



The Rambler

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"The Rambler" is the newsletter of The Georgia Trust for Historic Preservation.

Out With the Old, In With the New...

Resort Upgrades Call for Demolition of Historic Cloister Building

The Sea Island Company, owner and developer of Sea Island in the Golden Isles, announced its plans in December to tear down and rebuild the main building of The Cloister, the grande dame of the area's resorts.

Long lauded as *the* place to vacation on the Georgia Coast, The Cloister has built a reputation over its 75-year history for elegance, beauty and luxury. However, competition from other luxury resorts, coupled with the loss of the prestigious Mobil Five Star Rating prompted plans for major new initiatives to the resort.

The demolition and construction are part of Sea Island Company's five-year plan to return The Cloister to its top-notch status in the resort world. They announced demolition would begin after November 1.

Peter Capone, an architect who designed another Sea Island Company property, The Lodge, told The Brunswick News that the existing building fails to meet modern convenience, safety and

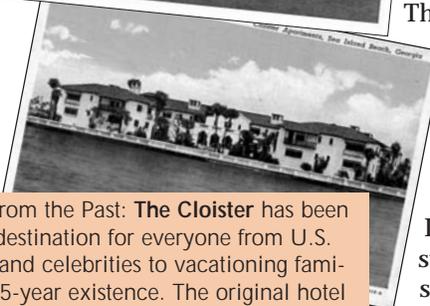
amenity standards. Bill Jones III, chairman and CEO of the Sea Island Company, added that the hotel was conceptualized as a temporary building when it was constructed. According to Sea Island Company's Web site, island owner and developer Howard

Coffin originally wanted to build a larger-scale hotel but his cousin and apprentice Alfred William (Bill) Jones, grandfather of the current Sea Island Company CEO, advised him to start out with something a little smaller—and thus The Cloister was born.

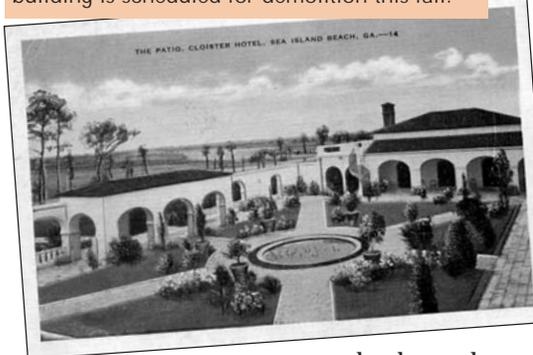
Throughout its history The Cloister has been frequented by high-powered names including Eisenhower, Coolidge, Churchill and Rockefeller. Sea Island Company has stated it plans to use some of the historic features from the older building in the new hotel, which is reportedly designed in similar architectural style.

In addition to a new location closer to the Black Banks River, other changes to the resort include larger guestrooms, ocean-front condominiums

and enhanced amenities. Sea Island Company also operates The Lodge at Sea Island Golf Club, Ocean Forest Golf Club, Cabin Bluff, the Shops at Sea Island, Sea Island Club and Sea Island Properties.



Postcards from the Past: The Cloister has been a popular destination for everyone from U.S. presidents and celebrities to vacationing families in its 75-year existence. The original hotel building is scheduled for demolition this fall.



State Should Promote Its Successes



Greg Paxton
President & CEO,
The Georgia Trust

"The Rambler" is the newsletter of The Georgia Trust for Historic Preservation, the country's largest statewide preservation organization. With the support of more than 8,000 members, the Trust works to protect and preserve Georgia's historic resources and diverse cultural heritage.

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This past year I have been privileged to serve on the Governor's Commission on History and Historical Tourism, which was a great opportunity for representatives of public, non-profit and private interests in heritage to come together, assess our current situation and develop plans for the future. The commission concluded its work in December under the leadership of Chairman Ed Jackson.

The good news is that, despite the current economy, the commission found that the state's cultural future is looking up. For instance, a number of theaters and performance spaces have been built, rehabilitated or planned throughout the state, from the Hawkinsville Opera House to the Cultural Arts Center project in Carrollton to Symphony Hall in Atlanta. The commission supports efforts to strengthen collaboration and share bookings for such facilities statewide.

As part of increased interest in culture, the commission found a growing appreciation for our state's heritage and an increasing awareness of the enormous economic impact of heritage. According to a recent study commissioned by Georgia Tech's Economic Development Institute, Georgia tourists have cited visiting historic sites to be their top choice of activities, surpassing sports, beaches, arts and recreation sites (see the Jan./Feb. 2002 issue of "The Rambler").

However, despite this demonstrated interest in historic attractions, Georgia lags behind many other states in promoting these resources. With more than 53,000 properties listed on the National Register of Historic Places, the quality and diversity of Georgia's historic sites are unmatched by most other states. Thanks to a grant from The Watson-Brown Foundation, The Georgia Trust is initiating an effort to help coordinate the marketing of historic sites, helping guide visitors from one to another, by developing a statewide network of historic properties. This effort will go hand-in-hand with additional training for museum professionals.

The commission is formulating a series of recommendations that, as of this writing, are not yet finalized. They include cre-

ation of the Georgia Heritage Commission, whose sole role would be to assist heritage agencies and organizations across the state to develop a statewide strategic heritage plan. Because the economic impact of heritage is frequently underestimated, the commission has also recommended setting up a pilot program to introduce heritage as the key strategy for an economic development experiment. To our knowledge this approach has never before been attempted, and it holds great promise.

Many of Georgia's historic downtowns, revitalized by preservation efforts, are becoming tourist draws that help complement other attractions. If it's done right, we anticipate this pilot program will



Community support for projects such as the rehabilitation of the historic **Hawkinsville Opera House** reflects Georgians' level of commitment to their cultural and historical resources. The project won an award for Excellence in Rehabilitation from the Trust at last year's Annual Meeting.

demonstrate what those of us who have long been involved in this field are certain of: there is no better catalyst for downtown revitalization than historic preservation. The successes of 46 Main Streets and 57 Better Hometowns prove this throughout our state on a daily basis. At the same time, preservation, both in downtown areas and in nearby rejuvenated neighborhoods, is improving the quality of life of citizens throughout our state.

