

GEORGIA TRUST FOR HISTORIC PRESERVATION

RAMBLER

SPRING 2016 | VOL. 43 NO. 1

THINKING OUTSIDE THE CLASSROOM

THE BUILDING BLOCKS OF REHABILITATING HISTORIC SCHOOLS

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2015 ANNUAL REPORT

PERPETUITY IS A LONG TIME



As loyal Georgia Trust members know, each time our Revolving Fund sells a historic property, it reserves a conservation easement and preservation agreement which gives the Trust a right to preserve the historic building in perpetuity. This legal agreement is binding upon the purchaser and anyone else who buys the building in the future.

The easement and preservation agreement gives the Trust the opportunity to protect the historical integrity of the exterior of the building and keeps the buyer from subdividing the property and building inappropriate new construction. The agreement also requires the owner to perform rehabilitation work to the property on a set schedule (usually two years) and afterward to keep the building properly maintained so that it will be around for enjoyment by future generations. Georgia Trust staff and interns inspect all of our easement properties annually and provide the owner with a written report concerning the condition of the property.

In my eight years at The Georgia Trust, we have had just two instances where we had to initiate steps to take back buildings that we sold because of alleged violation of our easement and preservation agreement. In both cases, our Revolving Fund committee and Board of Trustees were each very judicious and careful in our communications with the property owners. Our philosophy is that it is far preferable to assist and encourage the current owners to comply with the agreement than it is to go to court, require a sale and then find a new owner and start over again. Having stated this, it is also important for the Trust to have a track record of enforcing our easements so that we treat all owners equitably and are fulfilling our responsibility of using our Revolving Fund to preserve the historic properties we sell in perpetuity. As legendary Savannah preservationist the late Leopold Adler was fond of saying “Perpetuity is a long time.” It actually means “forever, eternally” which is a little intimidating but certainly gives meaning to the work we do in preservation.

Consequently purchasing a Revolving Fund property from The Georgia Trust or other preservation organization is a challenging undertaking but one that often brings great satisfaction. Many people who have bought and restored houses that have easements on them have told me that they are comforted in knowing that after all the hard work and money they put into their restoration, future owners will not be able to demolish or alter the historic character of the building. These are the kind of people who make working in this field so fulfilling. 🏠

Mark C. McDonald
President & CEO



RECLAIM • RESTORE • REVITALIZE

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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: Madison-Morgan Cultural Center in Madison, Georgia
Image by Emily Taff

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

2016 SPRING RAMBLE ALL ABOARD! GEORGIA TRUST SPRING RAMBLE HEADS TO COBB COUNTY

The Georgia Trust is traveling north along the tracks of the historic Kennesaw Route to discover Marietta, Kennesaw and Acworth. Get on board and check your schedule for the Spring Ramble on **April 22-24, 2016**.

Backtrack to historic Marietta, a bustling northern suburb of Atlanta at the foothills of Kennesaw Mountain featuring a Savannah-like central square. Discover traditional Southern charm as you explore all the bells and whistles of the antebellum, Victorian, Greek Revival, Queen Anne and plain style private residences. Explore the Southern Museum of the Civil War and Locomotive History (Smithsonian affiliate) as you dine with the General, a steam locomotive made famous during the Great Locomotive Chase of 1962. Learn the interesting history of the area in the historic 1935 Strand Theatre, once a major motion picture house and now an important cultural community landmark overlooking the town square. Stay on track with a delicious dinner at one of Marietta's most significant historic homes, Rockford. It is believed that this unique 1851 home situated atop a full-story, coursed stone basement served as a field hospital for the Battle of Kennesaw Mountain and home to a Confederate General. Travel north on the Western Atlantic Railroad route and derail in historic Acworth, a town named after a railroad engineer's hometown in New Hampshire. This 1860 Georgia railroad town is preserving its heritage; the historic downtown district and private residences have retained their Victorian era architecture and charm. Let off some steam and enjoy a delicious brunch in the beautifully restored Old Mill. Now home to Southern eatery Gabriel's, the mill is the oldest commercial building in town and was restored by its current owners in 2014. The Spring Ramble is just the right ticket! 🏠



MARK YOUR CALENDARS!

2016 PRESERVATION GALA

March 19, 2016, 7 p.m.

