

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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Cover: Pound Residence, photo by Erica Dines

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Thankful for the Past, Embracing the Future

This past year has been the most transitional in The Georgia Trust's 35-year history. It is times like this that reminds us that history is not static and that change can bring exciting challenges and new opportunities.

We are grateful that under Greg Paxton's 27 years of leadership the Trust moved from a fledgling organization seeking to take historic preservation to a new level of awareness in Georgia to one of the most respected statewide preservation organizations in the country. He built, for himself and the Trust, a national reputation among preservationists of which both Greg and the Trust can be justifiably proud. Now that Greg is moving to a new and exciting future for him and his family, the Trust has a similar opportunity to face the future with renewed energy and building enthusiasm.

The Search Committee, appointed to recommend candidates to succeed Greg, has been very busy doing an assessment of what qualities are needed in the leadership role at the Trust while seeking appropriate candidates. The future of historic preservation is changing, and the needs of the Trust are changing. The new leader must work with the Trustees to develop new strategies and tactics.

One advantage that the new leader will have is the work of a capable and focused staff. The current staff, under the direction of Interim President Ray Christman, is working hard to build a foundation for future success, while creating an environment that will make the executive transition as seamless as possible.

The theme of the Trust is to Restore, Reclaim, and Revitalize. Our current transitional period provides us with an op-

portunity to define, in this new preservation environment, what Restore, Reclaim, and Revitalization really means for Georgia.

Just as Greg moves to a new state to create new initiatives and define what is best for his organization, we will work to build a preservation organization that is vital, meaningful, and fiscally healthy.

In December of 2007, the Trustees, Advisors, and staff went through a series of planning and listening sessions conducted by representatives from the Fanning Institute at the University of Georgia. After analyzing the feedback from these sessions it became clearly evident that the Trust needed to address a number of key issues

as we move forward. It is important that the Trust fully exploit its well deserved and well earned reputation as a highly motivated advocate for, and advisor on, preservation and sustainability. It needs to enhance its current financial condition and grow its reserves to maintain ongoing financial integrity. It also needs to better utilize and nurture its outstanding Board of Trustees and its talented and experienced Board of Advisors. In addition, it must carefully evaluate its strategies and priorities to better serve its constituency while making sure that time and resources are used to their highest advantage.

As the Trust transitions into new leadership and commits to strategic evaluation, we as members must be aware that vibrant and vital organizations go through continuous growth and change. I know that I speak on behalf of the Board of Trustees when I say we are ready for the challenge. **We are ready to embrace the future!**



Mike Starr
Chairman
The Georgia Trust for
Historic Preservation



HAY HOUSE



GEORGIA TRUST ANNOUNCES SUCCESSFUL \$7 MILLION FUNDRAISING CAMPAIGN

The Georgia Trust for Historic Preservation announced the successful completion of its \$7 million campaign, the largest fundraising effort in the organization's history. The capital and endowment campaign is funding the restoration and ongoing maintenance of Johnston-Felton-Hay House, the historic house museum in Macon owned and operated by the Trust.

Called "The Palace of the South," Hay House is one of the finest antebellum houses in America. Built between 1855 and 1859 in the then-30-year-old city of Macon, the Italian Renaissance Revival mansion rises seven stories to a height of 80 feet, encompassing 18,000 square feet in two dozen rooms, with

technological innovations that did not appear in other American mansions until a decade or more later.

The capital campaign is funding the exterior restoration of Hay House, providing a complete restoration of the House's most public rooms on the ground and main floors, and restoring the cupola area. Funds will also be set aside as an endowment to permanently maintain all improvements to the restored interior and exterior of the house and grounds.

Read more about the Trust's successful Hay House capital campaign in the upcoming Annual Report.



RHODES HALL

Play It Again, Sam!

Do you have a baby grand piano collecting dust? Consider donating it to Rhodes Hall. Any size is fine, and if it is a model dating prior to 1928, even better!