Even better, the emphasis on heritage is a catalyst for Georgia citizens to take pride in their history and increase their sense of connection with their communities, thus creating the basis for long-term economic and cultural gains. Stay tuned to "The Rambler" for the final recommendations of this commission.

Quality Growth Toolkit Available Online

The Georgia Quality Growth Partnership (GQGP), of which the Trust is a partner, has developed an online toolkit to provide easily accessible, practical advice to local governments on "quality growth" tools that may be used to enhance quality of life or to address growth issues. Each tool discussion includes step-by-step guides for implementation, considerations about costs and administrative requirements, and example ordinances or similar materials that may be used for putting the approaches into practice. The GQGP hopes this toolkit will help local officials to make rational, informed decisions on which quality growth tools are best suited for their communities. Check it out at www.georgiaqualitygrowth.com.



Get Active!

Voice your opinions on hot legislative topics through The Georgia Trust's Web site. Visit www.georgiatrust.org and click on GaPA to access our online advocacy center powered by CapWiz. Using CapWiz is easy—just enter your Zip code and connect to your local legislators by sending them e-mails (form messages are available). Your voice can make a difference in preservation legislation!

Secret Gardens Tour Included in Southeast Tourism Society's Top 20 Events for May

A Weekend of Treasures: Secret Gardens, Historic Homes, Jazz Lunch and Art



What can be better on a beautiful spring day than discovering secret gardens and historic homes in the charming midstate city of Macon?

Hay House will showcase 13 gardens on its 10th Annual Secret Gardens Tour and five distinctive private historic homes and their gardens on its 2nd Annual Historic Homes Tour May 2-4.

The Secret Gardens Tour will be held May 2-3, 10 a.m.-6 p.m. and May 4, 1-6 p.m. The Historic Homes Tour will be held May 2 and 4, 1-4 p.m. and May 3, 9 a.m.-noon and 1-4 p.m.

A combination ticket for both home and garden tours is \$33 before April 30 and \$38 after that date. Individual ticket prices are \$20 for the homes tour and \$20 for the gardens tour or \$15 if purchased by April 30. Group rates available.

Macon Arts will also sponsor a New Orleans jazz lunch and art show and sale May 3 and 4, 11 a.m.-1:30 p.m. at the historic Woodruff House. Jazz lunch is \$30 per person.

For tickets or more information, call Hay House at 478-742-8155.

Calendar

Beginning March 15

Invisible Hands:

In Service at Hay House

Hay House, Macon
New tour about the slaves and servants who worked at Hay House. Call 478-742-8155 for more information.

March 28-30

Annual Meeting

Milledgeville
Call 404-881-9980 for more information.

April 5-6 & 26-27

Behind the Scenes Tours

Hay House, Macon
\$20 per person. Reservations required.
Call Hay House at 478-742-8155.

April 12

Hay Day Family Festival

Hay House, Macon
Free festival for the entire family. Call 478-742-8155 for more information.

April 24-27

Study Tour

Charleston, SC
Contact Ken Ward Travel at 404-261-1688 for a complete itinerary.

May 2-May 4

A Weekend of Treasures: Secret Gardens, Historic Homes, Jazz Lunch & Art

Hay House, Macon
Please see article on this page. Call 478-742-8155 for details.

May 6

Industry Council Workshop

Georgia Tech, Atlanta
Building industry professionals are invited to attend this conference to learn the "ins and outs" of historic preservation through technical seminars and hands-on demonstrations. Call 404-881-9980 for more information.

May 11

Mother's Day Tea

Rhodes Hall, Atlanta
3-5 p.m., \$25 admission. Call 404-885-7800 for more information.

July 14-18

Summer Architecture Camp for Kids

Rhodes Hall and the Atlanta Preservation Center have teamed up to offer a weeklong summer architecture camp for children ages nine to twelve. Call 404-885-7800 for more information.

September 15

Preservation Classic

Location TBA
Call 404-881-9980, ext. 3273 for details.

Property Donations Add Fire to Revolving Fund

Historic Fire Station Rescued

Mary Beverly, a Georgia Trust trustee, recently donated the historic fire station in downtown Louisville to the Trust to sell through the Revolving Fund. Having grown up in Louisville, she said she wanted to aid in preserving a piece of its history.

"I've always liked this building," she said. "It is actually the rear an old mercantile store in which my grandfather was a partner and I remember passing by it as a child."

Mrs. Beverly purchased the building in 2001 and donated it to the Trust in late 2002. "As a member of the Revolving Fund committee, I see what wonderful work the program does," she said. "I thought this would be the best way to preserve the building."

The building was constructed around the late 1890s as

a mercantile store and later used as a fire station, city hall and jail. Mrs. Beverly has replaced the roof, as well as some of the windows.

Restoring and Reselling Brantley-Haygood House

The owner of the Brantley-Haygood House in Sandersville has spent the past year transforming the exterior of the 5000-square-foot Queen Anne, purchased through the Fund in February 2002. In February 2003, he approached the Trust with his plan to donate the house back to the Trust to ensure its continued preservation. Upon its resale, this generous gift will also provide additional capital for the Revolving Fund.

The owner has installed a new roof, repaired the foundation and wood, and painted the 1850s house.

Please see advertisements below for more information on these and other Revolving Fund properties!

REVOLVING FUND PROPERTIES FOR SALE

Visit www.georgiitrust.org for more information.



HISTORIC FIRE STATION, Louisville, c. 1900. Historic firehouse for sale in Louisville, the 3rd permanent capital of Georgia, 1796-1806. Brick building w/3,740 sq. ft. has new windows and roof. Orig. constructed w/city hall upstairs and fire station downstairs. Perfect for retail, office or restaurant/coffee shop w/pot. for apts. on 2nd level. Price: \$79,500. Contact Frank White at 404-881-9980.



