

The Rambler



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The Rambler is a publication 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.

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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BeltLine Offers Historic Opportunity

Like Harry Potter's *Mirror of Erised*, all who view Atlanta's BeltLine see their hearts desire. The BeltLine provides visions of neighborhood linkage, development and revitalization, bike and walking paths and an opportunity to connect new parks. All these visions are not only possible, but appear increasingly likely.

The most compelling vision may be a much-needed bike and walkway to connect 45 neighborhoods. A Peachtree streetcar would dramatically transform retail and mobility in the region's most densely developed corridor. Long overdue MARTA expansion and passenger rail service is the missing link to the region's far-flung workforce. BeltLine transit still faces many unresolved hurdles.

Still, the success of the BeltLine is already upon us.

Under Mayor Franklin's leadership and Trust for Public Land's (TPL) success acquiring much-needed greenspace, the BeltLine is advancing on nearly all cylinders. Missing in this once-in-a-lifetime opportunity is celebration—even exploitation—of this railroad town's history around this, its first perimeter.

Though some view historic preservation an impediment to BeltLine development, the opposite is true. Throughout the country and in Atlanta, historic preservation strategy sparks revitalization of formerly neglected areas, including Inman Park, West End, the M. L. King district of Old Fourth Ward and downtown's Fairlie-Poplar. Their rebirths have produced great gains in property valuation, historic housing and reinforcing infill.

I was going to write about how rehabilitation of the 1,000+ historic buildings along the BeltLine would catalyze development compatible with the substantial investment and distinct designs in adjoining neighborhoods.

Then I took a TPL-sponsored tour and discovered I was too late!

Historic buildings are already leading BeltLine revitalization. The Studioplex project in the MLK district by Historic District Development Corporation, and King Shaw's King Plow Arts Center on the west side anticipated this trend ten years ago.

Also leading the pack were Urban Realty's Puritan Mills and Smith Dalia's Southern Dairies adaptive uses. But now the trend is running rampant. Gwinnett developer Emory Morsberger is rehabilitating the

Southeast's largest building, the historic Sears center. Transformation of DuPre Excelsior Mill, recently dressed in *Masquerade*, awaits only the outcome of negotiations.

Wood Partners acquired the nearby National Linen Building for rehabilitation. On Memorial Drive an A & P is being lofted by Miller & Gallman. Near West End, Jerry McDowell successfully pioneered Couer D'Allene Lofts. These are some of many adaptive-uses using historic rehab to lead BeltLine redevelopment throughout the loop.

So how do we strengthen and institutionalize this momentum?

1) The City embraces this strategy for the entire Beltline and installs interpretive signage about its history and surrounds—which includes 17 battlefield sites—to enlighten not only neighborhood residents but visitors to this her-

itage tourism/recreation destination. Atlanta also designates the corridor's narrow railroad right-of-way, with its historic trestles, tunnels and bridges, as a historic district to preserve these features.

2) Neighborhoods locally ensure compatible development by seeking historic designation of industrial buildings and even portions of their neighborhoods within the BeltLine overlay district to provide tax incentives for continuing rehabilitation.

This development model is compatible with BeltLine plan proposed by the Atlanta Development Authority and Neighborhood Planning Units and akin to that of our nation's capital. In both, over-taxing of infrastructure and over-concentration of traffic are avoided by spreading development throughout the broad districts in low/mid-rise buildings, instead of concentrated in skyscrapers.

So my *Mirror of Erised* reflects Atlanta using preservation of authentic historic resources as both development catalysts and the dominant theme for interpreting the BeltLine's adaptively used rail line.

We can see a heritage tourism/recreation destination that, wherever locals or visitors board, provides insight into Atlanta's railroad, industrial, battlefield and neighborhood past. We can celebrate each Beltline neighborhood's distinct sense of place and history, branded as a whole by indigenous art themes, and connected through the bike/walk trail to adjoining major new parks.

Cool. Take a look yourself.



Greg Paxton
President and CEO
The Georgia Trust
for Historic Preservation

THE BUCK \$TOPS HERE

The True Value of Sensitive Restoration

Sensitive rehabilitation is close to the hearts of historic home owners, but few can afford to satisfy each project their hearts desire. Which are sound investments, which recoup value and which are just for personal satisfaction?

Fortunately for historic houses and their sellers, buyers who yearn for a home with a past are more discriminating than those who flock to cookie-cutter builds in suburban subdivisions.

They're more likely to appreciate heart pine floors and lovingly restored original mantels, and to put their money where their good taste is.

Ironically, while old-house buyers treasure the craftsmanship typical in yesteryear's houses, they're more willing to accept an historic home's flaws than the average purchaser. A good thing, since few houses make it through centuries or even decades fully intact.

