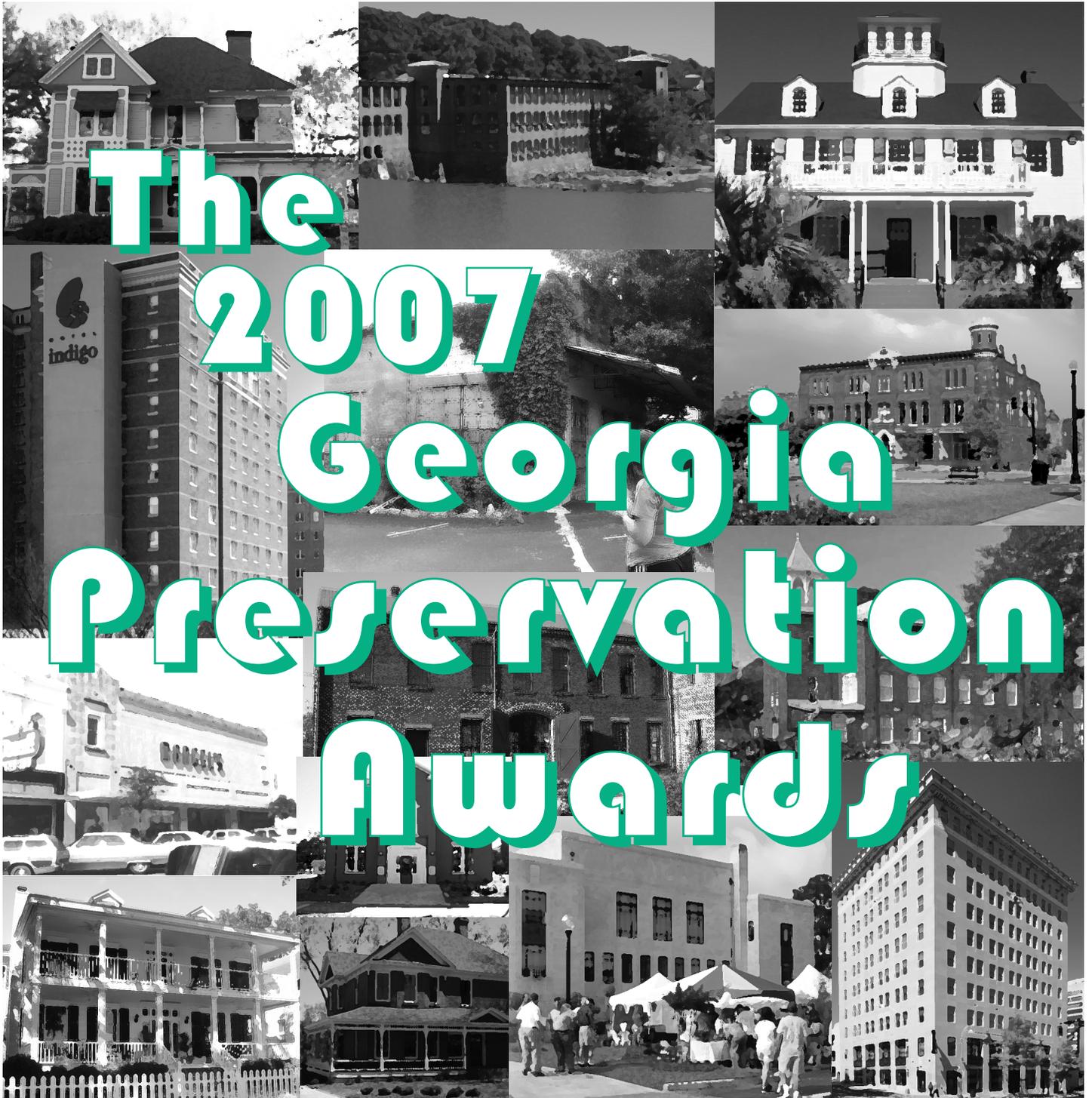


The Rambler



THE GEORGIA TRUST
RECLAIM • RESTORE • REVITALIZE



The 2007 Georgia Preservation Awards

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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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President's Report for Fiscal Year 2007

Throughout Fiscal Year 2007, which closed on March 31, 2007, the Trust continued to provide vital services throughout the state through our core Preservation Assistance, Endangered Properties Revolving Fund, *Talking Walls* and Main Street Design Assistance programs.

The Trust provided direct preservation assistance to more than 250 people who contacted us seeking information or guidance on a wide variety of subjects.

The Revolving Fund for Endangered Properties resold the Cabaniss House in Jones County in July and had seven properties for sale at the close of fiscal year. The program focused primarily on the rehabilitation of the c. 1854 Cowen House in Acworth, scheduled to be completed this summer.

Last summer, *Talking Walls* programs were provided to 210 teachers from six counties in the state—Floyd, Thomas, Wayne, Hall, Cobb and Muscogee. Since program inception, *Talking Walls* has now reached a network of more than 1,865 teachers, and through these teachers, more than 375,000 students in 63 school systems in 55 counties in Georgia.

During the year, the Main Street Design Assistance program conducted 25 site visits, participated in three community design workshops, two community training sessions and one educational workshop, and provided 55 design renderings and sketches to business owners.

In November 2006, the Trust announced its second annual list of Places in Peril in Georgia. In just two short years, this program has leaped to the forefront of interest for those concerned with preservation in Georgia.

We continue to be actively involved with the Atlanta BeltLine discussions, but the progress of the proposed BeltLine itself pales in comparison to the current and ongoing revitalization of historic buildings near or alongside the railroad tracks. In short, preservation is already the dominate theme associated with BeltLine-related development.

Our two house museums, Hay House in Macon and Rhodes Hall in Atlanta—the Trust headquarters—continue to attract tourists and are excellent sites for corporate

event programming and social gatherings. The ongoing program series at Hay House keeps it in the forefront of downtown Macon event planning, and the Murder Mystery Dinner Theatre series at Rhodes late last year was extremely well received.

Hay House also received considerable improvements during the past year. Projects included tile and slate restoration and removal of the concrete floor on the ground floor, restoration of the pergola and walkways and development of a planting plan for the sunken garden, repairing and building new retaining walls along the driveway and walkways, and installing a new drainage system.

At Rhodes Hall, we completed restoration of the library ceiling and its artwork, torn and damaged when a portion of the plaster ceiling collapsed. Boxwoods were planted in the yard and palms were restored on the front porch, both of which are part of the original house landscaping plan.

The Governor's office has approved funding for a major rehabilitation project to make the State-owned house more accessible to visitors with disabilities. This includes an elevator from the ground floor to the second floor and additional bathrooms. A new heating, ventilation and air-conditioning system is in the State's 2007 Supplemental Budget, which General Assembly had not finalized as of press time.

The Trust also secured introduction of HB 851 by Rep. Allen Peake, which strengthens the Georgia Rehabilitation Income Tax Credit passed by the General Assembly in 2002.

Just as the fiscal year was drawing to a close, Americus, along with nine other Georgia counties, was ravaged by a tornado that cut through the heart of the city. It damaged more than 100 homes in the historic district and destroyed the area's regional hospital as well as several other commercial buildings.

Using a grant from the National Trust, The Georgia Trust worked with a team of architects and engineers who provided home owners advice on technical issues and held a public meeting on storm damage-related issues.

