

THE GEORGIA TRUST FOR HISTORIC PRESERVATION

RAMBLER

SUMMER 2016 | VOL. 43 NO. 2

PONCE CITY MARKET

2016 PRESERVATION AWARDS

SEE THE STATE'S TOP PROJECTS!

Also inside

GEORGIA TRUST EXPEDITION:
BUGGY THROUGH BARNESVILLE

SAVANNAH SAVED BY DEDICATED PRESERVATIONISTS



As Georgia Trust volunteers and staff are busy planning our Fall Ramble to Savannah on October 7-9, 2016, I have found myself reminiscing about my time there. As many Georgia Trust members know, I served as executive director of the Historic Savannah Foundation from 1998 until 2008. Although this one of the most difficult jobs I have ever had, it was also very fulfilling.

When I arrived in Savannah in the summer of 1998, I was surprised to learn that Savannah had seven National Register Districts, yet only two of these districts, the Savannah Landmark District and Savannah Victorian District, had any kind of legal protection from demolition. I was also astonished that although Savannah's historic preservation movement had an international reputation and heritage tourism was a leading industry, there was

lukewarm support for preservation from the business community and from local government. Historic Savannah Foundation was an organization that had been around for 43 years but had financial problems, no endowment and debt.

However, in addition to having a world-class town plan and remarkably intact and admirable collection of architecturally significant buildings, Savannah had a core group of dedicated and talented leaders and a supportive city manager, Mr. Michael Brown. In addition, the book and movie *Midnight in the Garden of Good and Evil* had just come out, and the Savannah College of Art and Design was growing dramatically. This economic stimulus, sound management by the board, and a generous bequest by Mills B. Lane IV turned Historic Savannah Foundation's finances around. The Foundation now has a significant endowment fund.

During the time I was in Savannah, I had a number of great board chairpersons including Graham Sadler, Helen Dowling, Zelda Tenenbaum and John Mitchell. In addition we benefitted from the inspiring leadership of Lee, Emma and John Adler, Mills B. Lane IV, W.W. Law, Hugh Golson, Scott Smith and many others. In due time, our Revolving Fund, riding the crest of a real estate boom, sold 60 historic buildings and created a net gain of \$393,000 for the Revolving Fund. All of these building now have preservation easements which protect them in perpetuity.

Activism in the historic neighborhoods also created positive change, as three additional historic districts gained local design protection as part of the Mid-City Historic District. Much of the credit for this achievement should go to Historic Savannah Foundation's neighborhood coordinator Melissa Jest, who capably staffed our Historic Neighborhood Council, an organization of representatives from Savannah's historic neighborhood associations. These groups had rarely worked together as a social and political force before.

Another highlight was a six-year battle to prevent Chatham County from locating a city bus transfer center on Elbert Square, one of Savannah's earliest squares. We formed the Elbert Square Alliance to promote a more positive use for this valuable site. Key players in this issue were Richard Mopper, Kathy Ledvina, Lee Adler and our attorney John Tatum of the Hunter McLean law firm.

It was a busy and productive time, but issues still remain. The City of Savannah continues to pursue demolition of vacant properties, unregulated tourism runs amuck and public policies are discouraging a residential population in downtown.

Despite this, Savannah remains a remarkable place, often called the most beautiful city in America, with its squares and parks, cobbled streets, lush landscape and handsome architecture. Saving all of this for future generations has been a life's work for many dedicated people. Please come and honor those sung and unsung heroes in October 2016. 🏠

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 leading 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: Ponce City Market, Atlanta, Georgia - Recipient of the 2016 Marguerite Williams Award Image by Emily Taff

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BARNESVILLE EXPEDITION BUGGY THROUGH BARNESVILLE

Saturday, June 11, 2016

Buggy through Barnesville during the next Georgia Trust Expedition on June 11. Travel just one hour south of Atlanta and discover historic elegant mansions built by the barons of the buggy industry at the turn of the 20th century. Stroll down Thomaston Street and see the fine 1912 Smith House as well as the Collier House, built by the founder of Carter's children's clothing company in 1917. See the charming downtown with thriving restaurants and antique shops including one located in the old B. Lloyd's Candy Factory. Don't miss the charming Old Jail which now serves as the town's museum and archives before heading out to the Gachet House, which was built by a French Nobleman in 1825. Come discover charming Barnesville with us! 🏠



Tour stately turn-of-the-century homes built by barons of the buggy industry during the Barnesville Expedition, June 11.

2016 PRESERVATION GALA

More than 400 people attended the 32nd annual Preservation Gala: *Meadow in the Moonlight*, raising more than \$115,000 to help support the Trust's mission to *reclaim, restore and revitalize* historic places across the state. Chaired by Blain and Ivan Allen IV, the March 19 event honored Dean DuBose Smith. *Photos by Ron Jones*



1 Susan Starr, Allan and Elaine DeNiro 2 Ivan and Blain Allen, Dean DuBose Smith and Bronson Smith 3 Marcy and Pete McTier 4 Frances and Nat Hansford 5 Sam and Angie Levy 6 Diff Ritchie, Heath Massey, John Mitchener, Dave Trent

MARK YOUR CALENDARS!

BARNESVILLE EXPEDITION: BUGGY THROUGH BARNESVILLE

June 11, 2016

Barnesville, Georgia

Explore magnificent turn-of-the-century homes built by the buggy barons of Barnesville.