Historic photos indicate the Rhodes family had a piano in the library, so the presence of a beautiful instrument would make events, and regular public tours of the house even more authentic as well as serve a wonderful purpose. Imagine children singing around the piano at Old World Santa events, ceremonial music at weddings and background music during cocktail parties.

If you would like to donate your baby grand to Rhodes Hall, please call 404-885-7800.



Need a gift idea?

Give a Georgia Trust membership to a friend, family member or professional peer as a thank you, a gift or just a great surprise!

Visit georgiatrust.org or call Cheryl Martinez at 404-885-7805.



**THE
GEORGIA
TRUST**

RECLAIM • RESTORE • REVITALIZE

35 YEARS

BIBB MILL

Determining the Future of a Community Landmark

Columbus, Muscogee County

The City of Columbus boasts a proud industrial heritage, best characterized by the mills in its Historic Riverfront Industrial National Landmark District. When the largest of these mills, Bibb Mill, received a permit to demolish $\frac{3}{4}$ of its main building, The Georgia Trust asked its owner for a 30-day delay. Brent Buck, who has owned the building for ten years and has already restored two of its structures, readily agreed.

With the help from the National Trust for Historic Preservation and Historic Columbus Foundation, The Georgia Trust put together a one-day round table discussion that focused on the mill and the feasibility of rehabilitating the entire main structure. Buck's plan was to demolish the later (1920s) portion of the 676,000 square foot building, keeping the oldest (1898) section as a luxury hotel. Cleared areas would eventually fill with new, phased, multi-use development.

The workshop participants discussed how to combine federal investment tax credits and new market credits, a relatively new program from which the National Trust Community Investment Corporation has received an allocation. Its President John Leith-Tetrault described how the two programs, when combined, can cover 30% of a project's rehabilitation costs. John Gumpert and Clay Landers of Camden Management discussed the ins and outs of using the two credits on large-scale mill projects. Billy Hughes of Hughes Bi-coastal described



RiverMill Event Center, part of the Bibb Mill complex and site of the 2008 Georgia Trust Annual Meeting

how the nearby Johnston Mills were redeveloped recently as low-income housing.

Columbus developer Mat Swift brought up the need for stronger state tax incentives to make marginal projects work. The group agreed, citing other (nearby) states whose stronger incentives have lured developers away from Georgia.

Turning to marketing and use strategies, a phased approach combining rental, hotel, and condominiums was recommended. Structural issues, such as fire code compliance and connectivity, were also discussed. Manchester, NH mill developer Don Clark of DEKA brought up the challenges of providing affordable parking.

Large-scale projects such as Bibb Mill require a multi-year approach, complex financing, and cooperation from public agencies at all levels. The projects are complicated, but developers have enjoyed great success in Georgia and other states with this approach.

Mr. Buck would certainly like to see the entire mill restored, and he has agreed to look further into the possibilities of combining new market and federal rehabilitation tax credits.



Avery Coonley Estate, Frank Lloyd Wright, 1907

Join the
Georgia Trust Study Group
to discover
CHICAGO
and its architectural heritage
September 18 - 21, 2008

The Windy City is world renowned for its trend-setting American architectural history, especially the hometown work of modernist Frank Lloyd Wright.

Sites we will explore on the 4-day, 3-night trip include the Frank Lloyd Wright Museum and Coonley Estate, the Hancock Building, Chicago Institute of Art, and Robie House.

Space limited! Reservations required.
Book NOW to hold spaces.

For information and to reserve your space,
call Ken Ward Travel at
800-843-9839 or 404-261-1688

TRUST RECEIVES \$140,000 MATCHING GRANT

The Georgia Trust will receive a \$140,000 Partners in the Field matching grant from the National Trust for Historic Preservation to preserve more historic buildings, houses and structures throughout Georgia and use preservation field services as a catalyst for economic development. Twenty-four organizations nationally were selected as recipients of the inaugural, multi-year Partner in the Field grants. Funds will be used to expand the scope of on-the-ground field services and assistance to property owners, developers, local officials, and others needing information and tools to protect and enhance their communities.