We are grateful for your continuing generous membership. Our next challenge is to

Continued on page 18



Greg Paxton
President and CEO
The Georgia Trust
for Historic Preservation

AROUND THE HOUSES

HAY HOUSE

Restoration Reveals Original Decorative Arts Scheme, Original Room Use



As part of the overall restoration plan for Hay House, a team of painting conservators from Atlanta-based IFACS (International Fine Arts Conservation Services) spent two weeks in February at Macon's Hay House. The group examined, documented and restored faux finishes and wood-graining on the mansion's first-floor service level and second-floor main level.

The analysis yielded several key findings that help us understand not only the nature of the home's original decorative arts scheme, but also the usage of several rooms in the house.

The project was spearheaded by IFACS CEO Geoffrey Steward and implemented by conservators Mary Aldrich and Andrew Compton. The team touched up wood graining in the Music Room and Double Parlor, as well as the trompe l'oeil finishes in the Marble Hall and service areas in the basement.

The conservators also created a floor mat for the small service hallway between the New Kitchen and Butler's Pantry that preserves the original painted floor underneath while interpreting for visitors the blue-and-white diamond pattern, which once indicated to a servant which hallway to use.

On the basement level, the conservators created witness panels by removing sections of the whitewashed walls to reveal wood graining and faux finish underneath. In the Scullery, a basement-level service area between the Old Kitchen and the back Hallway, a section of a wood-grained dado was revealed 66" from the floor. The glazes on top of the painting indicate the surfaces would have been easily washable with soap and water. Such new information helps reinforce its interpretation as a service room for food preparation, a wash room for pots and pans, and a space for the home's furnace pit.

Witness panels in the Larder, or pantry, on the basement level also provided a glimpse into one of the most fascinating spaces in the house. The only room with original burglar bars (indicating the value placed on food in the 1860s), the Larder has shelves and bins for dry food storage that are suspended from the ceiling to protect the goods from insects and rodents. Hooks in the ceiling were used to hand-cure meats, a European tactic that the Johnstons probably saw on their honeymoon trip. Because the Larder was the singular storage space in the house, the recent discovery of wood graining under the whitewash tells us that the Johnston family took care to decorate and finish even the most private service areas in the house. After over 150 years, the walls of Hay House are still telling the story of the original owner's intent and usage.



Above Left: This floor cloth will protect the original painted wooden floor beneath while interpreting the blue-and-white diamond pattern for visitors. Right: Witness panel of a wood grained dado in the Scullery, a service area on the basement level.

RHODES HALL

Rhodes Hall Announces Front Porch Restoration, New Hours, Tours



On April 13, Phase I of Rhodes Hall's front porch restoration began with the installation of seven beautiful European Palms and terra cotta pots. These purchases were made possible with funds from the Peachtree Garden Club.

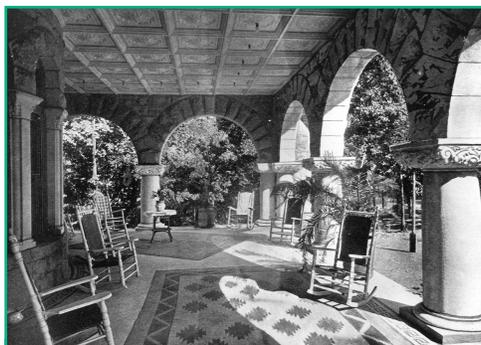
Phase II of the restoration involves securing the funds for and purchasing Brumby Rockers as well as outdoor carpets and other furniture for the porch.

If you or your company/organization is interested in helping us restore our Peachtree Street porch back to its original appearance, please call Laraine Lind at 404-885-7809.

Rhodes Hall is also pleased to announce that we've expanded our museum hours to include being open to the public on Saturdays 10 a.m.–2 p.m. We will also offer the Behind the Scenes tour six days a week. These additional weekend hours became effective April 1.

Previously, only the first floor of the house museum was open Monday to Friday, 11 a.m.–4 p.m., and the Behind the Scenes tour was offered exclusively on Sundays 12 noon–3 p.m. These additional weekend hours will undoubtedly serve both the weekend tourist and local history-seeking public better.

Remember, Trust members receive free admission to both Hay House and Rhodes Hall! Call 404-885-7809 for more information.



Rhodes Hall's porch in 1904.