The Meadow, Atlanta

Dance under the moonlight at a fabulous party with live entertainment, a full bar and culinary edibles prepared by Atlanta's most prominent caterers.

THE GEORGIA TRUST SPRING RAMBLE & ANNUAL MEETING

April 22-24, 2016

Marietta and Cobb County, Georgia

The Georgia Trust is travelling north along the tracks of the historic Great Kennesaw Route to discover Marietta, Kennesaw and Acworth.



SPRING STROLL OF MACON HOUSES AND GARDENS

May 6-8, 2016

Hay House, Macon

Enchanting private gardens and beautiful historic homes await your discovery during middle Georgia's premier house and garden event.

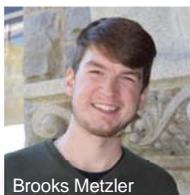


GEORGIA TRUST WELCOMES NEW FACES

The Georgia Trust welcomed two new interns over the past few months.

Brooks Metzler was an intern for the Development Department this past fall. Originally from Powder Springs, Brooks recently earned a bachelor's degree from Georgia Southern University, where he majored in writing and linguistics. Brooks has had a lifelong interest in history and preservation.

Emme Raus is interning in the Communications Department, where she assists with writing social media posts and weekly eblasts, updating media lists and editing. A junior from Alpharetta, Emme is majoring in writing at SCAD Atlanta. In her spare time, Emme enjoys spending time with her dog, Jerry. 🏠



Brooks Metzler



Emme Raus

THE GEORGIA TRUST FALL RAMBLE

October 7-9, 2016

Savannah, Georgia

Explore breathtakingly beautiful historic homes and properties in Georgia's oldest city.

For more information or to register for these exciting upcoming events, visit WWW.GEORGIATRUST.ORG.

HAY HOUSE JOHNSTON FAMILY VASES RETURN TO HAY HOUSE

A large pair of magnificent French porcelain mantel vases have been returned to the Johnston-Felton-Hay House after leaving the building in an estate division around 1901. By date, provenance and family tradition, they are believed to have been acquired by the Johnstons in Paris during their antebellum Grand Tour along with other purchases. The vases descended to their granddaughter, the late Anne Tracy Duncan Cohen of Augusta. At her death in 1976, Mrs. Cohen bequeathed these pieces to the Sand Hills Garden Club who recently agreed to sell them to The Georgia Trust so that they might “come home” to Hay House in Macon. The 21 inch-high vases, with gilt and polychrome enamel decoration, boast scenes with Renaissance-style figures set in romantic landscapes. They are now displayed on the marble mantelpiece in the Green Parlor, restored in 2012 to its 1860s appearance.

The Johnston’s Grand Tour and their purchases are the subject of a lengthy essay by Senior Director of Properties Jonathan Poston in the newly-released volume *Connections: Georgia in the World, The Seventh Annual Henry Green Symposium in the Decorative Arts*, published by the Georgia Museum of Art. The essay, entitled “Shopping from London to Naples, William and Anne Tracy Johnston on the Grand Tour, 1851 to 1854,” is based on Poston’s 2014 Lecture at the Symposium connecting the Johnston Travel Diary of 1851, the newly re-discovered Johnston passport, recently purchased letters from Johnston to his brother Edmund, and other information about the journey that took the couple four years to complete. It ties the trip and the evidence of various acquisitions, including more than 24 paintings, sculptures, numerous bronzes and hundreds of pieces of porcelain, to the collecting of contemporary Southerners and to the construction planning of the Johnston-Felton-Hay House in 1855. 🏠



French vases believed to have been acquired by the Johnstons in Paris during their antebellum Grand Tour have returned to Hay House.

RHODES HALL REHABILITATION UPDATE LANDSCAPING IMPROVEMENTS PLANNED FOR RHODES HALL

Big improvements to Rhodes Hall’s landscape are being planned. The Georgia Trust has hired Tunnell + Tunnell Landscape Architecture to produce a masterplan for the rehabilitation of the Rhodes Hall landscape. Work will include improvements to the rear drive and parking area, drainage, accessibility, plantings, lighting and signage. We expect this project to get underway in 2016. 🏠



Rhodes Hall’s landscape being prepared in 1905 shortly after the house was constructed in 1904