So which tasks are wise investments?

First and foremost, fix problems that result in worse damage if left undone. A leaky roof only seems troublesome when it rains, but ignore it long enough and the plaster will crumble, mold will establish a metropolis in the walls and termites will decide your home's old bones are fine fare for a hundred thousand ravenous gourmets and friends.

Make maintenance routine. Cluttered gutters create ideal bug bed-and-breakfasts and can drive rivers of rain up under shingles instead of down the garden spout. Unpainted clapboard isn't just visually unappetizing; paint protects siding from elemental ravages.

Peel layers of questionable taste and misguided 'improvements' like cheap siding, shag carpet, enclosed porches or fake wood paneling. Historic jewels in good condition may reward you.

Get comfortable with systems. "Work with a contractor sensitive to historic homes. Often, new plumbing, electric or heating and air can be put in without disturbing the home's integrity. A good contractor may suggest ways around full-out replacement," says historic con-

struction expert and Trust member Tom Smithdeal of Peachtree Construction.

As with non-historic homes, kitchen and bath updates top the hit parade of items likely to recoup cost if done with respect to the home's historic spirit.

Restoration specialist and Realtor Susan Tolliver suggests, "Vintage sinks, tubs and era-evoking tile can be retrofitted with new plumbing guts to keep upgrades authentic at a modest cost."

Made it through the list above and still have a little jingle in your jeans?

"Properly rehabbing original details can increase value," points out Mandy Elliott, preservation manager for the Trust. "Restoring damaged wood or tile shows the entire room in better light."

Landscaping with heirloom plants may cause a buyer to fall in love before walking through the door.

"Peonies and old roses planted now will charm buyers later," says Lynne Byrd, a Trust member and Realtor.

Restoring what's original is usually a good idea, but investing in pricey upgrades may only pay in satisfaction.

If adorning once-bare walls with hand-painted wallpaper brings bliss you can afford, do it for you. Elaborate window treatments may send you to the moon, but could just as easily send a potential buyer straight out the door.

Your historic home is like an elderly and much-loved family pet. It can't tell you when it hurts, but pay attention to its creaks and groans and you'll know how to soothe its old bones, keep its frame as straight as possible and its windows and doors running smooth.

Help your home negotiate old age with dignity and it will thank you by continuing into the future as a proud representative of the past.

A century from now, another family may sit by the fire marvelling at who once lived here and blessed their beloved home with such good care.

Lynne Byrd, an Atlanta Realtor with a Masters in Historic Preservation, offers these tips. Want to ask Lynne or another expert a specific question? See Helpful Links & Contacts, below.

BUYING AN HISTORIC HOME?

 A home inspector specializing in historic construction knows how to diagnose problems unique to older construction. Use a specialist.

 Keep up with upkeep! Living in a home with a soul is worth extra effort in the long run.

 U.S. Dept. of the Interior Preservation Briefs offer a wealth of information. See below.

SELLING AN HISTORIC HOME?

 Buyers want your house--and its stories! Articles about your home, photos of previous inhabitants, lists of heirloom flowers will charm!

 A handsome sign such as "Pansy Cottage, c. 1887" reminds buyers your home is pedigreed.

 Old age is no excuse to let yourself go! Trim shrubs, freshen paint, caulk & clean to show your home at its best.

HELPFUL LINKS & CONTACTS

 Realtor questions: Historic Preservation expert Lynne Byrd lynnbyrd@byrdrealty.net
Restoration specialist Susan Tolliver www.getsusan.com

 Renovation questions: Tom Smithdeal www.peachtreeconstruction.com, 404-401-0141

 Visit Preservation Resources at the Trust website for a list of preservation professionals: www.georgiatrust.org

 U.S. Department of the Interior Preservation Briefs www.cr.nps.gov/hps/tps/briefs/presbhom.htm

 The following Georgia stores carry authentic architectural salvage.
www.antiqueappliances.com
www.architecturalaccents.com
www.eugeniaantiquehardware.com
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AROUND THE HOUSES

RHODES HALL

State Funds ADA Accessibility Project

Governor Sonny Perdue has authorized \$446,790 to accommodate handicapped visitors to state-owned Rhodes Hall, headquarters for The Georgia Trust.

"We are grateful for this funding," Greg Paxton, President and CEO of the Trust, said. "These critical improvements will mean all visitors can enjoy Rhodes Hall's grandeur and activities," he added.