HAY DAY

June 18, 2016

Hay House, Macon

Come celebrate the Hay Family and the restoration of the Hay Master Bedroom on Hay Day, a biannual family friendly event that is FREE and open to the public. Take a self guided tour of Macon's premier National Historic Landmark, make a craft, and enjoy light refreshments. Fun for all ages.

SPARTA & HANCOCK COUNTY EXPEDITION: SPARTA RENAISSANCE

August 27, 2016

Sparta and Hancock County, Georgia

Tour beautifully restored intown homes and historic country estates of Hancock County.

THE GEORGIA TRUST FALL RAMBLE

October 7-9, 2016

Savannah, Georgia

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



TOAST & TASTE SILENT AND LIVE AUCTION

October 13, 2016

Hay House, Macon

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

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

2016 PRESERVATION AWARDS

Each year since 1978, The Georgia Trust has recognized and honored projects and individuals who have contributed to the excellence of preservation in Georgia. More than 35 years later, the goals of the preservation movement – and of these awards – remain as relevant today: to recognize our history and improve the quality of life in our downtowns and throughout Georgia. We also recognize individuals and projects with our highest awards: the **Marguerite Williams Award**, presented annually to the project that has had the greatest impact on preservation in the state; the **Camille W. Yow Volunteer of the Year Award**; the **Mary Gregory Jewett Award** for Lifetime Preservation Service; and the **Senator George Hooks Award** that recognizes excellence in public leadership in Georgia.

PONCE CITY MARKET ATLANTA, FULTON COUNTY

Marguerite Williams Award for Excellence in Sustainable Rehabilitation

Formerly the Sears, Roebuck & Company Southeast distribution center and retail store, the two-million-square-foot nine-story building, the largest by volume in Georgia, was rehabilitated to include retail and office space, residential units, a central food hall and public outdoor spaces. The project, which included inspecting and rehabilitating all masonry features and the treatment of over 1,000 historic steel windows, leveraged over \$50 million in rehabilitation tax credits, making it one of the largest preservation projects in the nation's history. The project kept the largest brick building in the Southeast out of a landfill and has served as a catalyst for rehabilitation in its vicinity.

WINNER
Marguerite
Williams
Award



WINNER
Chairman's
Award

LANE'S END

ATLANTA, FULTON COUNTY

Excellence in Preservation

LANE'S END

Constructed in 1924, this Neel Reid-designed home in Buckhead stood for 90 years until 2014 when an accidental fire completely engulfed the house. It wasn't long before owners Gerry and Patty Hull vowed to rebuild it. Using Neel Reid's original plans, the Hulls, along with architect D. Stanley Dixon and Doug Fry Builders, reconstructed the house. Attention to detail was of utmost importance to the entire team, which reused the same odd-sized bricks and replicated historic mortar joints even though the house was to be painted. In an era of teardowns, this project stands as a testament to the power of preservation. By reconstructing their lost home, the Hulls recognized its importance, not only to their family, but to the neighborhood around them. Through their effort and determination, a valuable piece of Atlanta's residential history was brought back to life.



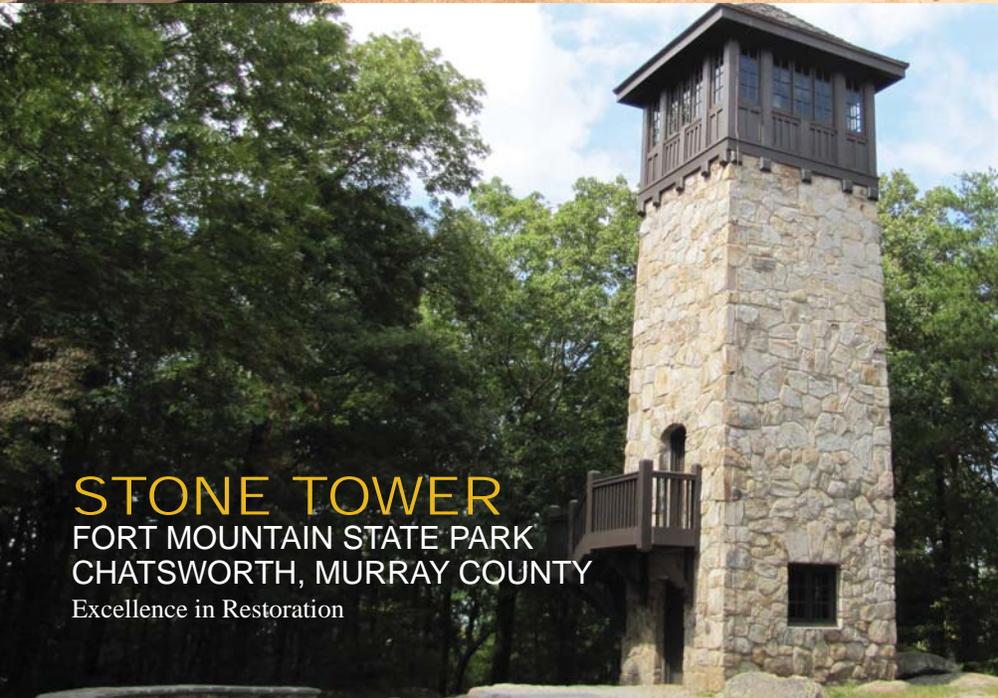
HYDE FARM

MARIETTA, COBB COUNTY

Excellence in Restoration

HYDE FARM

Located along the Chattahoochee River, Hyde Farm represents a historic agrarian lifestyle and cultural landscape in Cobb County. Privately owned and operating as a farm from 1830 to 2004, the 40-acre farmstead is now owned by Cobb County and includes an 1830s log cabin, barn and outbuildings that reflect the farm's history. The restoration of the Hyde Farm is the culmination of many years of work and partnership between the Trust for Public Land, the National Park Service, Cobb County, the Friends of Hyde Farm, Cobb Landmarks & Historical Society, and the Hyde Family.