ROBERTS-PORTER HOUSE, Sandersville, c. 1878. Sitting on about 1/2 acre, house is approx. 2600 sq. ft. w/2 BR/2 BA, dining room, living room, den, kitchen and 10-ft-wide porch. Details include 2 sets of French doors, 4 fireplaces, transoms and baseboards. Retains original fabric including doors, windows, fireplace mantels and floors. Basement rooms could be converted to additional living space. Price: \$97,000. Contact Frank White at 404-881-9980.



POWELL-AUSTIN HOUSE, Louisville, c. 1830. Considered the oldest house in Louisville, the 2100-sq.-ft. house has nine rooms, with 2-3 BR, 1BA, LR, DR and kitchen. Features include hardwood floors, plaster walls, 5 fireplaces and original doors. Upstairs has finished 30'x10' attic, as well as other unfinished attic space. The house sits on approx. 1 acre with two outbuildings. Price: \$78,500. Contact Frank White at 404-881-9980.



DAVIS HOUSE, Demorest, c. 1891. The Davis House sits on a 1/2-acre corner lot in Demorest, a charming town in Northeast Georgia. The Queen Anne house has a side hall plan. Original materials include colored glass windows, doors and hardwood floors. The house has 3BR and 2.5BA and is approximately 2000 square feet. The lot overlooks a lake and a city park. Price: \$198,500. Contact Frank White at 404-881-9980.



BRANTLEY-HAYGOOD HOUSE, Sandersville, c. 1850. This 5400-sq.-ft. house has undergone a complete exterior rehabilitation: new roof, stabilized foundation, extensive wood repair, new paint, rebuilt chimneys and landscaping. Interior work has not been completed. Features hardwood floors, Victorian-era mantels and original doors. Sits on a 1-acre lot. Listed on National Register. Price: \$298,000. Contact Frank White at 404-881-9980.



ROSSITER-LITTLE HOUSE, Sparta, c. 1800. One of the oldest houses in Sparta, the house was built by Dr. Timothy Rossiter. Contains many original features, incl. doors, mantels and hand-planed board walls and ceilings. Two front wings were added before the Civil War. More information at www.georgiitrust.org. Price: \$89,500. Contact Frank White at 404-881-9980.

SOS! Preventing and Responding to Preservation Emergencies

To some, the word “preservationist” brings to mind fanatical activists protesting in front of a bulldozer. While some people have been known to resort to this tactic in the past, risking bodily harm is not the way the vast majority of preservationists (nor The Georgia Trust) choose to preserve buildings today. Every situation is unique and requires its own set of plans, but there are a few universal tips we can offer today’s preservationists:

1) Take action early.

Be aware of what is going on in your community, especially in the real estate realm. Notice empty buildings or properties for sale and keep tabs on the progress.

“The best way to save an endangered historic property is to start before it is endangered,” said Beth Short-house, manager of The Georgia Trust’s *Living Places* program. If your local preservation commission has a survey of historic properties, you are one step ahead of the game. The Historic Preservation Division (HPD) of the Department of Natural Resources (404-565-2840) might also be able to help you locate a survey. If not, this is a great project in which to involve the community and raise awareness of the area’s historic resources—and most importantly, this will create a base audience to appeal to if a property is endangered. If you are involved in a potential demolition, it is best to step in as early as possible. You will find the other parties may be more open to discussion of alternatives *before* they’ve invested significant amounts of time and money.

2) Do your research and formulate alternatives.

You can’t just march up to an owner who has developed plans to alter or demolish a building and tell them to abandon their project because the old building is prettier than their plans. You must have valid reasons why the structure should be preserved, and show how it can benefit the community. Researching the economic benefits of preservation is always well worth the effort. Is there another site for a parking lot, or an adaptive use for an aging building? Can tax incentives be used? In a publicly funded project such as transportation or road construction, check with HPD to see if Section 106 of the Historic Preservation Act of 1966 applies to the project (this federal law requires the developer to assess the project’s effect on nearby significant cultural resources in the area if federal funds, licensing or approval is involved). Look for ways to help the other party obtain their ultimate goal while preserving your beloved structure.

3) Meet with the property owner/developer.

Your first instinct may be to run to your local media and tell them your story. However, this plan can backfire and may serve only to aggravate the property owner or



Concerned citizens joined forces with the City of Decatur to save the historic **Decatur Depot** from proposed demolition.

developer. Instead, avoid viewing the other party as your opponent. Facilitate a face-to-face meeting and carefully listen to their goals. Don’t argue, but tell them and show them that you want to work with them. The easiest way, by far, to prevent a demolition is to convert the owner. Take the opportunity to briefly and politely tell them about the significance of the structure and suggest options to demolition. Listen carefully and show them you understand their situation and genuinely want to develop a solution that will meet their key goals. Hysterical preservationists are easy to dismiss; calm ones are a force to be reckoned with.

4) Develop partnerships within the community.

If a property is endangered, you will need backing from other people or groups to arouse interest and communicate your message to decision-makers. Ask yourself who else in your community could benefit from saving the property or who else would be interested. Look at the overall impact the project would have on the community—you may find allies in environmental organizations or other special-interest groups. Neighborhood organizations, downtown groups, business owners, local governments, preservation commissions and local preservation organizations can be strong partners.

If you are in a crisis or emergency situation, your first call should be to your local preservation organization. They can offer technical assistance and support and in some situations, they may also be able to provide you with information on the significance of the property and enlighten you on any local preservation ordinances or laws that may protect the structure. For a list of preservation organizations, visit the Georgia Historical Society’s Web site at www.georgiahistory.com or visit the Trust’s Web site at www.georgiatrust.org for links to staffed historic preservation organizations. If you do not have a local preservation group, contact your regional development center (call HPD for contact information).

Next time you drive by that abandoned house or that old building for sale, give it more than just a passing glance—the first step in saving a historic structure is simply being aware of it in the first place.