Underwritten by a State bond allocation for the Americans with Disabilities Act (ADA), funding arose from a meeting set up by Trust Trustee Matt Echols of The Coca-Cola Company with the Governor's CFO Tommy Hills, Georgia Properties Commission Director Gena Abraham and Senior ADA Architect Tim Bromley.

The parking pad to the rear of the property will be repaved to smooth the surface for wheelchairs and stabilize the area.

Steps to the rear of the property will be replaced by a ramp,



and the wall at that location will be stabilized.

A two-person elevator from the ground floor to the first and second levels, and handicap-accessible bathrooms on the ground floor will be installed.

Work is scheduled to begin in the spring of 2007.

Landscape to Blossom

Thanks to generous donations from several garden clubs, the landscaping surrounding Rhodes Hall is returning to its early 20th century roots.

In November, 131 English dwarf boxwoods and a saucer magnolia, gifts of the Peachtree Battle Garden Club, found homes around the castle foundation.

In April, Rhodes Hall will don windmill palms in terracotta pots on the porch, courtesy of the Peachtree Garden Club.

Other garden gifts from the Sherwood Forest Garden Club, the Garden Club of Georgia and private donors will help Rhodes Hall complete landscaping efforts.

Fresh Faces Return

Some familiar faces have returned to Hay House, buffed and shined to reveal their former glory.

With funding from a Porter Foundation grant, three of the most well-known works of art in the Hay House collection were sent to the Atlanta Art Conservation Center at the High Museum of Art for cleaning and restoration.

One of the conserved paintings is a portrait of Caroline, Countess of Carlisle, by Swiss artist Angelica Kauffmann.

Brighter colors and details long obscured have been illuminated by the cleaning.

Other conserved paintings include Jean-Baptiste Van Loo's *Comtesse de Chavigny* and Giovanni Signorini's *Bay of Naples*.

The *Bay of Naples* was purchased during Mr. and Mrs. William B. Johnston's three-year European honeymoon in

HAY HOUSE



the 1850s. They returned with the painting and other treasures for their Macon home.

Bay of Naples is currently exhibited in the dining room. It shares space with two newly conserved panels of mirrored and stained glass at the far wall.

The intricate panels form a backdrop for two original brass sconces on either side of the *Seasons of the Vineyard* stained glass window apse.

The *Seasons of the Vineyard* stained glass window recently underwent extensive work to repair areas of damage caused by a fallen limb and deteriorating materials.



Education Coordinator Susan Mays shows docents Sara Hall and Chelcey Berryhill Kauffmann's painting.



The Cagle sisters, Carter Elizabeth and Shelby, played carols at Hay House on piano and violin for celebrants during Christmas in Olde Macon.

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AROUND THE STATE

ROCKDALE, HENRY & DEKALB COUNTIES

Arabia Mountain Area Designated

Years of effort have paid off for the Arabia Mountain Heritage Area Alliance, who recently learned the granite outcroppings and farmlands of Arabia and Panola mountains, historic African-American settlements, the Monastery of the Holy Spirit and the City of Lithonia have been collectively federally designated as one of only 37 National Heritage Areas in the U.S.

"This is a profound honor and responsibility," said Mandy Elliott, Trust Preservation Manager. "The next step is ensuring the implementation of a plan that reinforces a dynamic balance between development and protection of the multi-faceted qualities that define the area's cultural, historic, industrial and natural resources."

Heritage Areas celebrate complex cultural terrains that impact and are impacted by unique physical terrains. Heritage tourism, folk and art festivals, heritage preservation and education manifest the connections between these human and natural vistas.

The Arabia Mountain National Heritage Area, which contains multiple Historic Districts and properties listed in the National Register of Historic Places, displays rich social and environmental characteristics that coalesce into a nationally unique landscape.

"Layers of history are here," Kelly Jordan, Trust member

and Alliance Chair, said. "Such as a Swift Creek village site 6,000 years old, 11 historic cemeteries including two prominent African-American burial grounds, quarries, farms and commercial sites."

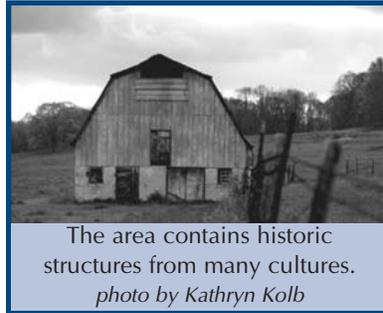
The Alliance aspires to set national standards for other Smart Growth communities by establishing long-term goals aimed to collectively preserve the past, celebrate the present and enhance the future. Adaptive reuse of existing structures, pedestrian and bicycle friendly residential and commercial areas are expected to lessen negative impact on the natural surrounds.

