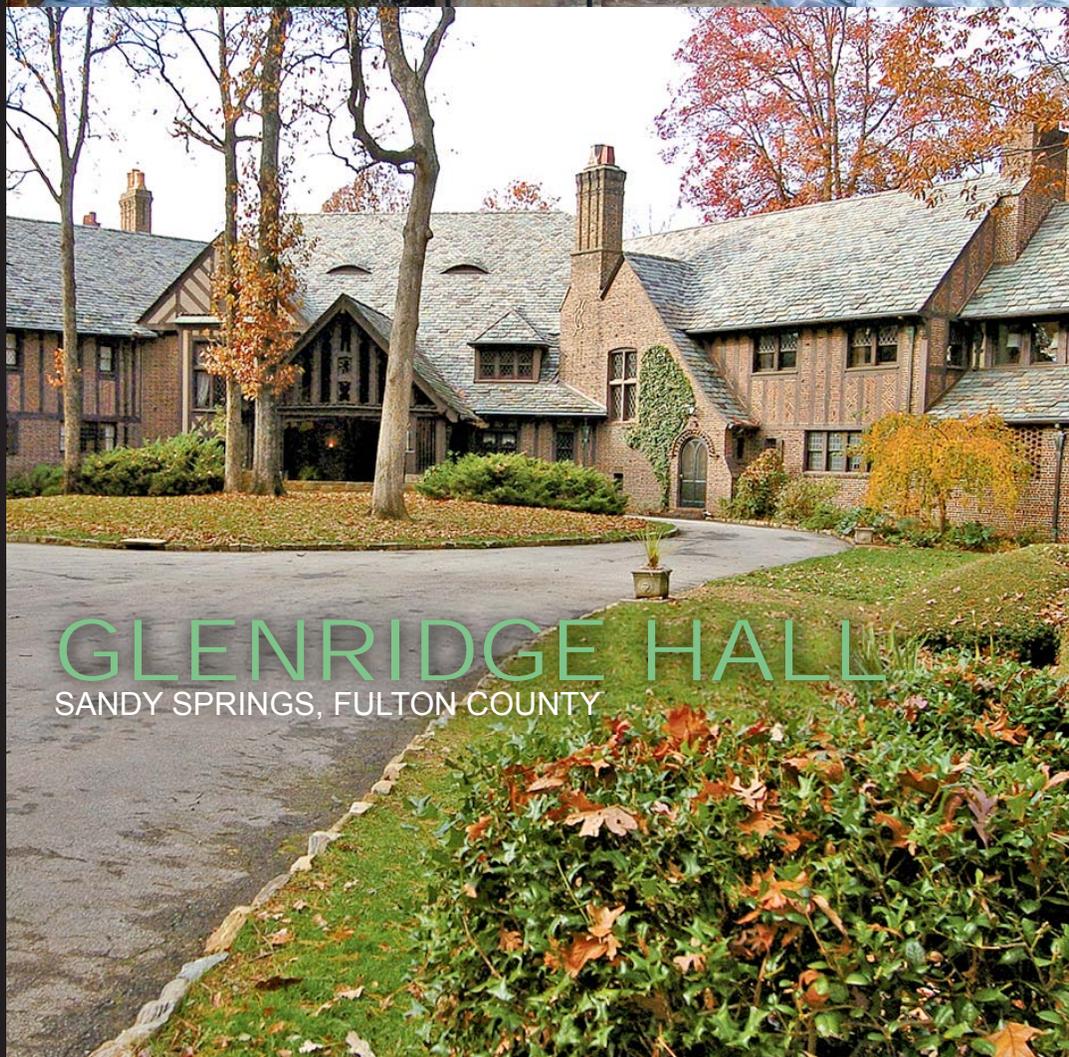
THE STORY:

Thomas K. Glenn, a pillar of Atlanta business in the early 20th Century, built this estate in 1929 on 400 acres of farmland north of Atlanta. The Tudor Revival mansion was designed by Samuel Inman Cooper. In the 1980s, T.K. Glenn’s granddaughter and her husband fought to preserve the house and its setting. Glenridge Hall was listed in the National Register of Historic Places and the couple thoroughly restored the home with the dream that it be available for the public to enjoy. The home has hosted many charitable events and retreats over the years and has been used in films such as *Driving Miss Daisy* and, most recently, *The Vampire Diaries*.