“This grant will allow us to provide technical assistance and outreach services to an increased number of historic buildings and structures around the state. Our current preservation assistance programs will not only flourish, but will become more effective,” said Georgia Trust Interim President Ray Christman.

A total of \$3 million was awarded in the first round of the new grant program,

with another \$2 million to be awarded next year. Awards in Georgia went to:

- Georgia Trust for Historic Preservation, \$140,000, to preserve more historic buildings, houses and structures throughout Georgia and use preservation field services as a catalyst for economic development;

- Historic Augusta (GA), \$120,000, to provide expanded field services in the Greater Augusta area that incorporates preservation into community planning and development;

- Historic Savannah Foundation (GA), \$90,000, to work with city government to bring preservation field services and technical expertise to underserved, threatened historic residential neighborhoods.

Partners in the Field challenge grants are funded by a \$5 million gift to the National Trust for Historic Preservation from the Robert W. Wilson Charitable Trust and matched by significant contributions from local donors and foundations.

CALL FOR NOMINATIONS

2009 PLACES IN PERIL

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 Available at www.georgiatrust.org under What's New or call the Preservation Department at 404-885-7817

DEADLINE IS FRIDAY, JUNE 6

Benjamin D. Fudge House 710 North Dawson

Built in 1886, the Benjamin D. Fudge house, has been completely renovated. Located on Dawson Street, in the heart of downtown Thomasville, this home could be used as a primary residence, second home or B&B.



- Rift Pine Floors
- Grand Foyer with Double Landing
- Orangerie with 27 Foot ceilings
- 2 Tiered Full Facade Front Porch
- Custom milled Woodwork
- 5 Fireplaces



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Historic Hotel Remodeled into LOFTS & CONDOS



The Mitchell House Lofts and Condominiums are contemporary living spaces that preserve architectural elements rich in history, all in the heart of award-winning downtown Thomasville.

The homes offer the structure's original high ceilings and pine flooring. Today's Mitchell House four-story roofline boasts roof terraces and towers reminiscent of its original skyline. Wood moldings and architectural details will mirror the former elegance of the hotel.

Mitchell House
Lofts & Condominiums

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2008 PRESERVATION AWARDS

30 Years Ago,
The Georgia Trust presented
its first Preservation Award.

Since then many projects
and individuals have been
recognized and honored for their
contributions to preservation in
Georgia.

Ranging from campus buildings
to modern residences, this year's
winners reflect a broad scope of
preservation efforts across the
state.

Pound Residence, Fulton County

Erica Dines



Erica Dines

Interior of Pound Residence

2008 Preservation Awards Committee: Chairman Richard Laub, Maryel Battin, Cherie Bennett, Pratt Cassity, Linda Chestnut, Bob Ciucevich, James Horton, Bill Hover, Michael Miller, Robin B. Nail, Burke Walker

Georgia Trust Staff: Anne Farrisee, Preservation Services Director; Kate Ryan, Preservation Services Manager; and T. Patrick Brennan, Senior Director of Programs and Properties

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 of officers the recipients of the Preservation Stewardship and Excellence in Restoration and Rehabilitation awards.

POUND RESIDENCE

Atlanta, Fulton County

This Modern-style building was originally designed in the mid 1950s by noted Atlanta architect Cecil A. Alexander, co-founder of the firm Finch, Alexander, Barnes, Rothschild and Pascal. Built as Alexander's family home, the four bedroom residence originally comprised of a round main floor radiating off a central atrium, a half circle lower level, and a maid's quarter. The home was featured in a Life magazine story, "Tomorrows Life Today", and in a Progressive Architecture story on homes of architects.