A comprehensive trail system connecting Davidson-Arabia Mountain Nature Preserve with the South River Corridor, an environmental education center, protected wildlife corridors and a

living history farm will further enhance quality of living.

'Smart Growth' refers to interrelated land use, transportation and housing policies that prioritize quality of life and long-range sustainability over short-term and short-lived gains.

The Arabia Mountain National Heritage Area website: www.arabiaalliance.org. Augusta's Heritage Area website: www.augustacanal.com. All 37 National Heritage areas website: www.cr.nps.gov/heritageareas/.



The area contains historic structures from many cultures.
photo by Kathryn Kolb

BANKS COUNTY

Blind Susie Bridge Spans Generations

Blind Susie Bridge may not be able to see her prospects, but thanks to Banks County High School Future Business Leaders of America (FBLA) students, a once dark future has brightened considerably.

Local lore holds Susie was named for an old blind woman who sold moonshine hidden beneath voluminous skirts to travelers by the bridge.

The bridge, also called Lula or Hyder Bridge, has a history of neglect. A 1971 newspaper story described it: "The tin roof lay among broken planks... floorboards sagged under the invisible weight of long-past years... a valuable part of our heritage left to ruin."

Inspired, a bridge builder returned Susie from shambles to glory, saving much original material.

A 1993 Banks County agreement split upkeep between owners, the Chamber of Commerce, county officials, school reps and Historic Society members.

Despite good intentions, the years have not been kind. Gaping roof holes echo gaping floor holes. Given the beam decay, the thick tangle of vines could easily pull Susie down.



The Blind Susie covered bridge project may take FBLA students to national competition.

Fortunately, the next generation has a vision to save and celebrate the bridge.

The project students have created may take them to state and national FBLA competitions.

"They've gained pride in being a part of continuing history in our small community," said Banks County High FBLA Advisor Kathy Cobb.

The students hope to raise \$5,000 and find Kingpost trusses, originally used by the builder.

They've joined local contractors, historic groups, and others to restore the bridge and create an endowment for its future.

Students want to hear Blind Susie's stories. Tales passed by generations or personal stories from those who played on it as children, courted there or otherwise touched Blind Susie's long life, will be meaningful contributions to the project.

"The bridge has been part of our community for generations. We hope that by restoring the bridge, it can have the same affect on generations to come as well as preserve the history of the community," Banks County High FBLA Vice-President and Georgia FBLA state reporter Erin Gordon said.

Yesterday's Resources Transformed into a Prosperous Tomorrow with Help from Hometown Philanthropy

All over Georgia, farsighted hometown philanthropists are helping their neighbors build a prosperous future using riches of the past.

The futures of Blakely and Early County, Covington and Newton County and Macon have become less mirage than vision, less vague hope than willful determination as their residents prepare both warm welcomes and clearly marked pathways for the futures they are designing to the smallest detail.

Blakely, Early County

Funded by the Charles and Catherine B. Rice Foundation, an 8-day charrette last Spring resulted in the Early County 2055 (EC2055) initiative, already transforming Early County.

The 50-year master plan to raise the quality of life for current and future residents, finds its inspiration in the county's historic and cultural terrain.

Once a thriving agricultural center, Early was badly hurt by advances in technology that produced more efficient farm yields using far fewer workers.

While Georgia's overall population has grown 182 percent since the 1930s, Early's has dropped 32 percent. Times haven't been easy for many of those who remained. Twice the state average, 26 percent of the population live below the poverty line, many in mobile homes or subsidized housing.

Where others see desolation, the Rices see possibility. Charles Rice, who grew up in Blakely, points to a bounty of rural charm, low taxes and living expenses, proximity to the Gulf, and business potential that can transform Early into a new mecca.

They trust that carefully orchestrated planning by residents will return Early County to what it once was, and more.

"EC2055 will enable Early County to merge history with an economic future of growth and prosperity," he said.

Committed involvement by residents is crucial. Key to the anticipated success of EC 2055 is the fact that the plan is crafted largely by citizens themselves.

They attended a May, 2006, charrette led by the Florida town planning firm, PlaceMakers, Inc.

At the charrette, residents created the



The artist's rendering of Katrina cottages shows compatibility of design with the charm of existing Early County architecture.

first phase of a plan to bring out the best in Early County over the long term.

EC2055 foresees a future in which economic stability and rich cultural heritage dovetail with pedestrian-friendly city planning and old-fashioned values.

"The houses, churches and farm buildings of my childhood were simple, pleasant, and warm; not always fancy, but well cared for. They've stood the test of time," Barton Rice, Executive Director of the foundation and Charles and Catherine's son, recalled. "They represent the kind of life we believe in."