THE THREAT:

Of the original 400 acres, approximately 76 acres remain as part of the Glenridge property. In the summer of 2014, that acreage was placed up for sale. Because of its location (just west of Georgia 400 and bisected by Abernathy Road), large-scale commercial development is highly likely. At this time, there are no protections for Glenridge Hall that would keep the home from being significantly altered, or even demolished, and its surrounding property inappropriately developed. Conservation easements and other tax incentives could help preserve this beautiful home and grounds.

Photo courtesy of The Neighbor Newspapers



GLENRIDGE HALL

SANDY SPRINGS, FULTON COUNTY

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.



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 ruthannecurtis@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 smokehouse, pecan and walnut trees, and a small commercial building, known locally as "The Little Yellow Store." \$65,000. Contact Kate Ryan, 404-885-7817, kryan@georgiatrust.org.



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.



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@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.



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.

JOHNSON HOUSE DONATED

In July, Georgia Trust member Stephen Johnson donated his family home in West Point, Georgia, to The Georgia Trust's Endangered Properties/Revolving Fund program. Mr. Johnson is a longtime preservationist and conservationist and has been active in these fields locally and on a statewide basis. We are deeply grateful for his generous gift.



This photograph of the Johnson House was probably taken in the late 1800s.

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To advertise your historic property to a statewide audience, visit www.GeorgiaTrust.org or contact Traci Clark at 404-885-7802, tclark@georgiitrust.org.



BOX SPRINGS, C. 1835. Discover a piece of history in Box Springs just minutes from Columbus and Fort Benning. Completely restored historic southern home. Large 17X17 rooms, large open hallway. Home updated with central air + heat and modern baths. Beautiful open kitchen with Mexican tile, island and huge amount of storage. Gorgeous sun room and large rear deck. Several out buildings. Flat pasture land, perfect for horses! Great amount of floor-to-ceiling built-in bookcases and more. \$134,950 for the home and four acres. Contact John Bunn, 706-662-0125, Waddell Realty Co.



COLLEGE PARK, C. 1892. Nestled on a quiet tree lined street in the heart of College Park, the Palmour House is a reminder of the Victorian style homes of the 1890's. Listed on the National Registry of Historic Places, the "Annabelle," as the mansion is affectionately known, is the second oldest house in College Park. The magnificent details have been meticulously maintained with 12 fireplaces, decorative pressed tin ceilings, rich mahogany floors, and original beveled and stained glass windows. Offered for \$699,000. Call Carolyn Calloway for more information, 404-312-6700, Harry Norman Realtors, The Buckhead Office. 404-233-4142



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.



GRANTVILLE, C. 1829. Restored 1829 Southern Colonial, 17+/- Ac., 5000+/- SF, 4BR / 3 full & 2 half BA, Family Rm with stone fireplace & wet bar, foyer with Powder Rm, LR wwith fireplace, Formal DR with fireplace, Sunroom with ceramic tile floor. Fully equipped kitchen with ceramic countertops & backsplash, pantry, island & brkfst area. Garage Apt. with 2nd kitchen. 2 acre Pond with dock. Easy access to I-85. \$495,000. Frank Barron or Kim Ivery 770-253-6990, Lindsey's Inc. Realtors, lindseysrealtors.com



GREENVILLE, C. 1830. Warner-Hill-Gabriel House. Plantation home on 24+/- Acres. National Register of Historic Places. 5 Bedrooms & 4 1/2 Baths, hardwood floors, solid oak doors, 10 fireplaces, 7 porches, high ceilings, incredible landscaping, wonderful orchard. Master w/fireplace. Master bath w/Jacuzzi & walk-in closet. 420+/- "Guest House." Gorgeous pool & landscaping. \$895,000. Frank Barron 770-231-9535 or Jess Barron 678-857-9350, Lindsey's Inc. Realtors, lindseysrealtors.com



GREENVILLE, C. 1886. Victorian home in downtown Greenville, 5 Bedrooms, 3 Baths. Living Room, Formal Dining room w/built-in china cabinet, updated kitchen w/breakfast area, front & back porches, central heat & air upstairs, original pine floors & gorgeous pine staircase. Crown molding throughout. Huge attic! Large lot w/outbuilding. Needs a little work but a great deal for \$169,900. Jess, Frank or Lori 770-253-6990, Lindsey's Inc. Realtors, lindseysrealtors.com