HAY HOUSE

Spring Stroll

of Macon

Houses & Gardens

featuring

Florabrilance
live floral art at Hay House

Free Garden Market
and
House & Garden Seminars
with
special guest Susan Sully

MAY 6-8, 2016

For tickets & more information: HAYHOUSEMACON.org 478-742-8155

TRUSTPEOPLE



TRUSTPEOPLE ED DAUGHERTY

Ed Daugherty is a noted landscape architect in Atlanta where he has designed numerous projects including the grounds of the Georgia Governor's Mansion, Atlanta Botanical Garden, Georgia Tech, Egleston Hospital and the preservation of the Marietta Square. Mr. Daugherty has volunteered numerous hours as a member of the Rhodes Hall Landscape Committee. In addition to providing expert advice and perspective for planning the landscape project, he has also measured and drawn prospective plans and consulted with several contractors. Mr. Daugherty has an invaluable memory of the development history of Rhodes Hall and midtown Atlanta where for many years he kept an office in North Rhodes Center.

As a city dweller, I seem to lose buildings and favorite views every other day. I find myself thinking of and referencing places or things that no longer exist. If we lose landmarks, we are disoriented, are rootless, separated from our past. Buildings lost are usually replaced with buildings much larger – scale has changed! The Georgia Trust represents a mechanism to consider alternative uses to salvage a viewscape or a worthwhile structure, to keep a point of reference and perhaps visual stability in an everchanging world – such as the ongoing work at Rhodes Hall.

TRUSTPEOPLE
ROBERT & SUZY CURREY

Robert and Suzy Currey, pictured with their dog Rives, live in the historic town of Sparta, Georgia where they have an 1840's Greek Revival house which they have restored. They have also restored an old cotton warehouse in which they are growing organic mushrooms. The Curreys have always appreciated historic structures for the lessons of history that these buildings deliver to the observer as well as those who are lucky enough to live in a historic structure.

We support the Georgia Trust for its state-wide work of historic preservation as it is so important for many reasons. Historic structures can teach much in terms of design and materials as well as understanding that the craftsmen of the past created wonderful buildings with simple materials, simple tools and native craftsmanship. All can learn something from the past and preserving these pieces of the past makes that learning a possibility.

IN THE TRADE



Charlie Garbutt is the founder and owner of Garbutt Construction, a 40 year-old company known for rehabilitating and restoring historic properties throughout Georgia. With his business partners; Sean Moxley and daughter, also named Charlie (pictured); Mr. Garbutt has supported various community programs and projects. Donating time and materials to rehabilitate the Sallie Davis House in Milledgeville, a 2009 Places in Peril site, and sponsoring Georgia Trust Rambles and events are a few examples of contributions made by the Garbutt firm.

Receiving more than 19 Georgia Trust Preservation Awards, Garbutt Construction has completed many staple projects all over the state. Among these recognitions include two Marguerite Williams Award recipients: the Hardman Farm restoration located in Sautee (2011) and The Old Governor's Mansion restoration in Milledgeville (2005).

Recently, Mr. Garbutt and Garbutt Construction Company were instrumental in completing the restoration of Dublin's Old First National Bank or "skyscraper," the tallest building from Macon to Savannah. Mr. Garbutt actively searched to repurpose this historic gem for over 20 years and in Fall 2015, the doors opened as Georgia Military College's Dublin campus. His commitment to preservation has become a way of life, noticed and admired by many.

THINKING OUTSIDE THE CLASSROOM

THE BUILDING BLOCKS OF REHABILITATING HISTORIC SCHOOLS



Historic neighborhood schools are community landmarks that embody the memories of generations of students, their families and local residents. These buildings are typically substantial in size, of quality construction and stately architecture. Built at a time when children were expected to walk to school, historic schools are usually located in the hearts of their communities. Neighborhood schools also tend to serve more than their students, encouraging neighborhood residents to use their facilities after hours for meetings, events, or pick-up soccer games. The substantial presence and rich history of these buildings leaves little doubt to many that they should be preserved.

However, school closures are a fact of life in many American cities. Deferred maintenance can lead to costly repairs and often, the building is abandoned. Empty school buildings are susceptible to vandalism, fires and further deterioration, and may become havens for criminal activities. These highly visible empty eyesores are no help in attracting new residents and young families, both key components in neighborhood regeneration.