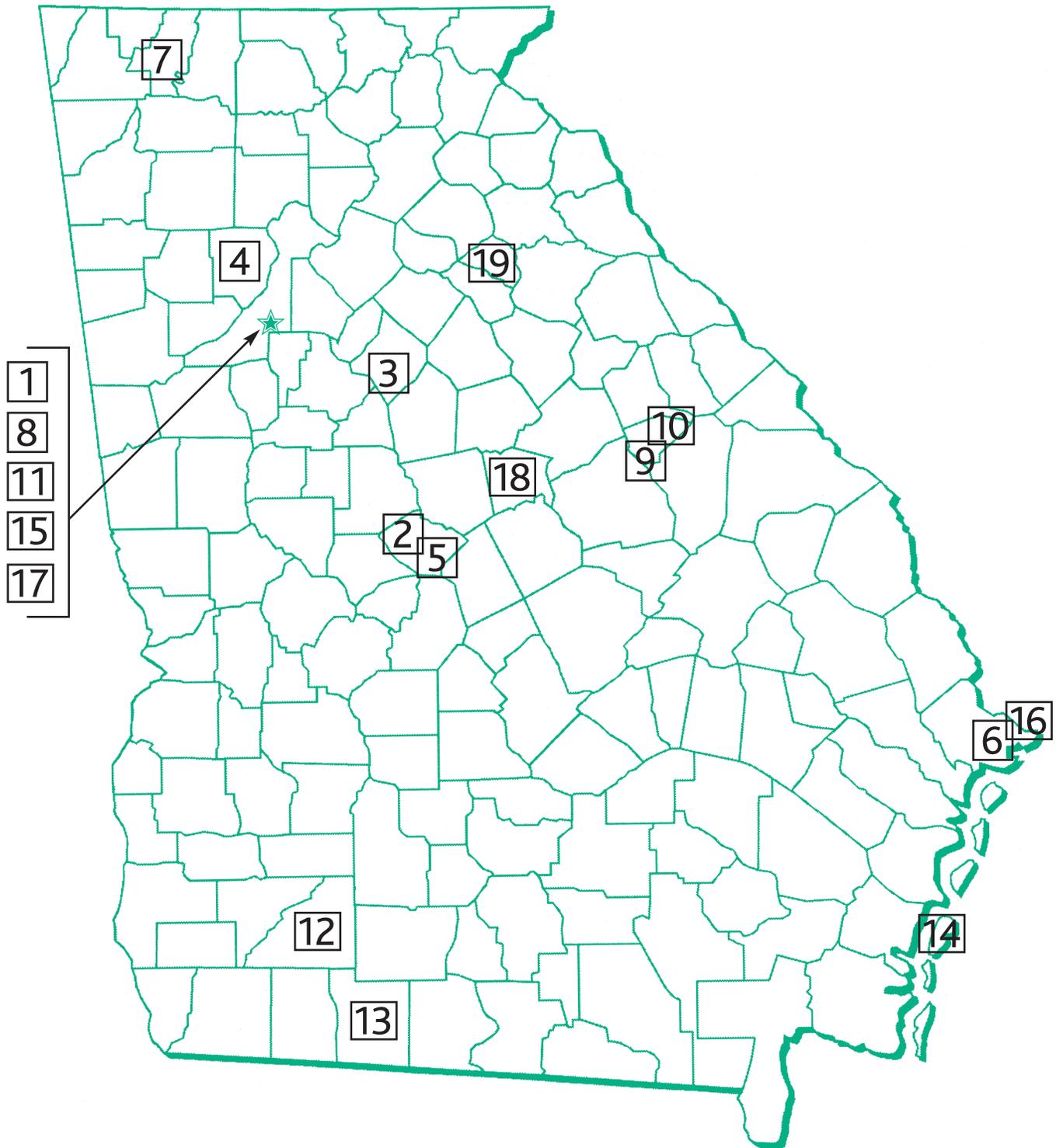
The 2007 Georgia Preservation Awards

Each year since 1978, The Georgia Trust has recognized and honored projects and individuals who have contributed to the excellence of preservation in Georgia. Now, 30 years later, preservation is even more important than ever, yet the goals of preservation remain the same: to recognize our history and improve the quality of life in our downtowns and throughout Georgia. This year, we have 13 Georgia Preservation Award recipients, from a traditional restoration of an 1887 house in Marietta to textile mill's transformation into loft apartments in Dalton. We also recognize several individuals and projects with our highest awards, the Marguerite Williams Award, the Camille W. Yow Volunteer of the Year Award, and the Mary Gregory Jewett Award for lifetime Preservation Service.

2007 Preservation Awards Committee: Chairman Richard Laub, Maryel Battin, Cherie Bennett, Pratt Cassity, Linda Chesnut, Bill Hover, Michael Miller, Robin Nail and Burke Walker.

Georgia Trust Staff: Former Preservation Manager Mandy Elliott and Preservation Intern Adam Charen

The awards committee bases its decisions on the contributions of the person or project to the community and/or state and on compliance with the Secretary of the Interior's Standards for Preservation. The committee recommends to the Trust officers the recipients of the Preservation Service, Stewardship and Excellence in Restoration and Rehabilitation awards.



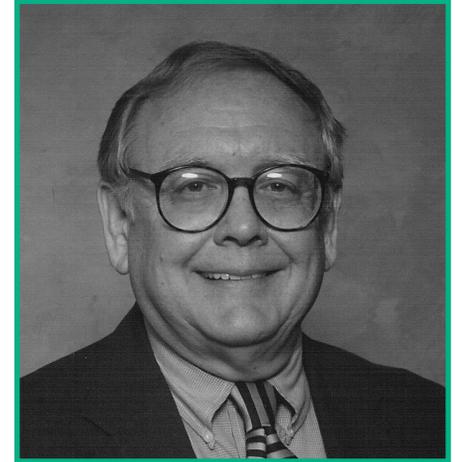
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|--------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 1. Bill Mitchell, Atlanta | 9. Glascock County Courthouse,
Gibson | 15. Beltline Historic Resources
Survey, Atlanta |
| 2. Bonnie Dowling, Macon | 10. Peebles House, Gibson | 16. Chatham County-Savannah
Metropolitan Planning
Commission |
| 3. Porterdale Mill Lofts, Porterdale | 11. Hotel Indigo, Atlanta | 17. Paul Knight, Atlanta |
| 4. Colonel Leander Newton
Trammell House, Marietta | 12. Mitchell County Courthouse,
Camilla | 18. Deitrah Taylor, Milledgeville |
| 5. Armory Building/Trading Post
Building, Macon | 13. Steyeman Building, Thomasville | 19. Lindsay Johnson, Athens |
| 6. Central of Georgia Railway
Tender Frame Shop, Savannah | 14. Historic Coast Guard Station
and Maritime Center,
St. Simons Island | |
| 7. Crown Mill Village, Dalton | | |
| 8. Glenn Building, Atlanta | | |

Bill Mitchell

Named for the founding President and CEO of The Georgia Trust and Georgia's first State Historic Preservation Officer, the Mary Gregory Jewett Award is the Trust's highest honor. It recognizes an individual who has a long and outstanding history of dedication and distinguished statewide service in historic preservation. This year, The Georgia Trust is pleased to honor Bill Mitchell for his lifetime achievement of preservation service.

An Atlanta native and ninth generation Georgian, Bill Mitchell was a founding Trustee of the Georgia Trust for Historic Preservation in 1973. Mr. Mitchell is also the Chairman/President of the Southern Architecture Foundation, Inc., a nonprofit organization promoting the understanding and appreciation of Southern architecture and associated arts. His titles include cultural historian, historic preservationist, lecturer and award-winning author. His 17 books include *Landmark Homes of Georgia*, *Classic Atlanta*, *The Architecture of James Means* and *Edward Vason Jones: Architect, Connoisseur, and Collector, 1909-1980*.

Proceeds from the sale of Mr. Mitchell's book, *J. Neel Reid Architect*, fund The Georgia Trust's J. Neel Reid Prize, a fellowship awarded annually to an emerging Georgia architect for study travel that honors the legacy of J. Neel Reid. Mr. Mitchell also serves on The Georgia Trust's J. Neel Reid Prize Task Force.



Books published by Bill Mitchell

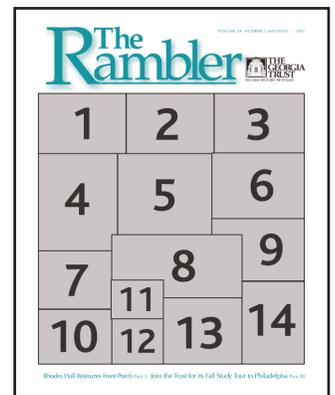
- Landmarks, The Architecture of Thomasville and Thomas County, Georgia (1980)*
- Landmark Homes of Georgia, 1733-1983 (1982)*
- Lewis Edmund Crook, Jr., Architect, 1898-1967 (1984)*
- The Architecture of Wm. Frank McCall, Jr., F.A.I.A. (1985)*
- Classic Savannah (1987)*
- From Plantation to Peachtree (1987)*
- Gardens of Georgia (1989)*
- Classic Atlanta (1991)*
- The Residential Architecture of H. Sprott Long and Associates (1991)*
- A Continuing Tradition: Wm. Frank McCall, Jr., 1914-1991 (1992)*
- Classic New Orleans (1993)*
- Edward Vason Jones: Architect, Connoisseur, and Collector, 1909-1980 (1995)*
- J. Neel Reid, Architect, of Hentz, Reid & Adler (1997)*
- An Anniversary Celebration of Seventy Homes (1999)*
- The Architecture of James Means, Georgia Classicist (2001)*
- Southern Architecture Illustrated (2002)*
- Summerour: Architecture of Permanence, Scale and Proportion (2006)*

Last May, Mr. Mitchell was honored by The Institute of Classical Architecture & Classical America with the 2006 Arthur Ross Award for Excellence in the Classical Tradition in the category of history/writing/publishing.

His current writing project is *Historic Preservation in Georgia 1969-74: The Origins and Establishment of The Georgia Trust for Historic Preservation*. His library and professional papers are the foundation of the Mitchell Southern Architecture Collection at the Atlanta Historic Center.