STONE TOWER

FORT MOUNTAIN STATE PARK
CHATSWORTH, MURRAY COUNTY

Excellence in Restoration

STONE TOWER

FORT MOUNTAIN STATE PARK

The historic fire tower in Fort Mountain State Park was constructed by the Civilian Conservation Corps in the 1930s, but stood in ruins for over 40 years after being severely damaged by a fire in the 1970s. The tower's restoration included reconstructing its timber structure to match the original design while meeting current building codes, using historic photographs and referencing similar fire towers in the region to accurately restore historical details. Today the restored Fort Mountain Stone Tower contributes to the legacy of the Civilian Conservation Corps and twentieth-century efforts to fight forest fires.

551 CHERRY STREET LOFTS

Centrally located in downtown Macon, the two-story building at 551 Cherry Street housed several diverse businesses throughout the past 125 years. In 2013 the building was purchased by the Historic Macon Foundation to create street-level retail space with residential condos above. The rehabilitation featured the return of a historically appropriate recessed glass storefront on the street level and the restoration of the original arched windows on the second floor. Resulting in three owner-occupied residential units on the second floor and available commercial space on the first, this successful rehabilitation project serves as a model for private developers and promotes Historic Macon Foundation's revitalization efforts in downtown Macon.



551 CHERRY STREET LOFTS

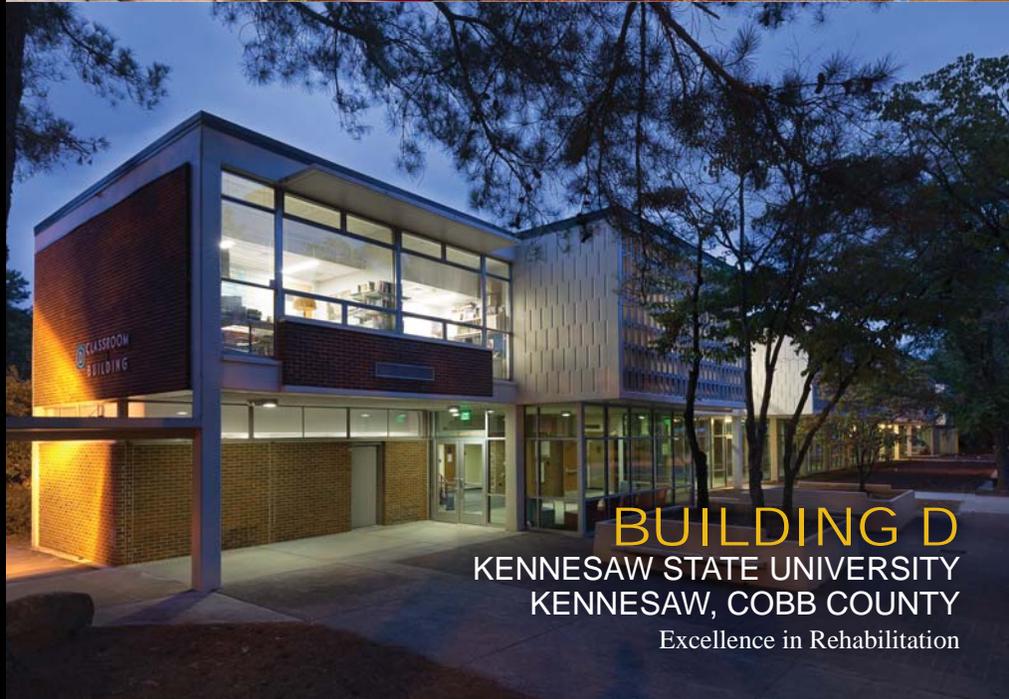
MACON, BIBB COUNTY

Excellence in Rehabilitation

BUILDING D

KENNESAW STATE UNIVERSITY

This building at Kennesaw State University's Marietta Campus, formerly Southern Polytechnic State University, remains an integral piece of William Tapp's 1961 campus design. Renovations in the 1980s and 1990s were detrimental to the integrity of the building's architecture and the primary goal of its recent rehabilitation was to respect the building's original design while integrating modern technology for classrooms in the 21st century. This rehabilitated midcentury structure now houses several classrooms and offices and sets an excellent example for the preservation of the remaining historic quadrangle.



BUILDING D

KENNESAW STATE UNIVERSITY
KENNESAW, COBB COUNTY

Excellence in Rehabilitation

CALLANWOLDE BARN

Callanwolde, the early 20th century Tudor Revival style estate of Charles Howard Candler, is owned by DeKalb County and operated by the Callanwolde Fine Arts Center. Callanwolde Fine Arts Center rehabilitated the barn, an original outbuilding on the estate, to house the Rick Baker School of Music and Recording. All character-defining exterior features were restored while the interior was updated to meet the specific needs of a 21st century recording studio. Today, the Barn remains an integral piece of the estate's historic landscape while providing space for a modern use.