Saving historic neighborhood schools is not only a preservation issue, it is a community planning issue. Thankfully, the reuse of school buildings is becoming more common. Every year The Georgia Trust receives award nominations for creatively adapted school buildings, and its *Places in Peril* program includes many



The Madison-Morgan Cultural Center in Madison (pictured at top and inset) was built in 1895 as the Madison Graded School. Today it is a performing and visual arts facility.

historic school buildings that have been reused, are being rehabilitated, or await their rebirth.

Of particular interest in Georgia are Rosenwald schools, built in African American communities between 1915 and 1937 with funds provided by Julius Rosenwald. The Historic Preservation Division of the Georgia Department of Natural Resources has focused on these important historic sites and can provide technical assistance on projects involving them.

A NON-PROFIT FIT SCHOOLS AS COMMUNITY CENTERS

A historic school building is a natural fit for new uses that involve the neighborhood around it. Community centers are flexible, multi-purpose facilities operated by non-profit groups, neighborhood organizations or local governments. They offer space for meetings, performances, exhibits and other events, both indoor and out.

The Madison-Morgan Cultural Center is a non-profit, multidisciplinary performing and visual arts facility located on Madison's Main Street. Built in 1895 as the Madison Graded School, it served as a public school until 1957. In the 1970s it was converted to a cultural center that contains a regional history museum featuring a restored circa 1895 classroom, art galleries, and performing space in the school's original 397-seat auditorium.

In Bogart, the city rehabilitated a small brick 1930s schoolhouse, originally home to Bogart High School's Agriculture and Home Economics programs, into a community center. The original space featured two classrooms, a teaching kitchen and woodshop spaces. The City of Bogart converted the facility into a new city council chamber, history exhibits and space for community events. Now known as the Historic Bogart Agricultural Center, this rehabilitation will serve and engage the community for years to come, and it shows how local government and non-profit groups can form mutually beneficial partnerships to occupy and use a historic space that would otherwise be too large for either of them.

A COMMERCIAL FIT SCHOOLS AS FOR-PROFIT MULTI-USE SPACES

The reuse of school buildings for non-residential, commercial uses such as retail, entertainment or office space can offer a viable option to private developers. There have been effective rehabilitations that turn former classrooms into shops, restaurants, cafes and office space. Spacious rooms make for attractive event venues, upper floors can serve well as office and meeting spaces, and former school auditoriums are ideal for concerts and theater performances.

The historic preservation tax incentives, provided by the federal tax credit and the State of Georgia, are powerful tools that can be utilized to encourage income-producing adaptive uses for historic school buildings.

In Georgia, the most popular for-profit school conversions are housing. Neighborhood schools' central locations can make them a desirable address for new residents. In urban areas, loft conversions are quite popular. In the late 1990s and early 2000s, several surplus school buildings in Atlanta were converted to loft residences. School buildings make attractive residential units, especially when historic interior features, such as chalkboards, shelving, wainscoting and transom windows, are retained.

The former Highland School in Atlanta's Poncey-Highland neighborhood was converted into 30 lofts in 2003. Its story is similar to many schools of its age: the building closed as a school in 1972 and was used as administrative offices until the late 1990s. Eventually the building was declared surplus by the district and sold to a developer. The building is prominently located in a tight-

ADDITIONAL RESOURCES

[Older and Historic Schools: A Roadmap for Saving Your School](#)

This publication by the National Trust for Historic Preservation is a how-to guide on saving your historic school. <http://bit.ly/RoadmapforSavingYourSchool>

[Preserving Georgia's Historic Schools](#)

This publication by the Georgia Historic Preservation Division is a guide to rehabilitating historic schools and includes successful case studies. <http://bit.ly/PreserveGeorgiaSchools>

[Why Johnny Can't Walk to School](#)

This publication by the National Trust takes an in-depth look at the growing problem of losing historic schools. <http://bit.ly/WhyJohnnyCantWalktoSchool>

[A Community Guide to Saving Older Schools](#)

This publication by the National Trust dispels many myths about rehabilitating historic schools. <http://bit.ly/SavingOlderSchools>

[The ABCs of Historic Neighborhood Schools](#)

This 2006 article in *The Georgia Trust's Rambler* takes an in-depth look at the challenges, benefits and misconceptions concerning the rehabilitation of historic school structures into viable space for modern classrooms. <http://bit.ly/ABCsOfHistoricSchools>



One of Bogart High School's 1930s buildings was rehabilitated into a community center that includes new city council chambers, history exhibits and space for community events.