On the Cover

- 1. Colonel Leander Newton Trammell House
- 2. Porterdale Mill Lofts
- 3. Historic Coast Guard Station and Maritime Center
- 4. Hotel Indigo
- 5. Beltline Historic Resources Survey
- 6. Armory Building/Trading Post Building
- 7. Steyeman Building
- 8. Central of Georgia Railway Tender Frame Shop
- 9. Crown Mill Village
- 10. Chatham County-Savannah Metropolitan Planning Commission
- 11. Glascock County Courthouse
- 12. Peebles House
- 13. Mitchell County Courthouse



Porterdale Mill Lofts

Porterdale, Newton County

Overlooking the Yellow River in Newton County, the Porterdale Mill had sat empty for nearly 30 years. Boarded up windows and a tangle of structural steel beams were all that belied its former existence as a thriving mill supporting 2,500 employees.

Built in 1899, the bustling mill was so busy, two additional buildings were constructed in the early 1900s. Once the mill closed in the 1970s however, the structure and the surrounding town deteriorated quickly.

That's when owner Walter Davis Associates and Pimsler Hoss Architects came into the picture, transforming the boarded-up mill into a mixed use development with retail and restaurant space and apartment loft living.

For their work on this expansive project, the Porterdale Mill Lofts are recognized this year with the Marguerite N. Williams Award, presented to the

Preservation Award winner that has had the greatest impact on preservation for the year.

The Marguerite N. Williams Award is named for the founding vice-chairman of The Georgia Trust, who was a dedicated board member and volunteer, visionary leader and generous donor.

The main building, at more than 200,000 square feet, was rehabilitated into 135 loft apartments along with space for a 3,500-sq.-ft. restaurant. A river flume running under the structure was waterproofed and restored and still runs a small electric power station on the property.

A new structure was installed within the second building's original brick walls to provide an enclosed parking area. The third building, which was once the cotton warehouse, now includes 19 more lofts and live/work spaces along with retail storefront spaces along the road and a second restaurant space.

Throughout the three structures, the original warehouse character was carefully preserved. Custom-built, hand-crafted windows were installed to match existing ones on the original building. Existing brick was cleaned and repointed, then left as an exposed amenity within the apartment units. Exterior walls were preserved keeping the historic character of the space.



Exterior Before



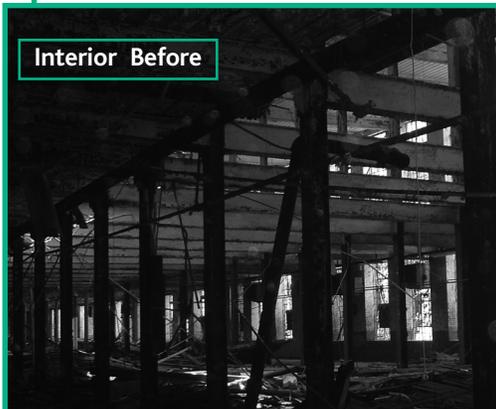
Exterior After



Exterior before



Exterior after



Interior Before



Interior After

Completed in 2006, the rehabilitation of the Porterdale Mill has contributed to the revitalization of the Porterdale community by providing a new life for the mill, the town's centerpiece.

*Nominator: Pimsler Hoss Architects
Owner: Walter Davis Associates*

Bonnie Dowling

Without the support and hard work of our volunteers, The Georgia Trust could not exist.

Named in honor of a long-time volunteer and first-time winner, the Camille W. Yow Award was first awarded in 1978. This year, we honor someone with a lifetime of volunteer credentials at The Georgia Trust, Bonnie Dowling. Bonnie's volunteering has spanned almost 30 years. She has chaired numerous committees and events, served as a member on the Board of Trustees from 1989 to 1996, and was Vice Chairman from 1992 to 1994 and Secretary from 1994 to 1996.

Bonnie has been a continuous Board member of Macon's Hay House since from 1988 and was the Board Chair from 1992 to 1993 and again in 1995. She also chaired the Beaux Arts Ball Committee in 1994, Christmas at Hay House in 1988 and 1989, and Restoration Committee from 1990 to 1998 and again from 2003 to the present.

Bonnie has demonstrated a love of preservation that is still as strong today as it was 25 years ago. We have officially changed the title of this award for Bonnie to Volunteer of the YearS. The Georgia Trust is proud to honor volunteers that embody the community contribution that we believe is important to preserving our heritage. Without the help of volunteers like Bonnie Dowling the Georgia Trust would not be able to effectively serve our mission.

Restoration

Colonel Leander Newton Trammell House Marietta, Cobb County

A Queen Anne-style home located in Marietta and contributing to the Whitlock Avenue Historic District, the 1887 Colonel Leander Newton Trammell House is a restoration project with broad community impact.

Originally the residence of Col Trammell, who served 20 years on the State Railroad Commission, the home had been divided by 1998 into three apartments with extensive changes from its original condition.

New owners Douglas and Rachel Frey began the difficult process of restoring the structure back to a single family home, with limited documentation from which to base their work. Through the use of Sanborn Maps, clues left in the house and the help of architect Michael D. Pope, information was slowly gathered. A key discovery of the identical A.S. Clay House nearby, which is a mirror image of the Trammell House that provided many clues to the house's original appearance.

The owners followed the *Secretary of the Interiors Standards* and participated in the state tax incentive program. The restoration returned the house to its original floor plan and appearance while stressing historic accuracy and the use of historic materials wherever possible.

Dropped ceiling and partitions were removed; porch posts, windows, and molding were repaired or replicated; chimneys were rebuilt; and the historic wrap around porch was returned. Installation of new electrical, plumbing, and HVAC occurred without sacrificing historic accuracy.

Completed in 2005, the restoration has been a model and inspiration for the community. That same year, the building was featured on the Marietta Pilgrimage Christmas Home Tour.

Nominator: Cobb Landmarks and Historical Society
Owner: Douglas and Rachel Frey



Armory Building/Trading Post Building

Macon, Bibb County

Located in the heart of the Macon Historic District, this 1884 Victorian era building housed Macon's first militia unit, the Macon Volunteers. The three-story building features a corner crenelated turret, terra cotta medallions of Robert E. Lee and Stonewall Jackson, and spandrels with military emblems in terra cotta. The building also contains an auditorium/ballroom with stage, balcony and vaulted ceiling spanned by Howe trusses.

Businesses ranging from a meat market to a furniture store occupied the building over time, but the main spaces were still intact when the rehabilitation began. The rehabilitation called for mixed-use space with retail on the ground floor, office space and ballroom on the second floor, and office space on the third floor.

The building was modernized with HVAC, electrical and plumbing upgrades. A new elevator was installed for ADA compliance. A warming kitchen and bar area were added in the existing ballroom to accommodate events such as wedding receptions, concerts and seminars.

With new tenants and additional retail options, the Trading Post Building now provides a lively new addition to Macon's downtown life.

*Nominator: Garbutt Construction Co.
Owner: Wes Griffith, Southern Pine Plantations, Inc.*



Ballroom Before



Ballroom After

Central of Georgia Railway Tender Frame Shop

Savannah, Chatham County

As one of the original Classical Revival buildings in Savannah's Central of Georgia Railway repair shops complex, the 1855 Tender Frame Shop historically housed space for constructing steam engine tenders along with office space for the complex's Master Mechanic.