Agreement Bridges Gap Between Neighborhood and Development

A recent agreement reached between a historic neighborhood in Atlanta and key players in a major new development has set a precedent that is good news for other historic neighborhoods facing potentially harmful effects of major transportation projects.

The agreement outlines the steps the Georgia Department of Transportation (GDOT) will take to minimize the negative traffic effects of the new 17th Street Bridge, the main connector between the mixed-use Atlantic Station development and Midtown Atlanta, on the neighborhood of Ansley Park. Traffic studies showed that the bridge would funnel traffic straight across Peachtree Street into their neighborhood, a National Register historic district.

The Atlantic Station development is a project that incorporates many

“smart growth” attributes: a mixed-use community promoting the “live, work, play” philosophy of concentrating residential, office and entertainment space within an easily accessible area. However, according to federal law, GDOT cannot spend federal transportation money on a project that adversely affects a historic district if there are prudent and feasible alternatives. Already inundated with “cut-through” traffic from its border streets—the highly traveled Peachtree and Piedmont roads—and from another interstate exit, Ansley Park residents felt the project would only bring more cars and headaches.

The Ansley Park Civic Association (APCA) negotiated a landmark settlement with Atlantic Station LLC, the City of Atlanta, Georgia Regional Transportation Authority (GRTA) and GDOT to undertake an internal and external traffic study of the project’s effects on traffic in the neighborhood and surrounding area. The study found that non-residential traffic in Ansley Park would double in 15 years and proposed many suggestions to negate the traffic impact, including turn restrictions and improvements for intersections that feed directly into the neighborhood; rerouting traffic to nearby highways; clearer signage for appropriate routes; improved crosswalks, sidewalks and transit and bicycle amenities; and improved traffic signal timing for the overall area. After substantial negotiations, all recommenda-

tions were unanimously approved.

“The external projects are designed not just to divert traffic from Ansley Park but to make traffic flow better in the surrounding area,” said Sue Olszewski, chair of the APCA traffic committee. “It allows for more direct routes. Hopefully the plan will improve traffic flow for everyone, not just Ansley Park residents.”

Ms. Olszewski, along with neighbor and Georgia Trust President and CEO Greg Paxton, represented the APCA throughout the negotiations. A main entrance to Ansley Park on Peachtree Street is directly across from Rhodes Hall.

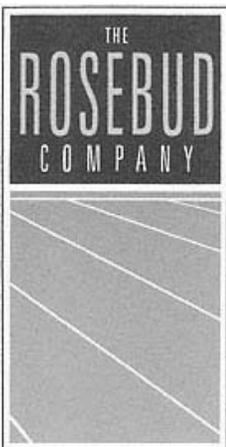
“The cooperation of all the parties helped to forge the agreement,” Mr. Paxton said. “The result is a blueprint including a series of measures that provides a comprehensive solution not only to Ansley Park, but to other urban neighborhoods. Negative impacts from highway arteries have undermined intown neighborhoods throughout the country for the past 50 years. These solutions can be readily applied to similar dilemmas around the state and the nation.”

Other areas that have addressed similar problems include neighborhoods east of Atlanta with the proposed Presidential Parkway in the 1980s, residents in the Savannah National Historic Landmark District with a proposed exit off the Eisenhower Expressway through the heart of the district in the early ’90s, and Macon’s intown neighborhood threatened with intersection improvements inconsistent with pedestrian and historic uses in the late ’90s.



This computerized rendering shows the under-construction 17th Street Bridge stretching from Midtown to the new Atlantic Station development. Image provided courtesy of URS Corporation.

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IN MEMORIAM

The Georgia Trust regrets to announce the passing of several close friends. Please join us in remembering them.

Laura Whitner Dorsey, Woodstock

Laura W. Dorsey passed away in January 2003. Mrs. Dorsey's involvement in the publishing of the Peachtree Garden Club's book on architect J. Neel Reid in 1973 led author William R. Mitchell, Jr. to call on her for guidance with publishing *J. Neel Reid, Architect, of Hentz, Reid & Adler and the Georgia School of Classicists* for The Georgia Trust in the mid-1990s. She served on the Neel Reid committee during the publishing of the book.

Blessed with a green thumb and an eye for beauty, Mrs. Dorsey was instrumental in helping start the Atlanta Botanical Garden, The Georgia Conservancy, the Atlanta College of Art and the Swan Woods Trail at the Atlanta History Center. Working with her daughter, Dr. Laura Dorsey of Woodstock, she co-founded the international Gardens for Peace in 1984.

Neel Whitfield Reid, Baltimore, Md.

Neel W. Reid, nephew of architect J. Neel Reid, passed away at his home in Baltimore, Md. in November 2002. Mr. Reid and his sister Meredith Reid were extremely helpful in author William R. Mitchell, Jr.'s research for the book *J. Neel Reid, Architect, of Hentz, Reid & Adler and the Georgia School of Classicists*, published by The Georgia Trust. He and his sister supplied Mr. Mitchell with inherited photographs, prints, books, various objects and even J. Neel Reid's diary from his travels abroad (the basis of the Trust's Neel Reid Prize for study travel honoring the legacy of the architect). Mr. Reid and Ms. Reid also contributed generously to the funding of the publishing project.

"One of the reasons I wrote this book is because I discovered these two wonderful people," Mr. Mitchell said. "The invaluable items they inherited greatly increase our knowledge of Reid's vast body of work."

Jack Spalding, Atlanta

Jack Spalding passed away in January 2003. A longtime member and avid Rambler, Mr. Spalding and his family have been very involved in Georgia Trust activities. His sons Charles, of St. Simons, and John, of Atlanta, are both past board members and regularly Ramble with their young families. John has also been instrumental in planning the Trust's annual Preservation Classic golf tournaments. Jack Spalding worked as a newsman and later as editor of the *Atlanta Journal* in 1960s, forgoing the family business of law (grandfather Jack Spalding founded King & Spalding, one of Atlanta's most prestigious law firms).