The Poncey-Highland Neighborhood Association worked closely with developers to ensure the historic character of the building and site were preserved in the development of the Highland School Lofts in Atlanta.



Columbus' Secondary Industrial High School, a 2012 *Places in Peril* site, is being rehabilitated into a senior living facility.



Community volunteers did most of the rehabilitation work on the historic Slaton Elementary School to become the Atlanta Neighborhood Charter School in 2002.

knit community and the neighborhood association worked with developers to ensure the historic character of the building and site were maintained.

In addition to the Highland School Lofts, the former Roosevelt High School in Grant Park was converted to apartments in the late 1980s, Schoolhouse Lofts and the Bass Lofts in the early- and mid-1990s, and Kirkwood School Lofts opened in 1997.

Historic neighborhood schools are also ideal for senior or assisted living facilities. Again, their central location is a great advantage, as it allows seniors to live in the center of a community. Nearby residents often provide a strong market for the facility, as they seek to downsize from their family home.

The 1936 Waynesboro High School, located in the heart of a residential neighborhood in this city of 5,800, was abandoned by the Burke County Board of Education in 2000. Little was done to protect the building and it was considered such a blight that demolition seemed its most likely option. Local residents and the Historic Preservation Commission pushed for the building's rehabilitation, and it was bought by a developer who began rehabilitation in 2010. The two-story building is now a senior living facility that houses 19 residential units, with an additional 20 units in two compatible one-story new buildings built behind the original school.

In Columbus, Georgia, another developer is pursuing a similar plan with the Secondary Industrial High School.

AN OBVIOUS FIT SCHOOLS AS SCHOOLS

A common reuse of old school buildings is for educational purposes, so many closed schools are put to use as district-wide alternative schools, administrative offices or storage facilities. And if a district cannot use the building, charter schools may lease or purchase them.

In Atlanta's Grant Park, the former W.F. Slaton School has been home to the Atlanta Neighborhood Charter School since 2002. In 2006 another unused school building, the Anne E. West Elementary School in nearby Ormewood Park, became the charter school's middle school campus. These schools have rehabilitated these buildings into modern, functional educational facilities that continue to serve children from nearby neighborhoods.

The work of the Savannah College of Art and Design (SCAD) has been nationally recognized. SCAD has rehabilitated four abandoned school buildings in Savannah's historic districts into collegiate facilities. These beautifully restored buildings are centers of activity in some of Savannah's formerly distressed neighborhoods.

Savannah is also home to the Massie Heritage Center, where children can learn about the city's architecture, public education system and culture through kid-friendly exhibits. Constructed in 1856, the building originally housed the Massie School, one of Georgia's first chartered public schools.

The Claffin School in Columbus provides an example of a creative educational reuse of a school building. Listed on The Georgia Trust's 2016 *Places in Peril* list, the property was founded as a freedmen's school in 1868. Today a non-profit group, the Friends of Historic Claffin, plans to rehabilitate the school and operate it as a "holistic educational complex," partnering with other local organizations that need educational and work space. The building



Designed by noted architect Gottfried Norman, SCAD's Pepe Hall originally opened its doors in 1906 as the Barnard Street School, one of the first free public schools in Georgia.



Many interior finishes and features of Waynesboro High School were preserved in the rehabilitation to senior residences.



The only remaining building of Georgia's oldest chartered public school system was rehabilitated into the Massie Heritage Center, a museum that teaches children about the city's architecture, public education system and culture through kid-friendly exhibits.

is owned by the City of Columbus but will be operated and maintained by the Friends group.

Despite the many successes with school rehabilitation across Georgia, an old, abandoned school building still presents a chal-

lenge to its community. It often takes a community approach, with plenty of neighborhood involvement, to bring new vitality to a community while meeting the needs of its residents. 🏠

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** A.L. MILLER SCHOOL, MACON (2008 PLACE IN PERIL)

Work is underway at the historic A.L. Miller School. Developers are rehabilitating the school buildings and its surrounding property to create “Miller Village” which will consist of 71 affordable housing units. The project is expected to be completed by fall 2016.