In 2005 and 2006 the Coastal Heritage Society Preservation Team rehabilitated the frame shop into its new office space, performing most of the work on the building itself.

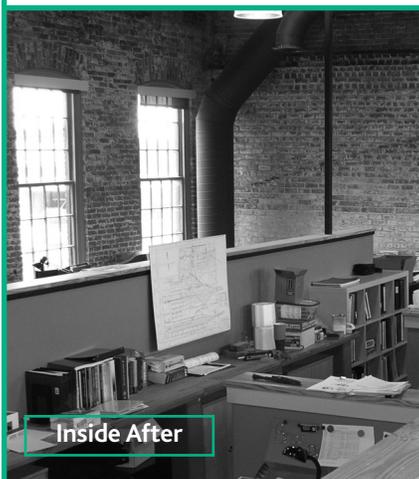
Nearly 140 square feet of masonry was rebuilt along with the repointing 900 square feet of wall. All 18 original window frames were repaired and reglazed. The historic standing seam roof was coated with a special sealant that both sealed the roof and mimicked the original red color. Insulation was installed on the underside of the roof deck and its appearance minimized through routing and painting. An environmentally friendly and unobtrusive geothermal HVAC system was installed.

After years of contact with porous common brick walls, the ends of the historic roof trusses had rotted, creating a potentially catastrophic condition.

The trusses were shored up and the ends restored with epoxy.

The careful rehabilitation of the Tender Frame Shop now provides for an appropriate adaptive use of this integral part of the Central of Georgia Railway Complex.

Nominator: Traci Clark, Coastal Heritage Society · Owner: Coastal Heritage Society (Stewards for City of Savannah)



Inside After



Exterior After

Crown Mill Village

Dalton, Whitfield County

The 1884 Crown Cotton Mill represents the beginning of the textile industry in the Dalton area. The three-story industrial structure features pitched gable roofs, load-bearing exterior walls, heavy timber and plank floor construction.

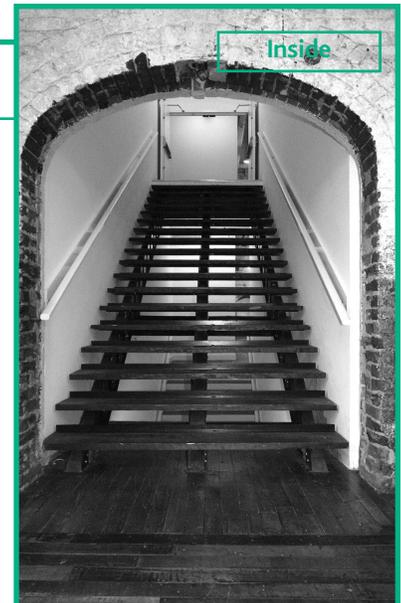
Crown Mill Development Corporation purchased the mill and 11-acre site in 2002. Using federal and state tax incentives, the warehouses were rehabilitated into loft apartments that meet all building and life safety codes while also being financially viable.

Throughout the rehabilitation, the owners and design/construction team was challenged to balance the need to modernize the structure and its systems while retaining the historic fabric.

They were creative in retaining historic features, such as using yarn spools as guardrails and removed floor structure as stair treads. Historic windows were repaired, or if beyond repair, replaced with new in-kind windows. A conservation easement was used to create a pocket park and biking trailhead to link the area with the surrounding city.

Completed in July 2006, the 66-unit apartment complex brings an upscale residential complex and its tenants to an area that has long been associated with poverty and crime, serving as a catalyst for the surrounding area.

Nominator: Kirkman Architects, Inc. · Owner: Crown Mill Development Co., LLC



Glenn Building

Atlanta, Fulton County

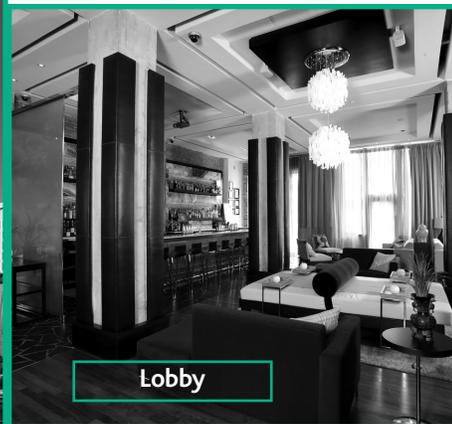
The Glenn Building in downtown Atlanta showcases a dramatic transformation from an endangered historic office building to a premier 110-room boutique hotel.

Built in 1923, the 10-story office building on the corner of Marietta and Spring streets was under the threat of demolition when it was purchased by the Legacy Property Group.

The constraints of a very small urban site and a tight grid of concrete columns were a few of the many challenges faced during the rehabilitation. Necessary changes included an additional elevator and stairwell along with modernizing the existing elevators. Windows that were not original were replaced with historically compatible ones and building systems were replaced. The limestone and brick facades were cleaned and repointed.

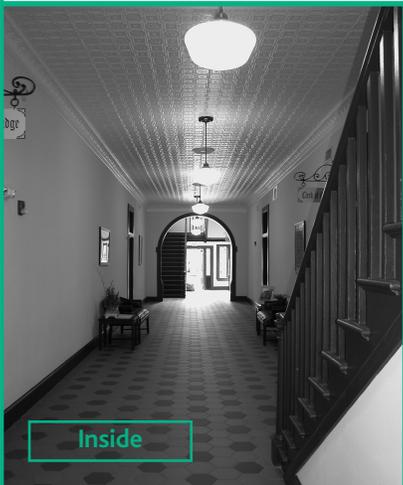
Most dramatically, the new Glenn Hotel features a 'Sky Lounge' roof deck with unobstructed views of Centennial Olympic Park and the Atlanta skyline. Great care was taken to minimize the visual impact of the rooftop deck on the historic façade. The hotel, which opened in 2005, is now an elegant backdrop to the southern edge of Centennial Olympic Park.

Nominator: Stevens & Wilkinson Stang & Newdow, Inc. · Owner: Legacy Property Group, LLC



Glascocock County Courthouse

Gibson, Glascocock County



A Colonial Revival-style building constructed in 1918 by J.W. McMillian & Sons, Gibson's Glascocock County Courthouse is listed in the National Register. By 1999, when Carter-Watkins Associates Architects prepared a feasibility study a major rehabilitation, the courthouse had become outdated with numerous repairs needed to stabilize it. There was no central HVAC, gas heaters, and no handicap access nor hot water. Bats had invaded the attic, and the exterior's original pencil jointed red brick had been painted gold.

Funded by a referendum approved by county citizens, rehabilitation work began in 2004 and was completed in early 2006.

Carter-Watkins worked with general contractor J.W. Spratlin to restabilize the roof trussing, incorporate new building systems and restore original finishes. Inappropriate interior finishes were removed and plaster reapplied. The ceiling grid and tiles were removed and the pressed tin ceiling was repaired in the courtroom and grand hall. The flooring in the grand hall was replaced with replicated hexagonal pavers appropriate for the time, and all courtroom level wood floors were restored and refinished.

Despite the many remodelings throughout the years, few significant alterations were made to the historic structure. The courthouse stands today as a symbol of county pride, stable and functional for years to come.