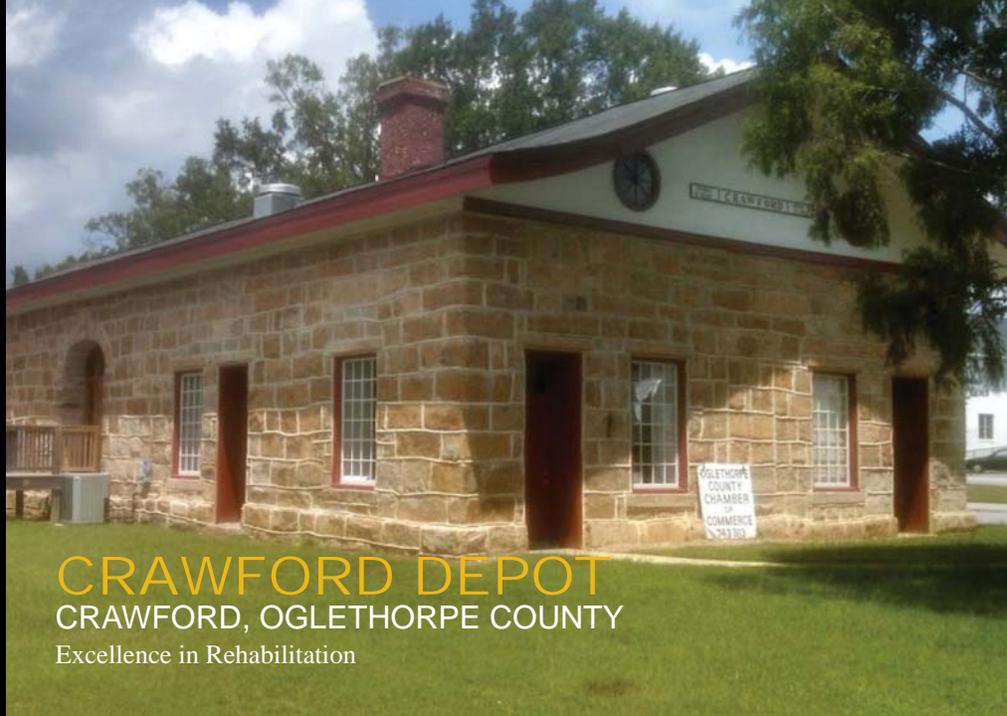
CALLANWOLDE BARN

CALLANWOLDE FINE ARTS CENTER
ATLANTA, DEKALB COUNTY

Excellence in Rehabilitation

CRAWFORD DEPOT

The Crawford Depot, with its distinctive curved roofline and granite masonry, was constructed in 1848 by the Georgia Railroad Company and later served as a major storage and shipping center for the Confederate Army during the Civil War. Being the last remaining stone depot built by the Georgia Railroad Company, its rehabilitation included cleaning, sealing and repointing the masonry exterior. The project also removed inappropriate alterations, including acoustic ceiling tiles that had covered the unique roof truss system on the interior. With a combination of funding from GDOT grants and local fundraising, the depot now houses the Oglethorpe County Chamber of Commerce, a catering kitchen, and large open space for public meetings and special events.



CRAWFORD DEPOT
CRAWFORD, OGLETHORPE COUNTY
Excellence in Rehabilitation

FIRST NATIONAL BANK BUILDING

Constructed in 1903, Fitzgerald's First National Bank Building originally housed a bank on the first floor, a dentist's office on the second floor, and a barbershop in the basement. After serving the community in a number of ways over the years, the building was eventually vacated and neglected. Its recent rehabilitation project used a Georgia Cities Foundation loan and state and federal tax credits to replace the roof, add new electrical and mechanical systems, and restore historic details including mosaic tile floors in the lobby, nine-over-two windows on the second floor, and cast iron steps leading to the records vault. This project created a two bedroom apartment on the second floor with event and meeting space available below.



FIRST NATIONAL BANK BUILDING
FITZGERALD, BEN HILL COUNTY
Excellence in Rehabilitation

HABERSHAM MILLS

The Habersham Mill property is a rare surviving example of a mill village which reflects its industrial past as an iron works and textile mill. In addition to industrial buildings, the village included employee housing, school buildings, a barbershop, a post office, a general store, and a baseball stadium for the mill company's own team. In 2012, the entire mill property was purchased and its new owners began a multi-phase preservation project. Phase I of the project includes the artful rehabilitation of the barbershop, post office, and company store into vacation rental units, event space, an art studio and gallery space.



HABERSHAM MILLS
DEMOREST, HABERSHAM COUNTY
Excellence in Rehabilitation

LAMAR LOFTS

The Lamar Lofts building is an excellent example of a Victorian-era commercial building that was originally the home to Lamar & Sons Drug House and later served as doctors' offices, clothing stores and restaurants. The masonry building features a restored ground-floor commercial storefront with loft apartments above. Many details were preserved during rehabilitation, including historic wood floors and exposed post and beam framing. Alterations, including new windows in the residential lofts, were made with careful consultation with the Georgia Historic Preservation Division to ensure the rehabilitation met the *Secretary of Interior's Standards*. The Lamar Lofts are now attracting new residents and increasing the capacity for new businesses in Macon.



LAMAR LOFTS MACON, BIBB COUNTY

Excellence in Rehabilitation

LOWREY WAGON WORKS

The Lowrey Wagon Works, situated in the heart of Augusta's downtown historic district, was constructed in 1860. The building was confiscated by the Confederacy and later served as a school for free black children for a period until J.H. Lowrey reestablished his wagon works. After nearly 30 years of neglect, the building was added to Historic Augusta, Inc.'s Endangered Properties list in 2008. Through a recent investment and rehabilitation project, 19 lofts have been created at the wagon works. The adaptive use of the space required careful planning to incorporate the massive historic beam structures while meeting the *Secretary of Interior's Standards for Rehabilitation*. The Wagon Works now serves as a high-profile example of successful rehabilitation in Augusta.