▶ **PROGRESS** THE ROCK HOUSE, THOMSON (2009 PLACE IN PERIL)

The Rock House is now owned by McDuffie County. The transfer of ownership from the Wrightsboro Foundation to the county allows the Rock House to be eligible to benefit from a recently past Special-Purpose Local-Option Sales Tax (SPLOST). The SPLOST began in January 2016 and will run for six years. Nearly \$450,000 of SPLOST funding will be available for improvements and restoration of the historic Rock House.

▶ **PROGRESS** CANTON GRAMMAR SCHOOL, CANTON (2009 PLACE IN PERIL)

Buildings A and B of the former Canton Grammar School are slated to be rehabilitated into retail and office space. Last fall, the Canton City Council approved a plan to sell the former Canton cotton mill offices and Canton Grammar School for \$600,000.

▶ **PROGRESS** CAPRICORN RECORDING STUDIO, MACON (2010 PLACE IN PERIL)

Mercer University recently acquired the Capricorn Recording Studio with plans to rehabilitate it into a local music incubator called Mercer Music at Capricorn. The three acres of land around the music studio will be transformed into The Lofts at Capricorn, featuring 82 one-bedroom apartments and 55 two-bedroom apartments.

▶ **PROGRESS** GRIFFIN CITY HALL, GRIFFIN (2014 PLACE IN PERIL)

In November, residents in Griffin and Spalding County voted to approve a SPLOST that will provide funding for the rehabilitation of Griffin’s Historic City Hall. The City of Griffin has also worked with a preservation consultant to prepare rehabilitation estimates and plans for the historic building in downtown Griffin.



HALSTON PITTMAN

Griffin City Hall

▶ **PROGRESS** BERRIEN HOUSE, SAVANNAH (2009 PLACE IN PERIL)

The John Berrien House, one of Savannah’s most historically significant 18th-century structures, has undergone the first phase of a major rehabilitation and is the new home for Queensborough National Bank & Trust’s Business Office. Queensborough took ownership of the property in early 2008 and later sold the property to Andrew Berrien Jones, a direct descendent of John Berrien.



ROBERT CRAIG

Berrien House, Savannah

HALSTON PITTMAN

2017 PLACES IN PERIL

CALL FOR NOMINATIONS | Deadline: June 6
 Do you know of a special irreplaceable historic building or site that is highly threatened by demolition, neglect, inappropriate development or other threats? If so, this is your opportunity to help save it. The Georgia Trust’s *Places in Peril* program seeks to identify and preserve historic sites threatened by demolition, neglect, lack of maintenance, inappropriate development or other threats.

Visit www.GeorgiaTrust.org for more information or to download a nomination form.

Clafin School, Columbus, 2016 Place in Peril

Dear
Gloria



Dear Gloria,

I just moved into a historic home, and let me tell you, I love it – the plaster walls, the decorative woodwork, the tile fireplace surrounds – everything is charming and well built. What I don't love is how big my heating bill has been during the winter months! The previous owner said that when they did a small renovation, all they found in the walls was old newspaper. Should I insulate my walls to add warmth and efficiency, or should I just buy a lot more sweaters?

- Gilbert M., Lafayette, Georgia

Hi Gilbert,

I can understand the frustration, and while insulating your walls is one solution to a house that's too cold, it is controversial, tricky, and expensive. Number one, there is no way to get insulation into an existing wall without destroying at least some of the historic fabric of your home. The least intrusive method, blown-in fiberglass insulation, still requires large holes to be drilled between each stud to fill the individual cavities. Worse yet, with older homes, there's no telling what the framing looks like, and if pockets of empty space are left between insulated areas, it can lead to cold pockets and moisture issues inside your wall. Other options for insulating your walls would require taking down all of your plaster to install the insulation – not exactly a preservation-minded solution, if you ask me!

But before you just throw up your hands and layer the sweaters, let's look at another area where insulation is easier to install. According to Energy Star, the most significant source of heat loss is through uninsulated or under-insulated attic floors. Unfinished attics are the easiest places to add insulation, and provide the most bang for your buck. Even if you have insulation there already, it likely needs more to match modern standards. (And don't forget to weatherseal and insulate the attic stairs, too.) Spray foam insulation is even possible, but consider wrapping your historic beams and joists first so the foam does not permanently bond to historic materials.