He won several awards for a series he wrote exposing the conditions in the Milledgeville State Hospital, which helped spur legislation to improve the facility for the mentally ill.

Ann Corn Felton, Macon



Ann Corn Felton

Ann Felton passed away in January 2003. As the wife of the late George Gibson Felton, great-grandson of Johnston-Felton-Hay House builder William B. Johnston, Mrs. Felton took a great interest in the house and volunteered her time tirelessly.

"Ann was dedicated to seeing that the house was interpreted from every family's perspective," said Julie Groce, a former Trust employee who worked closely with Mrs. Felton curating the "Brilliant and Delightful" exhibition in 1998.

Ms. Groce said when Mrs. Felton married George, she inherited china, crystal, clothing and other objects from the years when George's parents Luisa and William Felton, Jr. lived in Hay House. She made a considerable number of items available for Hay House to acquire for its permanent collection and was responsible for obtaining the large portrait of William B. Johnston. An active volunteer, Mrs. Felton served on the Hay House Board for many years and most recently served on the advisory board. In addition, she served on the restoration committee and assisted with holiday decorating and special exhibits.

According to daughter Polly Morrison, Mrs. Felton especially looked forward to coming to Hay House at Christmas. "She usually decorated the bedroom where Daddy and Billy grew up," said Ms. Morrison, using items from her house that had originally come from the Johnston-Felton-Hay House.

"She supported the house in every way she could, whether giving information through family interviews or loaning items," said another daughter, Lisa Hernandez. "She always enjoyed helping with the house. It meant a lot to her."

Hay House staff enjoyed working with Mrs. Felton as well. "Ann Felton was one of the most cheerful, optimistic people I have ever known," said Ms. Groce. "She was a lady of the first order, lovely and gracious. I felt so honored to have known her."



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AROUND THE HOUSES

Educating the Future Preservation Generation

The house museums bring history alive through interactive school tours



HAY HOUSE

Hay House offers a range of curriculum-based educational programs throughout the school year. They

include **Building Blocks** (1st–2nd grades), a fun yet educational tour focusing on the architectural details of the house; **I Spy** (1st–6th grades), in which students become “artifact detectives” with century-old household items; **A Social Invitation** (6th–9th grades), a hands-on program focusing on 19th-century family life and customs; and **Our Old House** (9th–12th grades), a tour focusing on changes over time in the house’s technology, architectural style and restoration.

Thanks to funding from the Elam Alexander Trust, third-grade classes in Bibb County public and private schools may make reservations for one visit to Hay House free of charge this school year. Third grade was targeted because it is the year the Georgia Quality Core Curriculum calls for students to learn about their community and its history. The Elam Alexander Trust grant also provides admission support for other grade levels in the Bibb County Public Schools.

In addition to the free visits, Hay House has developed an exploratory guide for every third-grader to take home. “Viewpoints: Under the Cupola” combines discovery activities with imagination exercises and gives students a chance to share their Hay House experiences with their parents, grandparents or other family members.

Another new opportunity this year is a school cart in the museum store containing items specially priced for student budgets.

Hay House also has developed an initiative to meet the special needs of home school students. The program, “**Archi-Tech-Tive**,” combines an interactive tour of Hay House with hands-on activities designed to highlight architectural features of the house and 19th-century technology—from simple machines to more complicated plumbing and heating systems. The program will be offered in the spring.

For more information, call 478-742-8155.



MCDANIEL-TICHENOR HOUSE

The McDaniel-Tichenor House is cultivating a garden of educational opportunities. Since breaking ground in August, staff members have been tending to the **Heritage Vegetable Garden**, a recreation of the vegetables and flowers the

McDaniel and Tichenor families prized over the past century.

Volunteers from the Monroe Area High School, the Future Farmers of America and the local Master Gardeners Association prepared a working compost area and staff and volunteers completed the rototilling and added minerals to the soil to condition and prepare the area for planting in the spring. Special programs are planned to interpret the garden and the school’s agricultural program is incorporating hands-on training in the garden as part of its curriculum.

“This garden will definitely add a lot to our tour as it will help us to better interpret the house and its grounds,” said Mary Anne Hamblen, education and community affairs coordinator at the McDaniel-Tichenor House. “The garden also represents the theme of community gardening, which Emily Tichenor wrote about in her letters. People who had large gardens such as this used to give away some of their harvest to neighbors or those less fortunate.”

For more information, call 770-267-5602.



RHODES HALL

A field trip to the Romanesque Revival mansion of furniture magnate Amos Giles Rhodes provides students in elementary and secondary grades with a variety of interactive programs.

“These activities stimulate children to think about what it was like to live in Atlanta at the turn of the 20th century by examining the life and residence of this businessman and philanthropist and his family,” said Martha Teall, director of Rhodes Hall.

Students explore architecture, social studies, art and science using primary materials including photographs, architectural drawings, oral histories and the building itself. Following a general history tour, teachers may select from a variety of educational activities, including “**Architecture of a Castle**” and “**Talking Walls**.” In the former, participants learn architectural terms and “rebuild” Rhodes Hall using felt pieces. The latter involves reading a floor plan of the mansion and assuming the character of one of the original occupants. Using their imaginations, students determine how and why their characters would have used the different public and private spaces in and around the house.

Other programs include creating a timeline comparing local, state and national history, examining the many changes that have occurred on Peachtree Street by comparing photographs, and “reading” the house by examining its physical components.

For more information, call 404-885-7800.

THE GEORGIA TRUST PHOTO GALLERY



A Landmark Event: Pictured at left: The Trust held its annual Landmark & Leadership event at the Old Courthouse on the Square in Decatur. Attendees included Presidential Trust member **Peggy Woodruff** (left) and Presidential Circle members **Judy Gray** (center) and **Camille Yow** (right).

Pictured at right: At the Sneak-A-Peek held at the East Lake Golf Club prior to dinner, Presidential members **Huey and Carol Daigle** (left) chat with **Harrison Perry**, the Trust's senior director of development and communications.