Dear Gloria

Dear Gloria,
I'm rehabilitating an old house, I have been told to keep my crawlspace well ventilated in order for the house to breathe, but I have also read that it is more energy efficient to seal up the crawlspace. Which do you recommend?
—Confused in Columbus

Dear Confused,
You are right, there has been a change in advice about this matter. It is now recommended that the crawlspace be sealed as long as a low-moisture environment can be ensured. To achieve this, it is first critical that drainage issues are taken care of so that water is not infiltrating the crawlspace. A vapor barrier should then be laid on the ground and lapped 18" up the foundation wall where it should be secured with an adhesive. At seams in the vapor barrier, there should be sufficient overlap to allow securing with an adhesive as well. Foundation walls will need to be insulated and vents closed off. Often a "view strip" is needed to allow for pest inspections on the foundation walls.

Also keep in mind that any old combustion equipment located in the crawl space, such as a furnace, will need to be upgraded to "sealed combustion" equipment for health and safety reasons.

For more great information go here: www.advancedenergy.org/portal/crawl_spaces
—Gloria



NEWMAN, C. 1840s. An original antebellum home in downtown historic district. Upgraded kitchen & baths. Master on main floor, 5 fireplaces work and are wood-burning. Hand-planed wood walls in foyer and hall, pegged doors, 8-in pine flooring throughout, except brick in kitchen. Laundry and full bath off kitchen, sunroom facing deck. Well-maintained, private back yard with deck shaded by crepe myrtles. Relax on the balcony. Walk to town for dinner, shopping, and entertainment. Temple Avenue Park across the street. This is a rare opportunity. Call Robert Hinely, Lindsey's Inc. Realtors, 678-877-5874, lindseyrealtors.com.



NEWMAN, C. 1904. 46 Jackson Street, Fantastic Victorian in the "City of Homes." Restored fully with great care. Corner lot. Great side yard. 5 Bedrooms, 3 1/2 baths. Hardwood floors. Banquet sized dining room. Modern kitchen. Master on the main level. Porches for summer breezes. A dream house at a great price! \$449,900. Chip Barron 770-301-6843 or Tom Barron 404-936-7422.



NEWMAN, C. 1906. 65 Jackson Street. Classic 1906 era 2-story home in downtown Newnan, Georgia. This home has the original plaster walls, 12' & 14' ceilings, hardwood floors, 2 sleeping porches. Formal living room, den, banquet size dining room, parlor, and an in-law apartment with a 2nd kitchen. Rocking chair front porch. History and charm abound! \$315,000. Frank Barron 770-231-9535 or Jess Barron 678-857-9350, Lindsey's Inc. Realtors. www.lindseysrealtors.com



WAYCROSS, C. 1880. This large, stately Federal style home is in the Waycross Historic District, listed on the National Register. Sale includes tax abatement. Built by the son of David Blackshear, general in the War of 1812, and occupied by his grandchildren, this 7BR/2BA home has been updated with refinished hardwood floors and fresh paint, keeping historic details intact. Features a parlor, dining room, modern kitchen/breakfast area, 2nd floor balcony, and seven fireplaces. Large back porch and tax abatement applies. A must-see at \$139,000. Contact George Fesperman, Fesperman Real Estate, 912-283-1181, gfcraalestate@yahoo.com.

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

ON THE ROAD

Georgia's Oldest Jail
Warthen, Washington County

Doing easement inspections this summer I was zipping from Sparta to Sandersville when I passed a sign in the tiny town of Warthen pointing me to the "Georgia's Oldest Jail." The arrow pointed down a dirt road that seemed to be someone's driveway but turned out to be part of Warthen's original street grid of which very little has been paved.



The jail turned out to be a single pen structure of hewn logs with the prettiest details that I have ever seen on a log structure. It's hard to imagine anyone being effectively confined by the building today, but the narrow transom to admit light and air in lieu of windows indicates it must have once been a much tighter structure. Erected in 1783, the Warthen jail even claims the infamous Aaron Burr as one of its prisoners—word is he was held there overnight en route to his 1807 trial for treason.

—Emily Taff

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