In 2005 Susan and Theodore Pound purchased the home from its second owner, Gerry M. Hull, with the understanding that the home would be preserved. Six months of planning ensured that the character of the home would not be affected as its modern personality was restored and enhanced. Work on the Pound Residence included remodeling the kitchen and five

bathrooms, expanding the master bedroom, replacement of most windows, rehabilitation and replacement of most light fixtures, electrical upgrades, replacement of the air conditioning system, plumbing repairs, roof repairs, rehabilitation of existing walnut and mahogany paneling, replacement of living room ceiling plaster, insulation of exterior walls, and landscaping of interior garden space. Completed in 2006, this project achieved its goal of incorporating contemporary home features while preserving defining Modern design features.

Excellence in
Rehabilitation

OLD COLLEGE
University of Georgia, Athens-Clarke County



Originally named Franklin College, the 1806 Old College was the first major building on the University of Georgia's campus. This Federal-period masonry building, designed to accommodate classroom and dormitory space, now houses the administration offices of Franklin College of Arts and Sciences and a state of the art classroom.

During the building's bicentennial in 2006, UGA and Lord, Aeck & Sargent rehabilitated Old College for the 21st century. The building required a full ADA upgrade; new mechanical, electrical, and plumbing (MEP) systems; restoration of exterior masonry; and a new roof. The ADA upgrades included the addition of a below-grade wheelchair ramp to the back of the building, an elevator to all four floors, and handicapped accessible restrooms on each floor.

Work on the exterior of the building included a survey and assessment of brick masonry walls, limestone lintels, sills, and belt courses. New mortar, which was produced to closely match the historic color, texture, and physical properties of the original material, was used to repoint masonry walls. ,



Replacement bricks were stained to match originals in areas where through-the-wall air conditioning units had been removed.

To protect the historic trusses in the building's attic, the team was required to remove existing non-original chimneys. Though these elements were not original to the building, the view of the building's chimneys had become an important aspect of the north campus quadrangle, so the design and reconstruction of the chimneys were completed in a historically sensitive manner. This project also included the replacement of the existing standing seam roof with a zinc/tin coated copper standing seam roof. Along with the installation of a less intrusive HVAC system, the project reflects an outstanding effort to maintain the historic integrity of Old College.

Excellence in Rehabilitation

MACON-BIBB CONVENTION CENTER

Macon, Bibb County

Walter Elliott



Maryel Battin

Before



After

Formerly used as a Trailways Bus Station, this circa 1895 two-story brick building was rehabilitated with a grant from the National Trust for Historic Preservation. It opened its doors as the new Macon-Bibb County Convention and Visitors Bureau (MBCCVB) in January 2007. All work was conducted in accordance to the Federal Guidelines for Rehabilitation of Historic Buildings.

The rehabilitation featured the restoration of the building's terrazzo floors and brick surfaces, and returning several lowered ceilings to their original height. The project

also included environmental remediation, the installation of a new roof and interior elevator, and bringing all systems in the building up to code. The lobby's new design, which integrates a timeline display with a series of ramps, eliminated access issues with the original lobby's two-level plan. Now fully handicapped accessible, the Macon-Bibb County Convention & Visitors Bureau promotes the region and its history through exhibits, kiosks, interactive displays, and a 50-seat theater.



PIERCE COUNTY COURTHOUSE

Blackshear, Pierce County

The Classical Revival style Pierce County Courthouse was designed by J.W. Golucke & Co. and constructed in 1902. The building suffered two fires, in 1917 and the 1950s. Extensive remodeling in the 1970s included the addition of a rear wing in 1975. Its rehabilitation, completed in 2007, was led by McCall and Associates, Inc. and conducted by a construction team from the Georgia Department of Corrections.

The rehabilitation project included removing much of the 1970's remodeling in order to restore the building's

appearance to its original state. The removal of non-historic plaster and thick layers of paint revealed fireplaces in nearly every courthouse office. The original mantels were cleaned and revealed ornate patterns carved in solid oak. Another discovery during the rehabilitation was four-foot woodwork around most of the walls in the building. To further maintain the historic integrity of the building, the project salvaged and reused all materials that were practical.