Try History On for Size: Home school students learned about men's and women's dress and manners during "Choruses, Corsets, Courtesies and Croquet," one of four "Civil War Life and Times" workshops for 4th-9th grade students at Hay House in January.



Gas Money: Representatives **Doug Teper** and **Kathy Ashe** (far left), both of House District 42, were present when **Mike Kumpf** (far right), governmental affairs director of BP, recently presented **Greg Paxton** (center), president and CEO of The Georgia Trust, with a check for \$10,000 to support the Trust's preservation work around the state.



A Love-ly Evening: More than 100 guests enjoyed mingling at the McDaniel-Tichenor House's Valentine Soiree. The evening included soft guitar music performed by a local musician and an elegant spread of delicious hors d'oeuvres.



Newsworthy: Hay House Education Coordinator **Susan Mays** (center) accepts a check for \$2,175 from the Gannett Foundation from Gannett station WMAZ-TV General Manager **Don McGouirk** during the noon news with **Carol Minn** (left). The funds will be used to research the development of a new tour at Hay House about the slaves and servants who worked at the nearly 150-year-old mansion.

AROUND THE STATE

WHITE COUNTY

DNR Takes Hardman Farm Under State's Wing

Plans for Hardman Farm at Nacoochee Valley, one of Georgia's most significant proposed preservation projects in recent years, are coming to fruition. The Georgia Department of Natural Resources (DNR) took ownership of the property in December and will take the reins in restoring and eventually operating the 173-acre farm as an interactive "living history" center.

David Freedman, chief engineer for state parks and historic sites for DNR, said the state is still in the planning stages for the property but its first priority is to secure the site and begin preservation work. Mr. Freedman also serves on The Georgia Trust's restoration committee.

"We're very excited to be part of the interpretation of one of the few remaining intact 19th-century farm operations," Mr. Freedman said. "We're hoping we can employ some innovative preservation technology during the restoration."

Hardman family members donated much of their property to the Trust for Public Land (TPL) in the mid-1990s, and TPL worked with DNR to obtain the remaining portion of the land. The Hardman Farm Advisory Council, composed of business and community leaders in Atlanta and North Georgia, partnered with The Georgia Trust and the North Georgia Community Foundation to raise \$2.25 million for

the restoration and rehabilitation of the historic farmhouse and outbuildings and to develop the property into a facility for public visitation. Of the money raised, two of the largest gifts came from the Georgia Power Company and the Woodruff Foundation. David Ratcliffe, president and CEO of Georgia Power, served as chairman of the capital campaign, and Ben Harris, vice-president of Georgia Power's land department and Georgia Trust vice chairman, served as chair of the advisory council. The Trust developed an extensive feasibility study outlining recommended uses and programming for the property.

Hardman Farm (see July/August 2001 "Rambler") includes an 1869 Italianate farmhouse and 19 historic outbuildings, a prehistoric Native American Indian mound and acres of land seemingly untouched by time—a rarity in the fast-developing area of North Georgia. The farmhouse still contains many furnishings from its three owners: Civil War Col. James H. Nichols; Calvin Hunnicutt, a businessman from Atlanta; and Dr. Lamartine G. Hardman, a former Georgia governor.

"This site represents all the major divisions of DNR—cultural, historical, conservation and environmental protection," Mr. Freedman said. "We're looking forward to making this one of the finest historic sites in the state."



Hardman Farm will eventually open as a "living history" center, owned and operated by DNR.

STATEWIDE

Revolving Loans Revitalize Cities

Sometimes it takes a little help from your friends to achieve your goals. The Georgia Municipal Association provides this kind of assistance to downtowns for revitalization projects through its Georgia Cities Foundation (GCF) low-interest revolving loan program, which has committed more than \$1.2 million to help eight cities take great strides toward downtown revitalization in the past year.

Waycross, Thomasville, Lyons, Rome, Carrollton and Camilla have all received low-interest loans and commitments have been made for loans in Gainesville and Blue Ridge. The loans will be used for a variety of projects,

from rehabilitating a historic theater in Lyons to rehabilitating an old hotel in Rome into a mixed-use facility. GCF partners with organizations such as the Georgia Department of Community Affairs (DCA) and local financial institutions to provide funding.

Waycross, Thomasville, Rome, Gainesville and Carrollton are Main Street cities and Lyons, Blue Ridge and Camilla are Better Hometown communities.

"Viable downtowns are very important to smaller towns and Main Street communities," said Michael Starr, president of GCF and vice chairman and treasurer for The Georgia Trust. "Princi-

See REVITALIZE, page 11



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AROUND THE STATE

WASHINGTON

New Owners Check In for Extended Stay at Hotel

The old saying “when one door closes another opens” could apply to the history of the Fitzpatrick Hotel. In the last five years, two developers have attempted to bring back the 1898 hotel as a functioning member of downtown Washington, but it seemed no one could find success transforming the eclectic, Victorian-era structure. Considering the dedication of its current owners and developers, the third time may be the charm.

Once a grand destination for travelers, the Fitzpatrick’s rooms have sat vacant for decades. Years of storms had damaged many of the wooden support beams and to some observers it almost seemed as if the tree growing inside the structure was its main form of support.

Despite its deterioration, the old hotel had maintained many of its original features, including all but one mantel, elegant stained glass windows on the front façade, all the moulding, the staircase and the front lobby desk.

“Even in the decrepit state it was in when we first saw it, we could still imagine what it was like in its hey-

day,” said Christy Todd, who along with husband Mike and father Amit Mehta and partner Jim Carter make up Fitzpatrick LLC, the owners and developers of the hotel. “We really think there is a lot of potential here.”

They are planning to turn the building into a 17-room hotel with a conference room, ballroom and catering kitchen, in addition to storefronts, retail and restaurant space on the lower level. According to Sandy White, manager of the Washington Downtown Development Authority, nearby building owners are joining with Fitzpatrick LLC to deed land to the city behind their buildings to create a public parking lot for the businesses to share.