The Rices and residents agree that historically resonant communities with small-town appeal will lure many of the 76 million boomers—28 percent of the population with over \$8.5 trillion in assets—retiring in the next decades.

That appeal, coupled with soaring insurance and taxes, has already made Early popular among current retirees fleeing Florida but not the Southern sun.

Early County intends to parlay its proximity to the Gulf of Mexico, low cost-of-living and small-town charm into a habitat offering the convenience and amenities retirees seek, plus something infinitely more satisfying.

"EC2055 builds on values people long for. Neighborhood shops, civic buildings drawing folks downtown, slower traffic and a pedestrian friendly setting are all part," Barton Rice said.

But future residents will also seek a prosperous future woven from a multitude of diverse threads.

Affordable housing, sustainable and healthy food and water sources, alternative energy, downtown revitalization,

tourism initiatives and regional wi-fi and broadband technology are all part of the county's future fabric.

That fabric is already wrapping Early in a charmed cloak. A feature film to be made entirely in Blakely brings employment to local carpenters and electricians.

And in September, 2006, the Early County Development Authority donated five acres to build a 12,000 square foot facility for a wardrobe company relocating from Orlando.

"We are a catalyst," Barton Rice said. "Early County is migrating from an agricultural economy to a thriving service-and-knowledge-based one."

His father concurs. "It's up to residents to realize the plan."

More at www.earlycounty2055.com.

Covington, Newton County

Established in 1952 by Covington hometown boy Robert O. Arnold and his wife, Florence, the Arnold Fund had until recently responded to grant requests from mostly rural Newton County with traditional investments, one project at a time.

When then-Board Chair Rob Fowler (Frank Turner, Sr. now chairs) discovered in 1998 that the county's population would more than quadruple in 25 years, from 70,000 to 300,000, changes ensued.

"Innovative investing carries a more profound long-term impact," Fowler said. "Rapid growth could be highly destructive to the county's character if clear plans aren't in place. Our new funding approach helps preserve cultural history while supporting residents as they create a bright future."

After completing The Georgia Con-

servancy's Blue Prints for Successful Communities, the fund brought world-renowned New Urbanist Andres Duany and residents together to strategize transforming what could become a future nightmare into sweet dreams.

That meeting resulted in a master plan for Covington compiled by Duany. Recommendations on everything from downtown housing to parking are being implemented over time.

The fund then endowed The Center, a planning and design hive focused on community preservation via collaborative planning, workshops on issues inherent in population growth, and exploring partnerships to help residents realize their dreams for the future.

The Center provides a neutral meet-



The Newton County Ministers' Union is rescuing historic homes for low-income housing through the Arnold Fund-supported Fowler Street Redevelopment project.

ing ground for governmental bodies like the City of Newton, Board of Commissioners, Newton County Water and Sewerage Authority and the Board of Education, among others.

"They have worked to grow their knowledge, plan and act together based on collective understanding," KayLee Brown, The Center Director, said.

The Arnold Fund has already helped the Newton County Ministers' Union create low-income housing with a Fowler Street Neighborhood Redevelopment rehab of 14 historic homes that would have been demolished.

Smart Growth Newton County, an Arnold Fund initiative, includes over 1,200 members helping residents decide their future with community planning.

While the county is poised for action, Brown cautions, "We have the opportunity to lead similar communities into the future. The Arnold Fund has given us seeds; Newton County is a potentially

rich soil to plant them. But for a successful harvest, we need funding partners."

More at www.thecenter-newton.org.

Macon

The long-term commitment of one Macon resident has helped breathe life into historic downtown Macon. Support from Macon Telegraph and News founder Peyton Anderson's foundation has resuscitated what was once a dying downtown.

Peyton Anderson, whose money was earned in Macon and who has contributed much to Macon's growth, believed he had a responsibility to foster the city. He demonstrated his commitment by establishing The Peyton Anderson Foundation, a leader in Macon revitalization, and leaving the bulk of his fortune to it upon his death.

Inspired by the Bradley-Turner Foundation's Columbus success, Anderson's executive director, Juanita Jordon, worked with community leaders to form NewTown Macon to foster Macon's rebirth.

A \$6 million challenge by the Anderson Foundation and Woodruff Foundation resulted in \$30 million to revitalize downtown in 1999, including many historic buildings.

In 2005, Jordon invited the Woodruff Foundation to split \$3 million for a multilevel project expected to leverage \$8 million in rehab monies and add 78 residences downtown.

Funds to rehab a portion of an historic building that will bring 2,000 Georgia College and State University students downtown within five years; for Cox Capitol Theatre, expected to

leverage \$700,000 annually; and to establish the Community Foundation of Central Georgia (CFCG) for community development projects are all Peyton Anderson Foundation projects.