LOWREY WAGON WORKS AUGUSTA, RICHMOND COUNTY

Excellence in Rehabilitation

OLD FIRST NATIONAL BANK

When constructed in 1912, Dublin's First National Bank building was the tallest building south of Atlanta. Over a century later, the seven-story solid-concrete skyscraper remains the centerpiece of Dublin's downtown. In 2015 the building's rehabilitation tax credit project included restoring and appropriately replacing windows, repairing fine plaster and terra cotta detailing, and preserving the ornamental steel rail on the lobby's mezzanine level. The building's new tenant, Georgia Military College, moved in just seven months after rehabilitation began, thanks to the efforts of many parties eager to see the Old National Bank building returned to its past glory.



OLD FIRST NATIONAL BANK DUBLIN, LAURENS COUNTY

Excellence in Rehabilitation

**OLD NEWNAN HOSPITAL
UNIVERSITY OF WEST GEORGIA**

When the historic Newnan hospital campus was vacated in 2012, a partnership between the City of Newnan, the hospital board, and the Georgia Board of Regents formed to rehabilitate the site into the new home of the University of West Georgia's satellite campus, with a focus on expanding the University's nursing program. While preserving the historic character of the building, the hospital was converted into a modern educational facility. Repurposing the hospital's original operating rooms as science lab space with restored original facility lighting further enhances the school's prominent nursing program.



PHILBRICK-EASTMAN HOUSE

The Greek Revival style Philbrick-Eastman House was constructed in the 1840s on Savannah's Chippewa Square as a private residence. Once known as "the finest home in the city," the building was extensively renovated to create commercial office space in the 1950s. The 2015 rehabilitation project retained many of the past alterations in order to accurately reflect the architectural evolution of the house and allow for functional use of space. An elevator from 1912 and a steel vault from 1953 were preserved and maintained, glass partitions were installed to reflect the open floor plan of the 1950s stenographers' pool, and exterior stucco was extensively repaired according to the highest preservation standards.



**TATTNALL SQUARE CENTER
FOR THE ARTS**

Once home to the Tattnall Square Presbyterian Church, the 1891 sanctuary had been vacant for several years before Mercer University took ownership in 2012. A contributing building to the Macon Historic District, the church's rehabilitation is a key component of the revitalization of the corridor between Mercer's campus, the revitalized Beall's Hill neighborhood, and downtown Macon. The project preserved key architectural and religious features while creating new art studios, workshops, faculty offices in rehabilitated Sunday school rooms, and a versatile performance space in the sanctuary. The space is also available to local non-profits for use, supporting Mercer's vision and commitment to its community.



THOMSON DEPOT

The rehabilitation of the Thomson Depot preserves the city's railroad heritage while enhancing local traffic patterns and pedestrian safety. Administered through GDOT's Transportation Enhancement program and the city and county government, the rehabilitation project highlighted the depot's unique history of expansion to meet the changing transportation needs of the community. Significant moisture issues in the building were appropriately repaired, non-historic paint was removed, accessibility was improved, and a catering kitchen was added, creating much needed community meeting spaces. The Thomson Depot once again contributes to downtown Thomson while remaining true to its architectural heritage.



THOMSON DEPOT

THOMSON, MCDUFFIE COUNTY

Excellence in Rehabilitation

TIFTON CITY HALL

Built in 1906 and rehabilitated in the 1980s to house city offices, the Myon Hotel has been an iconic part of Tifton's historic downtown for generations. Its recent rehabilitation project corrected structural issues by strategically placing reinforcements within decorative historic details. Additionally a skylight was added in the atrium to replicate a lost historic skylight, and original terrazzo floors and wood hand railings were restored. With its investment in the Myon Hotel as the Tifton City Hall, the city of Tifton has emphasized its commitment to its historic downtown.