Nominator: Anne S. Floyd, CSRA RDC · Owner: Glascocock County



Peebles House

Gibson, Glascocock County

Built in the 1890s, the Queen Anne style Peebles House was once a stately private home. When Glascocock County acquired the house in the early 1990s, it had been abandoned for more than a decade and was completely overgrown.

Almost all of the original details were intact, including wood doors, heart pine floors, plaster-on-lath walls and ceilings of tongue-and-groove beaded pine, as well as a Victorian stained glass transom and the grand staircase in the central hall.

After a feasibility study by Carter-Watkins Associates, the county moved forward with the rehabilitation. Funding was provided by two Local Development Fund grants and a Transportation Enhancement grant. Historically accurate fireplace mantels were built to replace the stolen originals. Woodwork was repaired or replaced in kind. Plaster was restored and the former pantry was converted into a bathroom. The deteriorating tin roof was replaced with asphalt shingles and the rear porch was reconstructed.

Today the Peebles House is a symbol of pride for Gibson County. It now serves as a welcome center and offices for the county commissioners, historical society, development authority and transit. It marks an impressive undertaking by a small community to preserve a part of their history.

*Nominator: Anne S. Floyd, CSRA RDC
Owner: Glascocock County*



Hotel Indigo

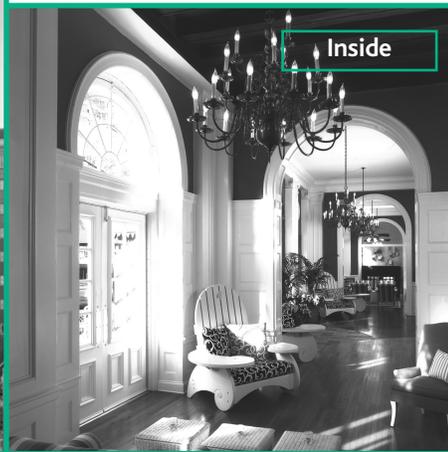
Atlanta, Fulton County

Located on Peachtree Street in Atlanta across from the historic Fox Theatre, the Hotel Indigo was built in 1925 in the Neo-Classical Revival style. It was originally known as the Carlton Hotel, but had been operating as a Days Inn in recent years.

InterContinental Hotels Group worked with owner Hodges Ward Elliott (HWE) to rehabilitate the property for the first of its new brand of boutique lifestyle hotels. Working closely with architectural firm Leo A. Daly, historic consultant Larry Evans, AIA, and Winter Construction, the rehabilitation used both federal and state tax incentives.



Deteriorating steel brick supports were replaced along with stained brick and mortar areas. Many of the below-window HVAC units were replaced and provided with proper drainage to minimize future staining. A new enclosed fire stair was added on the south exterior with new signage preserving the original building façade.



Inside, a modern upbeat design concept was carefully integrated with the historic elements. With a new outdoor bar and dining area, the hotel has added vibrancy to this key stretch of Peachtree Street.

*Nominator: Leo A. Daly Co.
Owner: Hodges Ward Elliot*

Mitchell County Courthouse

Camilla, Mitchell County

Designed by Atlanta architect William J.J. Chase in 1935, the Art Deco architectural style of the Mitchell County Courthouse makes it unique among courthouses in South Georgia. Listed as a contributing property in the Camilla Commercial Historic District, the courthouse boasts a Georgia "White Cherokee" marble exterior and Tennessee "Pink Etowah" marble interior courtroom.

The courthouse needed to be brought up to code with the Americans with Disabilities Act (ADA) without compromising the historic design—a challenge facing many rehabilitation projects across the state.

With Jinright, Ryan & Lynn Architects, the Mitchell County government constructed a new compatible elevator tower at the rear of the courthouse. Using minimal interior modifications, the elevator rises from the ground floor elevator lobby adjacent to the main parking area to provide accessibility to all levels of the Courthouse. The tower also includes handicap restrooms on the first and second floors.

The county government was committed to preserving the building's history and beauty. The team located the original marble quarry that supplied the courthouse's distinctive marble so that the tower could closely match the original building. Other work included cleaning and repairing the courtroom marble, a new roof, restoring original light fixtures, and cleaning exterior marble.

*Nominator: Southwest Georgia Regional Development Center
Owner: Mitchell County Board of Commissioners*



Steyerman Building

Thomasville, Thomas County

A two-story Spanish Revival building constructed of brick and cast stone block in 1926, the Steyerman Building began as a department store for the Steyerman Brothers until it was sold in 1952.

The building went through several major changes and eventually fell into disrepair. Throughout the years, windowsills were removed, a suspended ceiling was added, and most of the windows were covered by paneling or a metal façade. The roof was so deteriorated that rain poured into the structure, severely damaging the longspan ceiling joists and rusting the pressed tin ceiling.

The roof was repaired first, including the replacement of missing clay tiles along the parapet. Inside, the pressed tin ceiling was removed to reinforce or replace the damaged ceiling joists and then reinstalled. Rusted areas were replaced with salvaged tin using the original installation method. Original plaster walls were repaired in the front of the building, but toward the back, the plaster had too much water damage and was replaced with Sheetrock. Original sprinkler system piping was retained for appearance and the mezzanine was re-opened. The metal façade was removed, poured concrete windowsills were recreated, and windows were repaired.

The successful rehabilitation of the Steyerman Building has contributed to Thomasville's continuing revival of its downtown historic district.

Nominator: Thomasville Landmarks, Inc. · Owner: Betty and Gary Tucker

Before



Historic photo



Historic Coast Guard Station and Maritime Center St. Simons Island, Glynn County

Built in 1936, the St. Simons Island U. S. Coast Guard Station is one of few remaining examples of a series of Coast Guard life-saving stations built along the coasts between 1936 and 1941. Decommissioned in 1995, it was listed in the National Register in 1998.

In 1996, the Coastal Landmark Preservation Society began raising \$500,000 toward restoring the station. In 2003, the Coastal Georgia Historical Society obtained a \$500,000 Transportation Equity Act (TEA) award and work began in April 2004.

Exterior work included removing vinyl siding; repairing exterior woodwork, siding, windows and shutters; replacing the roof; repairing and repainting the chimney; and resurfacing entryways.

Interior work included repairing and replacing wall boards and woodwork; replacing historically appropriate linoleum; updating plumbing and HVAC systems; installing fire suppression and burglar alarm systems; and bringing the facility into ADA compliance.

Exterior After



Interior After



Today, the station is home to the Maritime Center, a museum featuring the history of the Coast Guard on St. Simons and the nature of the barrier island. The structure stands as a monument to the importance of the facility and those who served in it toward maintaining maritime safety and rescue services.

Nominated and Owned by: Coastal Georgia Historical Society

Beltline Historic Resources Survey

The Atlanta BeltLine Redevelopment Plan is a unique urban project with the potential to shape Atlanta over the coming decades. A perimeter of underused and abandoned railroad tracks encircling the city that date back to 1870, the Beltline runs through more than 40 historic neighborhoods and a host of neglected early- to mid-20th century industrial properties.

Concerned that some of the City's unidentified historic resources could be damaged or destroyed, the Atlanta Urban Design Commission and the Heritage Preservation Program of Georgia State University researched and inventoried the historic resources that would be affected by this enormous project.