The Ocmulgee Heritage Trail, the only multipurpose riverside trail and park system in central Georgia, was born of a partnership between Peyton Anderson, the Georgia Departments of Natural Resources and Transportation, with support from local businesses and the philanthropic community.

"The Peyton Anderson Foundation has raised the bar for philanthropy and community involvement," NewTown Macon's VP of Resource Development Laura Makowski said.

Others have also stepped up to the plate. With funding from the Knight Foundation, Historic Macon Foundation's (HMF) Phase One revivification of 17 historic homes in once deeply distressed Tatnall Square Heights yielded stellar results.

"The HMF project received our 2004 Excellence in Restoration Award, and the Margarite N. Williams Award for the organization making the greatest impact on preservation in Georgia," Greg Paxton, Trust President and CEO, said.

Piloted by HMF and funded by the Anderson Foundation, Phase Two will infill 12 Beall's Hill homes highly compatible with existing historic structures.

Tatnall Square Heights home ownership has doubled with the HMF project.

"Preserving the best of architectural heritage creates a sense of identity for the community as a whole," said Bette-Lou Brown, HMF Executive Director and Trust collaborator. 🏠

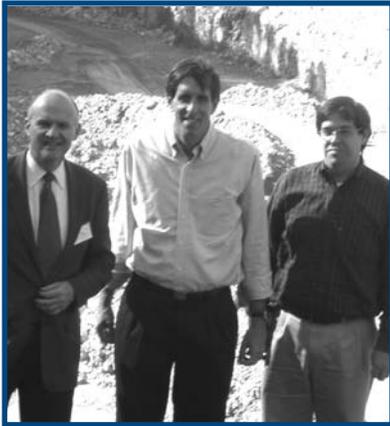


The renovation of 17 historic homes in the Tatnall Square Heights project implemented by the Historic Macon Foundation brought new life into the deteriorating community.

On the cover: An old photo of downtown Blakely in Early County beside Blakely today, and a Place-Maker's, Inc. rendition of what Blakely could become through the Early County 2055 initiative.

PHOTO GALLERY

27 participants in the Trust's study tour to historic Natchez visited historic houses and grounds last November. Here Trust travelers enjoy a piano concert by Joe Stone in his Music Room. The program was followed by cocktails and dinner.



Jim Langford, CEO of the Trust for Public Land, Greg Paxton, President and CEO of The Georgia Trust and Doug Young, Atlanta Urban Design Commission Public Information Officer, on a recent Trust for Public Land tour of the Beltline.



Children line up to welcome Santa Clause to Rhodes Hall's Olde World Santa, the most popular event of the year. Visitors enjoyed holiday treats, making crafts, storytelling and of course, St. Nick's lap and listening ear.



Mary Stanley, curator for the Trust's first annual Places in Peril event last November, shares her enthusiasm with artist Joni Mabe while purchaser Alex Taylor and his fiancée and newest Trust board member Greer Ostuw look on. The event grossed \$52,000 for Places in Peril. Ten outstanding works of art by some of Georgia's finest artists were auctioned to highest bidders. Attendees enjoyed top notch hors d'oeuvres and dinner catered by Bold American. The event was sponsored by Federal Home Loans Bank, Bank of America, Kilpatrick Stockton, Merrill Lynch Private Banking and Investment Group and The Imlay Foundation.

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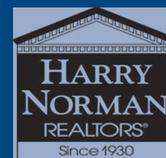
NEWNAN c. 1907. Charming Victorian in Historic District. Four bedrooms, two baths, master on main. Formal living room, spacious dining room. Kitchen offers double oven, breakfast area. Bonus, family & exercise rooms! Pocket doors, seven fireplaces, front & rear stairs, built-ins, pine floors, beveled glass. Sprinkler system and

detached workshop! \$429,900. Contact Chip Barron at Lindsey's, Inc. Realtors, 770-253-6990 or 770-251-2304. Visit www.lindseysrealtors.com.

ADVERTISEMENT



Sandy Springs c. 1838. The Reed-Mitchell-Baxter house, one of the oldest homes in Sandy Springs, was moved a short distance from Mitchell Road to accommodate the building of I-285. On 3/4 acre, this Virginia farmhouse-type home reflects strong Williamsburg influences. The kitchen, designed and built by noted Atlanta architect John Baxter, offers beadboard heart pine cabinets and 2-inch heart pine countertops. Three fireplaces add ambiance to the main house and one warms the office space located above the carriage house. Three bedrooms, one and a half baths. \$419,000. Call Mel Emerson with Harry Norman Realtors. 770-394-2131, 770-206-3023.