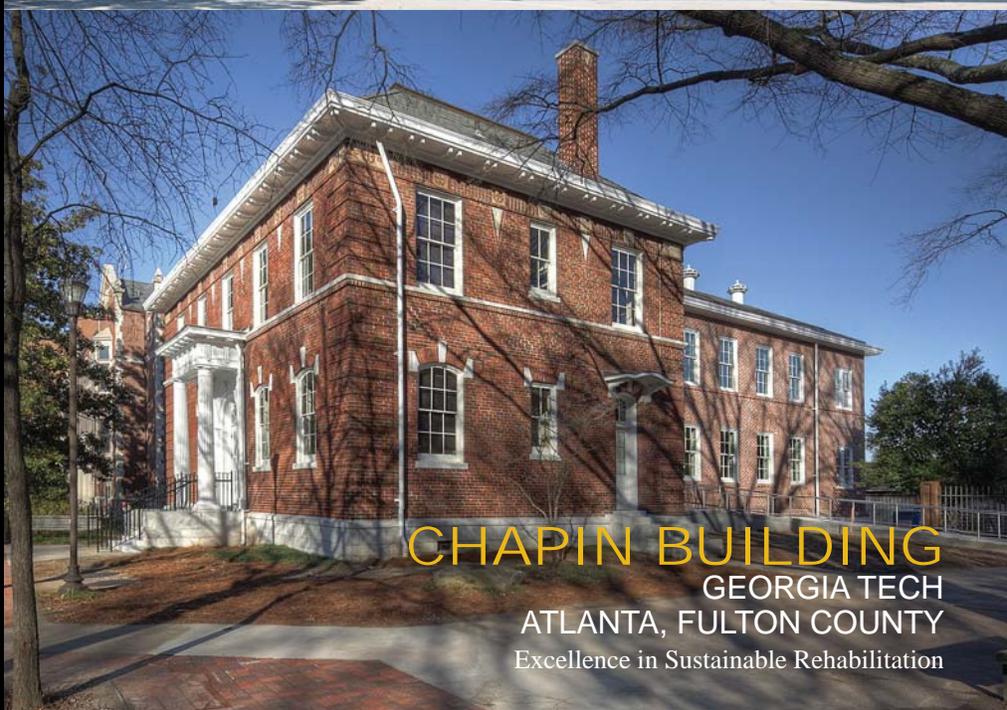
TIFTON CITY HALL

TIFTON, TIFT COUNTY

Excellence in Rehabilitation

CHAPIN BUILDING GEORGIA TECH

Constructed in 1910 as Georgia Tech's first campus infirmary, the Neoclassical building was altered to meet the changing needs of the school throughout the 20th century. Its recent rehabilitation returned the historic room configurations, restored the plaster walls and ceilings to near-original heights, restored unique attic 'ventilators' and removed non-historic elements. The entire building was sensitively upgraded, achieving LEED Gold sustainability status. Rehabilitated according to the Campus Historic Preservation Plan, the Chapin Building now houses the Office of Student Diversity and Inclusion.



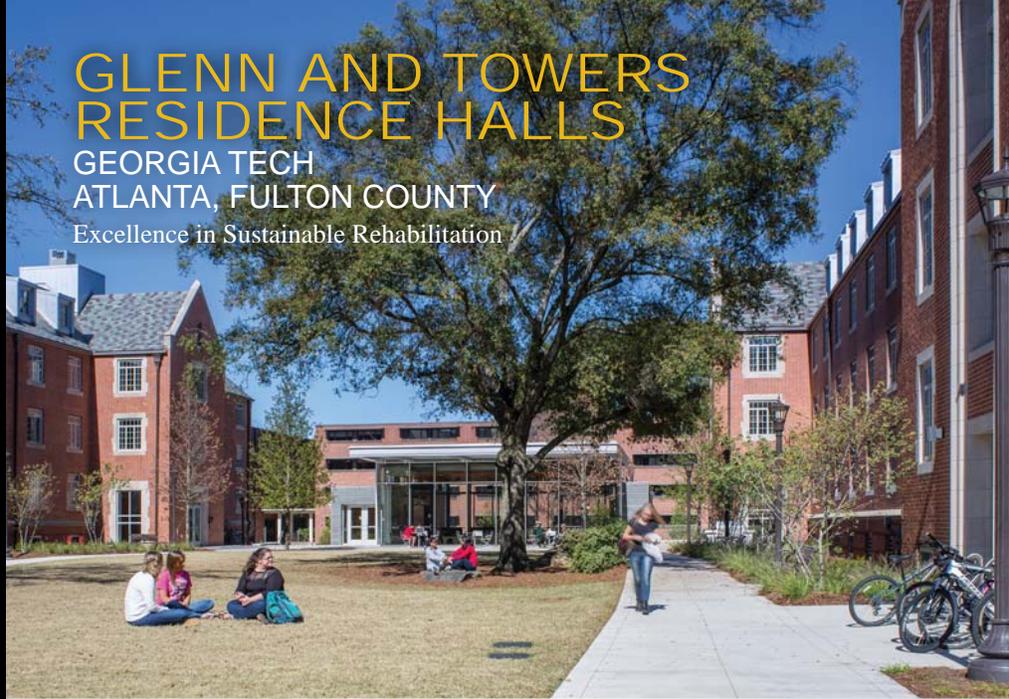
CHAPIN BUILDING

GEORGIA TECH
ATLANTA, FULTON COUNTY

Excellence in Sustainable Rehabilitation

**GLENN AND TOWERS RESIDENCE HALLS
GEORGIA TECH**

The comprehensive rehabilitation of Georgia Tech's Glenn and Towers Residence Halls restored their historic 1947 character while meeting the demands of modern college life in a manner designed to achieve LEED Gold certification. The project replaced inappropriate windows from a previous rehabilitation with units matching the historic design and added new dormer windows on courtyard facades to allow for the sensitive conversion of unused attic space into dorm rooms. Additionally a new building constructed in the courtyard discreetly connects the two dorms with a distinctly modern building that honors the campus' original master plan of a connected common space between the halls.