The research involved archival research, windshield surveys and neighborhood histories, which would all be used to determine and explain the significance of the historic resources in areas slated for redevelopment. This information was then used to provide planning officials and residents with information about the historic resources in the area.

Because of the survey, historic resources have been identified and can now be preserved as the Beltline project progresses.

Nominator: Atlanta Urban Design Commission



Chatham County-Savannah Metropolitan Planning Commission

Established in 1955 by an act of the Georgia General Assembly, the Chatham County-Savannah Metropolitan Planning Commission provides preservation service to the community, specifically in the areas of historic resource management and protection. It also offers public outreach and education, and serves as a resource for research and technical preservation expertise.

MPC staff currently review all requests for exterior alterations, new construction, and demolition within the four local historic districts. The MPC was instrumental in the creation and implementation of the Chatham County Historic Preservation Ordinance.

Other work by the Planning Commission includes National Register nominations for numerous sites, and producing educational publications on preservation issues and appropriate preservation treatments. Staff members frequently serve as speakers or panel members for a variety of local, national, and international preservation events along with working as active members of preservation committee and organizations.

Municipalities throughout the region frequently seek technical assistance and advice, and use Savannah's Historic District Guidelines and Ordinance as a model for their preservation commissions.

Nominator: Ellen Harris



J. Neel Reid Prize

Each year, The Georgia Trust awards the J. Neel Reid Prize of \$3,500 to an architecture student, an architect intern or a recently registered architect in Georgia for international study travel that honors the legacy of J. Neel Reid. The fellowship program, established in 2001, is funded by sales proceeds from J. Neel Reid, Architect, written by William R. Mitchell Jr. and published by The Georgia Trust in 1997.

This year, Paul Knight received the 2007 J. Neel Reid Prize. Mr. Knight is pursuing a B.S. in Architecture at the Georgia Institute of Technology and works part time for Historical Concepts. The fellowship will allow Mr. Knight to travel to Rome and Tivoli to study some of the same buildings, garden elements, sculptural stairs and fountains that Neel Reid and Philip Shutze studied in their travels abroad.

Mr. Knight asserts, "By physically measuring and carefully sketching other buildings, one gains an intimate and first hand understanding of the human scales involved and learns about composition, proportion, materials, and construction," said Knight. "Through the methodologies that Reid and Shutze employed to study precedents, they found both inspiration and a near infinite source of knowledge."

J. Neel Reid and his partners in the firm Hentz, Reid & Adler founded the Georgia school of classicists in the early 20th century. Reid had studied at Columbia University and traveled to England, France and Italy as part of his education. This international travel profoundly influenced his architectural career. The Georgia Trust aims to provide emerging architects with a similar experience.

GEORGIA TRUST REVOLVING FUND FOR ENDANGERED PROPERTIES FOR SALE



BAGWELL-LITTLE HOUSE
Carnesville, c. 1810. Federal house on 1.75 acres, just off the square. Original interior details, faux painted panels, graining on doors & wainscotting. Perfect for shops, offices or restaurant. New systems, roof, siding. Interior painted surfaces need restoration. Contact \$199,000. Frank White, 404-885-7807.



HARMONY CHURCH
Senoia, c. 1896. 1.5 pastoral acres. 14' ceilings, heart pine floors, walls & ceilings. Church rehabilitated to 2BR/2.5 BA residence that was recently featured on HGTV. Library wall w/rolling ladder, big kitchen & gathering room. Carriage house could have apartment. \$325,000. Contact Frank White, 404-885-7807.



STOVALL HOUSE
Satee, c. 1837. Built by Moses Harshaw. National Register-listed house operated as a Bed & Breakfast as well as a restaurant for more than 20 years. 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. Plantation Plain home built by Benjamin Gachet. The 2,700-sq.-ft. 4 bedroom, 2.5 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. Plantation Plain house on .6 acre makes ideal commercial or office space. For more information on this property, contact Frank White at 404-885-7807.



E.M. ROGERS HOUSE
Adel, c. 1907. This Queen Anne cottage features 14' ceilings, heart pine floors & hipped roof. The 2,000-sq. ft. house also contains 6 fireplaces, 7 rooms & 2 full baths. The surrounding .5 acre property includes 3 outbuildings. \$110,000. Contact Frank White, 404-885-7807.

B. Phinizy Spalding and Hubert B. Owens Scholarship Awards

Each year, The Georgia Trust awards two \$1,000 scholarships to encourage the study of historic preservation and related fields. The Trust established its scholarship program to ensure that knowledgeable leaders continue to enter the field of historic preservation.

The two scholarships encourage students to pursue college degrees that will allow them to work in the field of preservation and thereby assist the Trust in its goals to conserve Georgia's built environment, inform the public about the benefits of historic preservation, and assist individuals and communities in their restoration and preservation projects.

The B. Phinizy Spalding award is named in honor of the late charter member of The Georgia Trust and one of the state's pre-eminent historians, educators and preservationists. This year's B. Phinizy Spalding scholarship recipient is Ms. Deitrah Taylor. Ms. Taylor is a graduate student in the Public History Program at Georgia College and State University. She currently works with the Museum of Arts and Sciences in Macon and has interned with the Fort Hawkins Commission and Old Governor's Mansion. Ms. Taylor plans to remain involved in historic preservation as a curator in a history museum or historic site.

The Hubert B. Owens award is named in honor of the founding dean of the University of Georgia Landscape Architecture Program-now the School of Environmental Design-which houses the Historic Preservation Program. This year's Hubert B. Owens scholarship recipient is Ms. Lindsay Johnson. Ms. Johnson is enrolled in the University of Georgia's Master of Historic Preservation Program. She is involved with the Student Historic Preservation Organization and writes for and is involved with the publication of Georgia Landscape Magazine. This scholarship will aid Ms. Johnson in completing research on brownfield redevelopment for her thesis. She hopes to work with adaptive reuse and downtown revitalization projects after completing her degree.

CALL FOR NOMINATIONS

2008 PLACES IN

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**HELP SAVE THE PAST
FOR THE FUTURE**

The Georgia Trust needs your help!

Your nomination of an historic building or site threatened by demolition, neglect or inappropriate development may ultimately save it, and others like it.

**Nomination forms are available online
at**

**www.georgiatrust.org,
under What's New**

or call the Preservation Department
404-885-7817

Once it's gone, it's gone forever

Staff News, Call for Volunteers

Emelyn Arnold, formerly of the Atlanta History Center's Swan House, has joined our staff at Rhodes Hall. Emelyn will serve as our Visitor Services Coordinator. One of her main responsibilities is the recruitment and training of new volunteer docents for Rhodes Hall. During her 15-year tenure at the Swan House, she gave hundreds of tours and specialized in personal group tours, both to in-town and out-of-town visitors. We are very fortunate to have this Wesleyan alumna on our staff, and we hope you will contact her if you are interested in volunteering at Rhodes Hall.

Caroline Gavrillidis is our new Special Events Coordinator for Rhodes Hall. Caroline graduated from Georgia State University and brings to the Trust extensive event experience as well as great customer service and marketing knowledge. If you are interested in renting Rhodes Hall for your corporate or social event please contact Caroline at 404-885-7800 or events@georgiatrust.org.