Since purchasing the building in March 2002, developers began major work in August and hope to finish the project by summer 2004. In the meantime, the owners are continuing the building’s tradition of hospitality by hosting a construction tour April 5, during Washington’s tour of homes, and May 3 (10 a.m. to 5 p.m. both days). For more information on the tour, call Christy Todd at 706-742-7264



The lobby of the **Fitzpatrick Hotel** is still intact, as are many other original features.

or visit www.thefitzpatrickhotel.com.

With the planned hotel and conference accommodations, Ms. White said she is hopeful the Fitzpatrick will attract small conferences or meetings to Washington. “The Fitzpatrick has been the big ‘white elephant’ for years in our downtown,” said Ms. White. “Now it’s going to be a nice anchor.”

Revitalize (continued from page 10)

pally, we see GCF as an economic catalyst. A vibrant downtown is important to the health of any community, regardless of size.”

Applications are accepted year-round and eligibility requirements can be found at www.gmanet.com/gcf or by calling 888-488-4462.

GCF also hosts an annual “Georgia Cities: The Heart and Soul of Georgia” bus tour, which highlights the innovative ways cities create vibrant, attractive downtown communities that offer a great quality of life and serve as economic development magnets for their community and the state. Approximately 35 business leaders, state officials, representatives from the philanthropic community, economic development officials and the media are invited to participate in the tour.



Through a GCF loan, **Waycross** has purchased and is currently rehabilitating the Kress Building (left) to house office and residential space. In its application, Waycross included a computer rendering (right) of the potential finished product by Paul Simo, Georgia Trust Main Street Design Assistance manager. Mr. Simo also visited **Thomasville** to assist in planning for the rehabilitation of a c.1900 building into retail and residential space.

PAID ADVERTISEMENTS



ATHENS, c. 1849. The home of Howell Cobb, former governor of Georgia, in Cobbham Historic District; last ante-bellum Greek-columned home in Athens that remains a residence; elegance throughout, grand 12-foot center hall, renovated four-over-four design in excellent condition, brochure available. \$720,000. Diane Adams, Prudential Blanton Properties, 706-613-6040, ext. 234, or 706-543-0846, diana@prudentialblanton.com.



ATHENS, 1855. Victorian charm renovated to perfection. Located on one of Athens' most historic streets. Swing on the veranda, entertain in the country kitchen, 4BR/3BA, office with built-ins, formal LR, DR. Beautiful heart-pine floors, numerous fireplaces and a new double garage. \$520,000. Diane Adams, Prudential Blanton Properties, 706-613-6040 ext. 234, 706-543-0846. diana@prudentialblanton.com



ATHENS, 1906. This charming home is surrounded by 1.8+ acres of private gardens. Located in the heart of historic "Five Points" near UGA. This rambling home features heart pine flrs, marble fireplaces, master on main lvl, remod. baths and kitchen and a sep. carriage house apt. \$780,000. Also available—adjacent 1.5 acre lot for \$160,000. Diane Adams, Prudential Blanton Properties, 706-613-6040 x 234 or 706-543-0846, diana@prudentialblanton.com.



ATLANTA, c. 1900. 2903 Macaw St. Morning sunshine w/breakfast and sunsets on the wide front porch in the evening. New central open kitchen opens to spacious LR and DR. 10-ft. ceilings, hardwood floors, classic mouldings, serene colors everywhere. Two master suites, one up, one on the main level, plus a third guestroom and bath offer quiet retreats. \$300s. Call Bett Williams for appointment, 404-309-4876. Harry Norman Realtors.



ATLANTA, 1925. Warren Manor. Total renovation of home into 2 upscale town homes, each approx. 3500 sq ft. Both have a unique original grand entrance, spacious living rm, dining rm, family rm, chef's kitchen, huge master suite plus 2 extra BR and 2 extra BA, porches, hardwood floors, tall ceilings on 3 floors & private gardens. \$925,000 ea. Adair Estate Preservation Project, Druid Hills, Bruce Lindsay, Jenny Pruitt Realtors, 404-216-1216, www.adairestate.com.



AUGUSTA, c. 1799. Goodale/Fitzsimmons-Hampton House. Former home of Charleston ship merchant and later Wade Hampton Jr. Listed on National Register. 2 1/2-story brick with raised basement. Sidehall plan. Contains Federal wainscoting, mantels and baseboards. 2-level porch. Great commercial or residential opportunity. 1.98 acres. 5,000 sq. ft. (includes basement). \$195,000. Contact Gwen Fulcher Young at 706-737-9115.



AUGUSTA, c. 1884. 305-309 Ninth Street. Second Empire commercial townhouse in historic downtown (4,900 sq. ft.). Former Chinese laundry. Upper floors residential. Original millwork, baseboards, mantels and pocket doors. Mansard roof intact. Three commercial spaces. Includes a current income-producing tenant. \$85,000. Tax incentives for rehabilitation available. Contact Historic Augusta at 706-724-0436.



BRUNSWICK, 1880. The Mahoney-McGarvey House is considered the finest expression of Victorian Carpenter Gothic in the state. 4 drawing/dining rms, lg kit, full BA on 1st floor; 4BR, 2BA, laundry area, sitting rm on 2nd floor. Fountain and lily pool in front yard, 2-car garage. Fronts Reynolds St. w/expansive view of historic Glynn Co. Courthouse. \$395,000. Bill Brown at Bill Brown Co., 912-265-4572. cbmanor@darientel.net.



JONESBORO, c. 1840. Originally built as an antebellum farm house. During the "Battle of Jonesboro," the Warren House served as a field hospital for both sides. Signatures of convalescing Union soldiers still appear on the walls of the downstairs parlor. Renovated in 1992, the building has 16 rooms with a total of 5,012 sq. ft. The property has an annex building with 1,600 sq. ft. on 2 acres. Offered for \$600,000. Call Ed Turner, Metro Brokers, 404-843-2500.