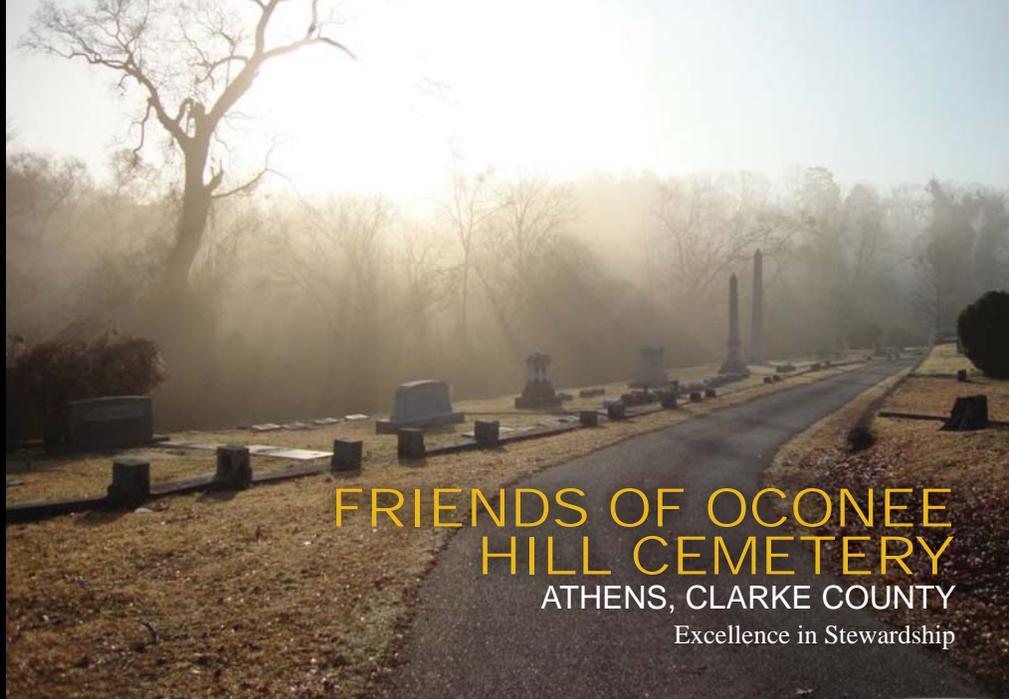
**GLENN AND TOWERS
RESIDENCE HALLS**

**GEORGIA TECH
ATLANTA, FULTON COUNTY**

Excellence in Sustainable Rehabilitation

FRIENDS OF OCONEE HILL CEMETERY

When Athens' Oconee Hill Cemetery, founded in 1856, began to show its age, a group of committed volunteers stepped up to restore the property. Since 1999 the Friends of Oconee Hill Cemetery have been remarkable stewards of the property, undertaking projects such as restoring the historic Sexton's House and the iron truss bridge that connects two portions of the cemetery on different sides of the Oconee River, creating a memorial plaza dedicated to war veterans, and coordinating the construction of Wingfield Chapel. The group has also made significant improvements to the landscape through necessary removal of trees and the planting of new shade trees, and the reclamation of the overgrown Old Paupers Burial Ground and the African American Burial Ground.



**FRIENDS OF OCONEE
HILL CEMETERY**

ATHENS, CLARKE COUNTY

Excellence in Stewardship

**HICKY FAMILY FOR STEWARDSHIP OF
STOKES-MCHENRY HOUSE**

The Stokes-McHenry House was built in 1824 as a Federal style intown residence for Morgan County planter and lawyer Young Stokes. Seven generations of continuous ownership by the same family has resulted in the preservation of this significant historic resource, its furniture and family correspondences. The family, showing considerable foresight, established a small bequest that continues to offset continual maintenance and repair expenses and allows the Hicky family to occasionally open the home for private and public tours. The Hicky family has generously accepted the responsibility of preserving this fine historic property in downtown Madison.



**HICKY FAMILY FOR
STOKES-MCHENRY HOUSE**

MADISON, MORGAN COUNTY

Excellence in Stewardship

MORRISON FAMILY FOR STEWARDSHIP OF LEBANON PLANTATION

Established in the late 18th century as a rice plantation and then as a cotton plantation, Lebanon Plantation was abandoned after the Civil War until it was acquired in 1916 by Mills B. Lane, a Savannah banker who envisioned a location for agricultural experimentation. Currently owned by Lane's grandson Howard Morrison, Jr. and his wife Mary Reynolds Morrison, the third generation of the Lane-Morrison family to continuously own Lebanon, the property's preservation and continual use reflect coastal Georgia's unique agricultural and architectural history.



MORRISON FAMILY FOR LEBANON PLANTATION

SAVANNAH, CHATHAM COUNTY

Excellence in Stewardship

HENRY D. GREEN CENTER & SYMPOSIUM GEORGIA MUSEUM OF ART

Since opening in 2000, the Green Center for the Study of the Decorative Arts at the Georgia Museum of Art in Athens has promoted the preservation and study of material culture in Georgia and the South. Bonnie Ramsey was the driving force behind the decorative arts program which was named in honor of Henry D. Green, the foremost scholar of Georgia's early regional styles. The center is a valuable resource for object-based learning in the humanities and has become a national leader in research. The biannual Henry D. Green Symposium of the Decorative Arts has become one of the largest events of its kind, hosting presentations by numerous scholars from Georgia and beyond.



HENRY D. GREEN CENTER & SYMPOSIUM

GEORGIA MUSEUM OF ART
ATHENS, CLARKE COUNTY

Excellence in Preservation Service

JAMES K. REAP

ATHENS

Excellence in Preservation Service

As a professor at the University of Georgia, James Reap established a vital curriculum in preservation law and advocacy. In 2007 the National Park Service published



Reap's *Law and the Historic Preservation Commission: What Every Member Needs to Know*, which provides communities with tools to protect local historic resources. Reap's work with preservation organizations and his willingness to advise on preservation issues has furthered the preservation movement on a local, national and international scale.