Once you've insulated the high priority areas in the attic, get your furnace tuned up to make sure it is running as efficiently as possible. You'll likely find that your comfort level goes up and your bills go down, without having to deal with the hassle or expense of insulating your walls.

Have a question about your historic house or building?

Email DearGloria@GeorgiaTrust.org or write to Dear Gloria, The Georgia Trust, 1516 Peachtree Street, NW, Atlanta, GA 30309.

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 Altamaha Apiaries

Gardi, Wayne County

We were headed down for the Fall Ramble on the coast, cruising along Highway 27, when we spotted a picturesque brick commercial building with an almost magical-sounding sign: "Fancy Honey/The Altamaha Apiaries." The building faced the train tracks and the widened highway.

According to internet sources we later scoured, the building was built around 1900 and served as a general store and post office for the town of Gardi, which was once the commercial center for farmers and loggers in this part of Wayne County. In 1941 Troy H. Fore, Sr. bought the building to expand his honey business. By this time, beekeeping in the United States could be a good commercial enterprise and involved more than selling honey. In this agricultural county, Mr. Fore may have rented out hives to farmers for pollinating crops in the growing season. At one time, his son, Troy Fore, Jr., ran a bee keeping publication called the "The Speedy Bee."

As we pulled back onto the highway, we tried to imagine what this community must have been like when it served up "fancy honey," which we later discovered is another name for U.S. Grade A honey.

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



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 Revolving Fund properties, visit 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@georgiitrust.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@georgiitrust.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@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. \$174,000. Contact James Potts at Coldwell Banker Spinks Brown Durand, 855-852-0543.



SAYRE-ALFORD HOUSE

Sparta, c. 1839. Built by Robert S. Sayre between 1828 and 1839, this house has a central hall plan with four large rooms on the first and second floors and additional basement and attic space. In total, the house has 6 bedrooms, 2.5 baths, 12 fireplaces and a new roof. The Sayre-Alford House is in good structural condition, but will need rehabilitation work, including: kitchen and bathrooms, second floor ceilings, plasterwork, downspouts and drainage, and updating of electrical, plumbing and HVAC systems. \$125,000. Contact Kate Ryan, 404-885-7817, kryan@georgiitrust.org.



SPARTA'S SAYRE-ALFORD HOUSE SOLD AND REHABBED



After only three months, new owners Ben Carter (middle) and Joe Watkins (right) completed rehabilitation of the 1839 Sayre-Alford House in Sparta! The guys restored or replaced in kind everything in the house, from floor to ceiling. Major projects included fixing the drainage and flooding in the basement, repairing and replacing the gutter system and downspouts and updating the antebellum home's wiring, plumbing and HVAC.

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ADAIRSVILLE, c. 1894 REDUCED!! Historic Circa 1894 building in downtown Adairsville. This building is zoned C-1. Possible uses include bed and breakfast, offices, church, or a residence. A kitchen, bath, & 3 bedrooms are located upstairs. Heart pine floors and fireplaces accent the main level. A large room could be used as a sanctuary for a church, large office for cubicles, or media room. 2.16 +/- acres \$325,000 George F. Willis, Realty 770.382.0058.



ATLANTA, c. 1914-17 Considered Neel Reid's greatest achievement, 456 West Paces Ferry Road, known as "Arden" was built 1914-1917 and sits directly across the street from the Governor's Mansion. The interior is graciously appointed with exquisite crown moldings, chair railings, picture moldings, door casings and paneled mahogany doors. Hand-worked glass, sterling silver hardware on all of the French doors and windows and sterling silver light fixtures can be found throughout the home. Arden has beautiful formal gardens and is situated perfectly on a 2 +/- acre corner lot. Please call Molly Beery with Beacham & Co. 404-242-5712 for more information.



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.



BAINBRIDGE, c. 1899 Belcher Brothers Block. Prime 2nd floor corner location offers an excellent opportunity for a business owner/investor facing historic Willis Park. This two-story building is set-up as a condominium association. 6,100 GSF. The 2nd floor is ideal for the development of downtown apartments. Zoned Central Business District. Street Parking. Historic building has exterior brick construction. Historic Preservation Commission approved design featuring a wrap-around balcony overlooking the town square. Façade grants available. A Federal and State Tax Credit Candidate. \$86,500. Amanda Glover 229-400-9093.