ATHENS, c. 1890. Charming renovated four bedroom, three & a half bath Queen Anne cottage in the Boulevard Historic District features heart pine floors, walnut paneled library, grand sunroom, gourmet kitchen, huge Master suite & much more. Separate one bedroom cottage & studio. Fantastic period details throughout. \$620,000. Diane Adams, Prudential Blanton Properties, 706-613-6040 or 706-255-9200. Visit prudentialblanton.com for additional pictures.



ATLANTA, c. 1896. Stonehurst, on Midtown's largest residential (triple) lot, near Piedmont Park. Currently a Bed & Breakfast. Main house & two cottages totalling seven bedrooms, five baths. Two porches, music room w/original inglenook & leaded glass windows, banquet dining, renovated eat-in kitchen. 11' ceilings, off-street parking. \$1,800,000. Contact Alan Hanratty 404-876-0000. RE/MAX Greater Atlanta. www.showing247.com/stonehurst.



AMERICUS, c. 1880s. Three bedroom, three bath in the Historic District, convenient to everything. Lots of character--heart-pine floors, six fireplaces, nicely updated kitchen. Master bathroom & closet currently being renovated. Pretty backyard with walled-in patio & fountain. Contact Charles Crisp, Southern Land & Realty, 229-924-0189. \$139,000. For information & interior photos please visit www.southernlandandrealty.com



BAINBRIDGE c. 1903. Originally built as the Fordham Hotel in downtown Bainbridge. Approximately 10,000 square feet on three floors located in the Central Business District. Perfect for mixed-use development. Artist's renderings are available by email. For information concerning this property such as price & condition, please contact Amanda Glover, 229-248-2000 or aglover@bainbridgecity.com.



MARIETTA c. 1888. Wonderful historic home in the heart of Marietta. High ceilings, hardwood under carpet, two fireplaces, Formal wide entry, formal parlor, dining room, eat in kitchen, four bedrooms, one bath. Interesting architectural details: curved wall in hall, mouldings, doors & waved window glass. Attic, screen porch. On deep 160' city lot. \$269,900. RealtyBiz, Inc. Broker, Liz Helenek 770-855-4420 or 404-805-5729 or visit www.realtybizonline.com for interior photos.



MOULTRIE, c. 1893. Queen Anne Bed & Breakfast on five acres. In the National Register. Five bedrooms & five baths, heart pine floors, updated kitchen, double parlors, sun room, period colors used in wall coverings & window treatments. Deck features a gazebo with hot tub overlooking the pool. Outbuildings include a pool house, carriage house & barn. \$725,000. Contact Pat Glenn, 229-226-6515 at First Thomasville Realty or pglenn@ftrealty.com.



NEWMAN c. 1923 Handsome brick two-story in Historic District, walk to historic downtown & city park! Four bedrooms, two & a half baths, formal living & dining rooms, den, solarium, office, gourmet kitchen, on partial basement. Hardwood floors, bookcases, 9' ceilings. Nice, private backyard with patio. Three car garage \$529,900. Chip Barron, Lindsey's, Inc. Realtors, 770-253-6990 or 770-251-2304. Visit www.lindseysrealtors.com.



ROME c. 1905. Grand home in historic Between the Rivers District. Hand carved columns, dramatic entrance hall, five bedrooms, three & a half baths, eight fireplaces, sunroom, gourmet kit., parlor, study, office, home gym. Tiger oak floors, massive mouldings & doors, leaded glass windows. Formal gardens flank pool. Carriage house w/full bath, game room. \$1,650,000. www.ttwrome.com for interior pics. Mimi Richards, Toles Temple & Wright Real Estate. 706-506-9634. mimirichards@email.com



THOMASVILLE c. 1884. Paxton House Bed & Breakfast. Recipient of state & local preservation awards as well as the coveted AAA Four Diamond Award. The Inn has four buildings: the Main House (completely restored), Carriage House, Pool House & Garden Cottage. Perfect turn-key operation or family residence. \$2,500,000. Contact Julie Bryan, RE/MAX of Thomasville, 229-403-9990 or 229-226-3911. For interior photos visit www.southgahomes.com.



THOMSON, c. 1795. Listed in the National Register of Historic Places. Neoclassic home features approx. 3,000 sq. ft. Offers four bedrooms, two baths, beautiful parlor, large, gorgeous dining room, keeping & living rooms, custom paneled library. Seven fireplaces & owner's suite on main. Spectacular garden areas with pavilion, brick paths & arbor, sun porch, two cottages. Many other custom features. \$298,000. Contact Gardelle Lewis, Jr. at 706-736-3375 or visit www.gardellelewis.com.