ATLANTA, c. 1890. Beath-Dickey house in Inman Park historic district. Splendid Victorian has hand-carved woodwork, custom tile, 9 fireplaces and glorious outdoor spaces. Three bedrooms, 3.5 renovated baths, gourmet kitchen, library, family room, sunroom, pool, pond, gardens and garage. \$1,399,000. Pat and Melissa Group, Re/Max, 404-388-6466, www.patandmelissagroup.com.



COVINGTON, c. 1833. Register-listed Greek Revival, museum quality restoration. Whitehall offers eight bedrooms, six baths, multiple parlors, 11 fireplaces, banquet-sized dining room, 12' ceilings, mahogany study, grand stairs, modern kitchen & baths, 3.5 manicured acres, pool, putting green, two gazebos, two sunrooms. Stroll to town square. Possible B&B. \$1,495,000. Harry Norman Realtors. Jeffrey Masarek, Lee Meadows, 404-314-1104 or 404-583-2525, http://www.m2-realty.com/our_new_listings.php.



COVINGTON, c. 1855. The Cottage, meticulously restored four bedroom, three-and-a-half baths in Covington's Historic District. 13' ceilings, wide center hall, seven fireplaces, heartpine floors & more original features. Abundant kitchen offers modern amenities and blends. Landscaped acre surrounded by pierced brick wall. Four car garage, pea gravel courtyard. \$890,000. Jeff Masarek, Lee Meadows at 404-583-2525 or 404-314-1104. Interior photos at www.m2-realty.com. Harry Norman Realtors.



MADISON, c. 1890. Lavished with custom mantels and precise attention to period detail, Oak house includes a 28-seat dining room, formal parlors, family room with 780-gallon aquarium, chef's kitchen, elegant master suite, four guest suites and a two-bedroom pool house. Impeccable two+ acres. 1-800-776-7653, Baldwin Realty, Inc. 706-342-3207, www.baldwinrealtyinc.com.

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COULD BE HERE!**

Call 404-885-7818 or
go to the Publications page of
www.georgiatruster.org
for more information.



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 hallwall, mouldings, doors & waved window glass. Attic, screen porch. 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.

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NEWNAN, c. 1854. Five-bedroom, three-and-a-half bath Greek Revival on three acres in College Temple Historic District. Spacious floorplan, high ceilings, original heart pine floors & period details. Master suite on main floor. Formal living & dining, eat-in kitchen, library, sitting room. Four large bedrooms & two bath, plus two large additional rooms on 3rd floor. Walk to downtown. \$825,000. 770-304-3301, or email thedenthouse@gmail.com.



QUITMAN, c. 1860. Harris-Ramsey-Norris House, a charming Greek Revival cottage with Gothic-pitched roof, features original heartpine flooring, 9" plank walls/ceilings, four fireplaces, & restored carriage house. Approx. 1400 sq. ft., new electrical, plumbing, central heat & air. \$159,000. Contact Tim Reisenwitz, 229-605-9881. Visit http://www.historicproperties.com/detail.asp?detail_key=sequio02 for interior photos & further information.

Welcome New Members

(List Period: March 1–April 15, 2007)

NEW MEMBERS

ATLANTA

Mr. & Mrs. Jarrell Brantley
Ms. Greer Ostuw
Mr. Victor Segrest

MACON

Mr. Christopher Howard

ROME

Ms. Karen Moore

SAVANNAH

Mr. & Mrs. Kenneth Settzo

SMYRNA

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FAMILY/DOUBLE

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THE TRUST RECEIVES MATCHING CHALLENGE GRANT

The Boardman Challenge Match, a one-year match for membership increases, gives Trust members two ways to increase gifts.

First, upgrading members will be bumped an additional level. For example, a \$225 level member renewing at \$450 is enrolled at the \$1,000 level for one year.

Or members making an incremental increase will have that amount matched dollar-for-dollar.

“Board of Trustees Vice Chair Clay Boardman has given members two powerful ways to increase their giving. The Boardman Challenge will allow us to expand the Trust’s reach in reclaiming, restoring, and revitalizing Georgia’s historic resources, and we are grateful,” said President & CEO Greg Paxton.

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Mr. Clayton P. Boardman III
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Mr. & Mrs. Lawson S. Yow

President's Report

Continued from page 2

further explore how we're going to grow “next generation” members as we face the persistent financial challenges that many other organization also face.

We received excellent financial support for the Preservation Classic and Artful Preservation, and shifting the annual Preservation Ball from November to January was well received. The spring Annual Meeting in Athens and the fall Ramble in Green County continued to be high points for members.

As an organization, the Trust is very much like the properties and projects recognized as preservation award winners this year. As a practical matter it generally takes longer than a year to bring something to fruition. And the success realized requires a varying combination of time, energy, talent, commitment and financial support.

We are grateful for your support and will continue to be good stewards of the trust you place upon us. 🏠

HOUSE MUSEUM EVENT SUPPORT

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13-WMAZ

May is Georgia Preservation Month! Preservation Works for Georgia!

Show your support and help spread the word that preservation is an effective tool for managing growth, revitalizing neighborhoods, and maintaining community character by purchasing a historic preservation license plate tag.

More than \$20 from each \$25 license tag fee will go to HPD's Georgia Heritage Grant Program, which provides funding for historic preservation projects around the state. After 1,000 orders have been received, the tag will be produced by the Georgia Motor Vehicle Division.

An order form is available online at www.gashpo.org. For more information, contact HPD's grants coordinator Carole Moore at carole_moore@dnr.state.ga.us or 404-463-8434.

Preservation-related events will be taking place in communities across Georgia throughout May. Go to www.gashpo.org and check the Events Calendar for historic preservation month activities near you.

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Join The Georgia Trust for its 2007 Historic Preservation Study Tour! October 4-6, 2007

This three-day, two-night program introduces you to the very best of the Philadelphia region's celebrated historic homes and art and provides a truly special opportunity to tour the exhibition *Renoir Landscapes* at the Philadelphia Museum of Art before it opens to the public.

Sites include Andalusia, an estate on the Delaware River and one of the finest examples of Greek Revival domestic architecture in America; the Germantown historic homes of Cliveden and Stenton; and Fairmount Park's Mt. Pleasant and Cedar Grove.

You'll also visit the world-renowned Barnes Foundation, which houses one of the finest private collections of Impressionist, Post-Impressionist and early-modern art in the world, including 181 Renoir works of art.

Visit www.georgiitrust.org or call 404-885-7805 for more information and itinerary details, or contact Ken Ward Travel, Inc. at 1-800-843-9839 to make your reservations.



Stenton, known as the most authentic of all Philadelphia's historic houses, is noted for its early Georgian architecture and outstanding collections. James Logan, secretary to William Penn and merchant, politician, justice, scientist and scholar, built Stenton in the 1720s as a country house.

Upcoming Events

June 18-22, 2007

Talking Walls Teacher Workshop

Hay House, Macon

Macon-area teachers can earn three Professional Learning Units during this weeklong adventure. Tour Middle Georgia landmarks and historic sites and learn ways to use primary source materials to enrich students' classroom experience. 8:30a.m.-3:00p.m. Contact Susan Mayes, 478-742-8155.

October 4-6

Historic Preservation Study Tour

Travel to Philadelphia and visit historic homes and art museums. Call 404-885-7805 or 1-800-843-9839 for details or to make reservations.

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



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