BAINBRIDGE, c. 1903 301 East Water Street. 9,000 GSF. Prime corner location offers an excellent opportunity for a business owner/investor. Zoned Central Business District. Street parking and adjacent public parking lot. Historic hotel building has exterior brick construction, timber post and beam structural system (interior walls not load bearing), and wood trusses. Historic Preservation Commission approved design featuring a balcony. Façade grants available. A Federal and State Tax Credit Candidate. \$72,000. Amanda Glover 229-400-9093.



DECATUR, c. 1879 737 Sycamore Street, the "Red Cross House," located in Downtown Decatur, is looking for the next generation to appreciate its rich history. This expanded & restored 4000+ square foot home is 5 BR, 3BA plus a detached 2 car garage complete with a separate studio/in-law or teen suite that has a BR & Bath. Loaded with original charm & character, 8 fireplaces, leaded glass transoms, hardwoods, 11.5 foot ceilings & staircase can all be yours to enjoy... add in the location and walk score of 79... this can not be beat. \$949,500. Peter Bade 404-873-0007 or Andy Bailie, 404-2291664, Re/Max Metro Atlanta.



MARIETTA, c. 1838 One of the most impressive antebellum homes in the Atlanta region is Oakton (c.1838). Nestled on nearly 5 acres, the estate with its historic gardens is on the National Register of Historic Places. Original owner, Circuit Judge David Irwin sold to John Wilder of Savannah in 1852. First time on market since 1938. Thirteen ft. ceilings, remodeled kitchen, original floors, & spectacular porches are some wonderful qualities of this unique home. Kim Foley, Beacham & Company, Realtors, (478) 915-3185, kimfoley@beacham.com.



MONROE, c. 1910 112 Walton St. Located in the Historic District, this 4,341 sq. ft. home features five large bedrooms, three baths. Architectural details include stained glass, heart of pine floors, pocket doors and picture rails. Ideal for hosting family gatherings or receptions and has a large formal dining room with butler pantry and double staircases. It even has a sun room, private backyard with garden area. Contact Ed or Julie at 678-863-2431 or 112waltonstreet@gmail.com.



NASHVILLE, c. late 1800s. 703 S. Dogwood Dr. Turn of the Century Masterpiece, this home is a local landmark dating back to the late 1800s with a 1905 2nd floor addition. Home has been completely restored with ever so much care and attention to detail. Features all 4 original fireplaces, woodwork and hardwood floors. Home has had many updates including: Kitchen with 3 ovens, updated baths, new paint, updated central H/A systems, and new roof. Come tour this wonderful home with 4 bedrooms and over 4,100 sq ft with balcony, huge front porch, and private deck on back. A gazebo was placed on property with white fence to complete the home. Contact Jonathan Keen, Keen Realty, 229-686-0301.



SOCIAL CIRCLE, c. 1920. 1504 Alcovy Trestle Road was designed by renowned architect J. Neel Reid as a country home for an aristocratic family. It remains very much as he originally designed it in the '20s. This historic estate boasts 100 acres of pristine farm land just 50 minutes from Buckhead. Worlds away from city life, enjoy the fenced pastures, 7-acre lake, gardens & natural surroundings that make this the perfect country home. Heavy original moldings, 12 foot ceilings, 4 bedrooms, 4.5 bathrooms, french doors throughout, large windows, a guest house and sweeping views make this an amazing retreat. Listed at \$1,200,000. Contact Hirsh Real Estate - Buckhead.com at (404) 492-9000 (office), (404) 797-4912 (cell), or email Ben Hirsh at Ben@Buckhead.com. www.Buckhead.com/200



THOMSON-MCDUFFIE, c. 1860. Near Augusta. Southern belle with 14.85 beautiful acres can be yours. This colonial style house with 4 large columns stretching above the balcony 12 feet ceilings downstairs with central gas heat and air conditioning. Upstairs, 10 feet ceilings and 4 bedrooms. There are 1 full bathroom and 2 half baths with 4136 square feet. In 2010, extensive rehabilitation project was accomplished. Property is listed on the National Register of Historic Places. It's with city water. Horses & livestock welcomed. 386 Pylant Crossing Road. \$325,000. The Wilson Company Realtor, 706-595-3216.

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