TYBEE ISLAND, c. 1895/1910. Just East of Savannah. Coastal cottage loaded with charm. This three bedroom, two & a half bath historic island home features a center hall, pocket windows, high ceilings, hardwood floors & magnificent front porch overlooking a lovely park. Just a brief, relaxing stroll to the beach! \$599,000. Contact owner/ broker Pamela Lossing, Metro Properties at 912-232-9011, or metroproperties@bellsouth.net.



WAYNESBORO, c. 1827-1837. Registered in the local Historic District with a National Register application pending, this house is the oldest home in town. Federal design, heart pine floors, four bedrooms, three baths, approximately 3,312 sq. ft. on .58 acres. For further information contact Gardelle Lewis, Jr. at 706-736-3375 or visit www.gardellelewis.com.

GEORGIA TRUST REVOLVING FUND FOR ENDANGERED PROPERTIES FOR SALE



BAGWELL-LITTLE HOUSE

Carnesville, c. 1810. This Federal house on 1.75 acres is just off the square in Carnesville. Original interior details, faux painted panels & graining on doors & wainscotting. Currently set up for shops, offices or a small restaurant. All new systems, roof & siding, but needs restoration of interior painted surfaces. Contact Frank White at 404-885-7807.



HARMONY CHURCH

Senoia, c. 1986. 1500 sq. ft. of living space on 1.5 pastoral acres. Lovingly restored. 14' ceilings, heart pine floors, walls & ceilings. Original handblown glass. Floor-to-ceiling library wall w/rolling ladder, two bedrooms, two-and-a-half baths, spacious kitchen & gathering room. Two story carriage house w/potential for a 15x30 apartment above. \$325,000. Contact Frank White at 404-885-7807.



STOVALL HOUSE

Sautee, c. 1837. Built by Moses Harshaw, this National Register-listed house operated as a Bed & Breakfast as well as a restaurant for more than 20 years. The property sits on 28 acres of rolling green hills; ideal for a vineyard or continued use as a small inn or restaurant. \$2,500,000. Contact Frank White at 404-885-7807.



GACHET HOUSE

Barnesville, c. 1825. This Plantation Plain home was built by Benjamin Gachet, a French nobleman. The 2,700-sq.-ft. four bedroom, two-and-a-half bath house has a central hall plan & retains original Federal mantels, staircase, heart pine floors & mouldings. On 2.5 acres w/63 additional acres avail. \$385,000. Contact Frank White at 404-885-7807.



COWEN FARMSTEAD

Acworth, c. 1854. This Plantation Plain house on a third acre makes ideal commercial or office space. For more information on this property, contact Frank White at 404-885-7807 or Mandy Elliott at 404-885-7817.



E.M. ROGERS HOUSE

Adel, c. 1907. This one-story Queen Anne cottage features 14' ceilings, heart pine floors & a steeply pitched hipped roof. The 2,000-sq. ft. house also contains six fireplaces, seven rooms and two full baths. The surrounding half-acre property includes three outbuildings. \$110,000. Contact Frank White at 404-885-7807.

Upcoming Events

Saturday, March 3 & 10
9:30 a.m.

Sunday, March 4 & 11
12:30 p.m.

Behind-the-Scenes Tours

Hay House

See all 7 levels of Hay House, including the famous cupola's breathtaking views of Macon. \$20 per person, registration required. Contact Susan Mays, 478-742-8155.

March 19 & 20
5:30 - 7 p.m.

Cherry Blossom Fest Twilight Tours

Hay House

View Macon at dusk from the cupola, & see the rest of Macon's famous mansion. \$20 per person, registration required. Contact Susan Mays at 478-742-8155.

Sunday, March 25
4-5:30 p.m.

Wine Tasting

5:30-7 p.m.

Talk & Book Signing

Rhodes Hall

William Rawson Smith, author of *Villa Clare: The Purposeful Life and Timeless Art Collection of J.J. Haverty* lecture. \$10 at the door for both wine tasting & lecture. Book event alone is free.

April 14
10 a.m.-4 p.m.

Hay Day Family Festival: A Century of Weddings

Learn how wedding traditions have evolved in the past century. Children's crafts, music & entertainment. 478-742-8155

Every Sunday

Behind-the-Scenes Tours of Rhodes Hall

Tour the upper floors of this Atlanta "castle" not usually open to the public. \$8 per person; noon to 3 p.m. Contact Laraine Lind at 404-885-7800 for details.

For more upcoming events, go to the Events Calendar at www.georgiatrust.org.



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