PAID ADVERTISEMENTS



LEXINGTON AREA, c. 1838. This Greek Revival home retains most of its original features including doors, mantels, marbled parlor mantel and baseboards, and heart pine floors. Structurally restored in 2002. The home is situated on 4.1 acres near Lexington in Oglethorpe Co., and includes several of the original outbuildings plus a garage-workshop. \$299,900 Contact Hal Grant, Prudential Blanton Properties, 706-613-6040.



MACON, c. 1889. Fantastic 1912 Neel Reid re-design of College Street Victorian into French Neo-classical masterpiece. Exceptional detailing throughout. Recent and thorough renovation of this landmark house. Grand rooms, wonderful floor-plan, 4 or 5 bedrooms, 5 1/2 baths, two income-producing apartments. \$990,000. (Virtual tour at www.sheridansolomon.com) James H. Webb, 478-755-3333.



MACON, c. 1950. Innovative early contemporary by Bernard Webb. Built over a stream, with abundance of glass and views of secluded 18 acre wooded valley in Shirley Hills Historic District, minutes from downtown. Beautifully and sensitively renovated. Superb kitchen, baths, attention to detail. \$415,000. (Virtual tour at www.sheridansolomon.com) James H. Webb, 478-755-3333.



ROME, 1882. The Claremont House. French Second Empire home w/cottage (blt. 1879) on 1 acre. Operating as B&B since 1993, finest of residences prior. Main house: 14-ft. ceilings, 10 fireplaces, 6BR, 6.5BA, parlor, sitting room, formal DR, large kitchen w/separate dining, wood to drool over! Cottage: kitchen, LR, 1BA, 1 fireplace, 2nd floor unfinished. www.theclaremonthouse.com. \$725,000. By owner, Richard Pecha, 770-432-6023.



SOCIAL CIRCLE, 1850. This Greek Revival-style home in the historic district has been completely restored. Wide-board floors, beautiful staircase, 3 or 4 bedrooms, 4 baths, plus cottage with bath and kitchen. Fantastic buy at \$299,000. Roxanne Jones, Baldwin Realty, Inc. 1-800-776-7653, ext. 208. www.baldwinrealty-inc.com.



WASHINGTON, c. 1790. The Cedars. Dramatic Victorian on 6 beautiful acres, partially restored, 5 BR/3.5 BA, library, formal DR and LR with stunning chandelier, expansive foyer with stained glass window, 8 fireplaces, 14-foot-ceilings, extensive moulding, wraparound porch. Featured in "The Most Beautiful Villages and Towns of the South." \$685,000 or best offer. Ken Parris, Parris Properties, 404-790-1986 or e-mail ken@parris.us.



WASHINGTON, 1838. Barksdale-Thomas home, one of Washington's most important homes. Lovingly restored Greek Revival on beaut. 1.9 acres. 5000+ sq. ft., 11-ft.-wide entry hall, 2 parlors, huge dining room and master BR w/BA, nifty kitchen, family room, 1/2BA down; 4BR/1BA up. 3-stall garage, playhouse, utility bldg., 18'x36' swim pool w/pl house, solar panels. Reduced to \$650,000. Marilyn Pasco, 706-678-7778. See www.pascoarealty.8k.com.



WAYCROSS, c. 1885. Queen Anne Victorian mansion, 5000 sq.ft. on National Register. Beautiful total restoration w/the finest; on many tours. Wraparound porch, exquisite staircase w/matching lady newel post lamps, ornate ceiling, fretwork, lots of stained glass, period lighting, 4/5 BR, 3 full BA, 3-car carriage house, fence w/ electric gates, koi pond, 9 fireplaces restored. C/A, swim pool, 60 miles from coast. \$495,000.00. Owner, 912-283-7444.



WEST POINT, 1908. The Mobley House, 314 East 10th Street. Two stories (total 2905 sq. ft.). Lower level has living and dining rooms, 2BR, BA, den, kitchen/dining area, porch. Upstairs has 2BR, BA, kitchen/dining, separate entrance. Potential bed & breakfast or residential. Garage apartment, large yard, new roof, new insulated windows, white vinyl siding. Call Althea Head (owner/seller) at 706-643-7661 (day) or 706-645-2435 (evening).

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(List period: December 1–January 31, 2003)

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On the Road Across Georgia

Working with The Georgia's Trust Revolving Fund, I have the pleasure of seeing some of Georgia's countryside and historic towns in my travels to our properties. In the last year, I have found myself many times motoring along various portions of **Georgia's Highway 16**. This route runs east-west across much of the state and can be easily accessed off I-85 at exit 41, just south of Newnan.

Before jumping on Ga. 16, be sure to travel the few miles north on US 27 Alt. to **Newnan**, a Main Street city and site of beautiful historic neighborhoods. Once on Ga. 16, enjoy some of Georgia's rural countryside and small towns with their historic courthouses, churches and houses. About two miles outside **Senoia**, be sure to look for **Harmony Universalist Church**, a Revolving Fund property. Don't miss lovely downtown Senoia—spend some time driving around this charming historic town. Continue on to **Griffin**, another Main Street city and home to a revitalized downtown. Cross I-75 and you are almost to Jackson.

Get a preview of this year's Fall Ramble as you enter **Monticello**. Be sure to notice the **Monticello City Hall and Government Complex**, located on the square, the winner of the Trust's 2002 Marguerite Williams Award. Next stop is **Eatonton**, with its great courthouse and wonderful historic houses. Eatonton is home to a "revolved" property, the **Rice-George House**, on Hudson Road. End your Ga. 16 excursion in Sparta, site of some of the most beautiful historic houses in the state, and the Trust's first Revolving Fund house—the **Terrell-Stone House** on Jones Street. Take your time exploring this quintessential Southern town and surrounding Hancock County.

Next time take the scenic route on Ga. 16 and marvel at the great historic homes along the way!

—Mandy Elliott,
Revolving Fund Coordinator



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