GRACE QUINN

ATLANTA

Camille W. Yow Volunteer of the Year Award

Over the years, Grace Quinn has assisted with everything from gala decorations to serving on the Rhodes Hall Landscape Committee. Additionally, she is instrumental in coordinating the longstanding relationship between The Georgia Trust and the Sherwood Forest Garden Club, which decorates Rhodes Hall for the holidays. Quinn and her husband Bill are longtime members of the Georgia Trust, but without her quiet behind-the-scenes work, the Trust could not have the continued success that make these events possible.



HELEN G. "SISTIE" HUDSON

SPARTA

Senator George Hooks Award

A lifelong resident of Hancock County, Sistie Hudson has dedicated her working life to public service. She served on the Sparta City Council, served as Mayor of Sparta, and served in the Georgia House of Representatives for sixteen years. As the current chair of the Hancock County Board of Commissioners, Hudson is the driving force behind the resurrection of the historic Hancock County Courthouse. Thanks to Hudson's leadership and determination, the courthouse's reconstruction is expected to be finished this August.



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.

NEW LISTING!



POTTLE-WEST HOUSE

Warrenton, c. 1810. Originally designed in the Federal style, this house been altered over the years. Four bedrooms on the second floor and a large open attic on the third floor. Original wood mantels, interior doors and double hung windows. The house is in fair condition but will require significant rehabilitation including new mechanical systems, foundation work, exterior siding repair, kitchen and bathroom improvements and painting. \$34,000. 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

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



HAISTENS HOSPITAL BUILDING

Griffin, c. 1910. Originally built as a hospital, this building has approximately 7,500 square feet and sits on .83 acres. Zoned for commercial development. The exterior was secured and rehabilitated by Home Depot, local groups and volunteers in May 2015. Home Depot has committed to providing volunteer labor and at-cost materials necessary to work on the building's interior when a buyer is found. All interested buyers must provide a viable rehabilitation/development plan. \$10,000. Contact Kate Ryan, 404-885-7817, kryan@georgiatrust.org.

ANTONIN AECK, FAIA ATLANTA

Mary Gregory Jewitt Award

A founding principal of the renowned architecture firm Lord Aeck Sargent, Tony Aeck has been a fixture in Georgia's design and building community for over 40 years. His guidance has positioned the firm as a leader in historic preservation at the local, regional and national levels, with preservation projects including the Georgia State Capitol, the Martin Luther King Jr. Federal Building, Ebenezer Baptist Church, Paradise Gardens, Andalusia and Hardman Farm. Aeck has given his time and talents to many organizations dedicated to preservation and design.



SOLD: JOHNSON HOUSE IN WEST POINT, GEORGIA



Will and Rae Colley recently purchased the Johnson House in West Point (pictured at right). Will and his wife, Rae, plan to rehabilitate the house and restore the historic porches to match the historic image shown above.

SOLD!



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.

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View additional photos and learn more about these historic properties for sale at GeorgiaTrust.org. Click on Properties for Sale, Real Estate Ads from the Rambler.



ADAIRSVILLE, c. 1901 McCollum Manor was built in 1901 and is located on 7.11 acres with a creek. Renovated in 2015 with new metal roof, updated electrical and plumbing. 4 fireplaces, heart pine floors, Electrolux appliances, marble countertops, pool with travertine decking, 10' ceilings on main and second level, and a storm cellar are just a few of the features of the home. There is a total of 6 bedrooms and 5.5 bathrooms between the house and pool house. \$799,000. George F. Willis, Realty www.gfwillis.com, 770.382.0058.



AMERICUS, c. 1880 One of the premier historic houses in Americus. Main rooms on ground floor have original trim, fireplaces, floor-length windows, beautifully molded plaster ceilings, and heart-pine floors. Great room added to back of house off kitchen has a wall of glass looking out to the patio and shady backyard. Master bedroom suite in side wing accessed through private library. House is in good basic condition on exterior but interior (kitchen, bathrooms, etc.) needs to be updated. Two-car garage is joined to house by latticed breezeway. Enormous lot in great neighborhood close to downtown. A must see! Charles Crisp, Southern Land and Realty, 229-938-4127.



AMERICUS, c. 1880 Magnificent Victorian house, fully renovated, in prime Historic District neighborhood convenient to everything. Ballroom-size front porch with Corinthian columns and dentil cornice leads into large foyer with more columns and French doors opening into two spacious living rooms. Formal dining room with pocket doors, butler's pantry with original glass-fronted cabinets, brand-new kitchen with custom cabinets, granite countertops, and reclaimed pine floors. Brand-new bathrooms, wiring, plumbing, & HVAC. Rear deck overlooks huge backyard with privacy fence. Fantastic house-must see to appreciate! Charles Crisp, Southern Land and Realty, 229-938-4127.



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.



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.



EATONTON, c. 1887 Outstanding Queen Anne Victorian built by Evan B. Ezell. Located in local historic district. 5 BR/3.5 BA in main house. Adjoining apartment has 1BR/1BA. Was operated as a Bed & Breakfast for 5 years. 4870 sq ft on two floors plus 3/4 basement (with workshop & laundry) and 600 sq ft apt. Sits on .51 acre of superbly landscaped lot with rear boxwood garden. Most antique Victorian furniture and decorative items for sale. House has wrap-around front porch, rear porch and upstairs balcony. Interior uses Bradbury and Bradbury wallpaper and period colors. Wonderful original woodwork and stained glass. \$650,000. Contact Shelagh Fagan, 706-923-0031, smfagan300@gmail.com.



THOMSON-MCDUFFIE COUNTY, c. 1860 REDUCED! 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. Reduced to \$275,000 (originally \$350,000). The Wilson Company Realtor, 706-595-3216.

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