The project also included the removal of a non-historic office addition, restoring the second floor courtroom to its original size. Other noteworthy aspects of the project were the restoration of a balcony and the replacement of the building's roof with a material closely matching the original tin roof. Additional upgrades made to the building included a new voice and data system, fire sprinkler system, elevator for accessible use, and a computerized control system for heating and air-conditioning.



Excellence in Rehabilitation

WHEATLEY HALL

Americus, Sumter County

Built in 1918 on the Third District Agricultural and Mechanical School campus, now the Georgia Southwestern State University campus, Wheatley Hall was named for its designer, Crawford Wheatley. The building's rear addition was constructed in the second quarter of the 20th century.

The complete rehabilitation of the original 1918 building and its subsequent additions followed a Preservation Plan produced in 2005 by OJP/Architect, Inc. The plan's first phase of work focused on the exterior with work including masonry repoint-

ing, a front porch restoration, window restoration, a new historically appropriate roof, sensitive ADA access improvements, and the replacement of all mechanical, electrical, and plumbing systems. To provide a more historically accurate exterior, three previously bricked-in arches in the rear of the building were uncovered and restored. Additionally, the historic view of the exterior has been restored by placing the HVAC chiller in an underground vault.

Interior rehabilitation included

recapturing lost features, most notably Wheatley Hall's rotunda. After the building's original monumental staircase was removed in the 1940's, the rotunda was enclosed to provide additional office



space in 1963. Rehabilitation work restored both the lost rotunda and staircase, returning Wheatley Hall to its original elegant appearance.



West Building

The Curry & West Buildings, two adjoining buildings in downtown Rome, are located at the busy intersection of Broad Street and East Second Avenue. The West building, on East Second Avenue, is a four story masonry structure built in 1906; the Curry Building, on Broad Street, is a three story masonry building built in the 1880's. The first floor storefronts of both buildings have been continuously occupied, but the upper floors have been vacant since the late 1950's.

CURRY & WEST BUILDINGS

Rome, Floyd County

Prior to developer Ron Goss's rehabilitation project, the Curry and West buildings had begun to deteriorate. These buildings suffered from extreme water damage and pigeon infestation. Goss combined several economic incentives, such as funding from the Department of Community Affairs's Downtown Development Revolving Loan Fund, funding from the Redevelopment Fund, and funding from the Georgia Cities Foundation, with Georgia's property tax freeze program. This funding allowed Goss to undertake an extensive rehabilitation project on both buildings.

The result is 10,500 square feet of



Curry Building

first floor commercial space yielding the potential to create approximately twenty new jobs. The 27,500 square feet of former office space on the upper floors have been transformed into eighteen upscale one and two bedroom apartments. The success of this project has encouraged additional downtown revitalization efforts in Rome which will be aided by the Downtown Development Authority's establishment of a Revolving Loan Fund to assist with continued downtown revitalization.

Excellence in Rehabilitation

JEKYLL ISLAND POWER PLANT

Jekyll Island, Glynn County

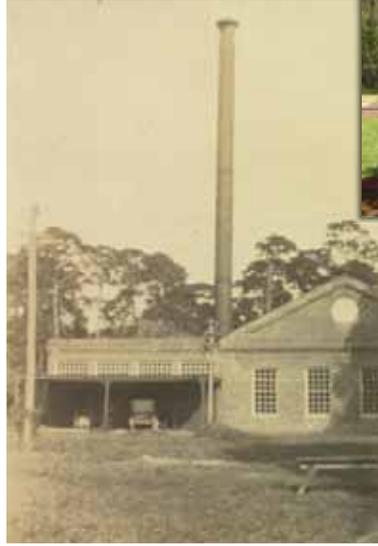
In 1903 the George A. Williams Company built a 5,250 square foot Greek Revival brick building, known as the Jekyll Island Power Plant, to house electrical generators for the Jekyll Island Club. The building's exterior features decorative bricklaying, as seen in the full-height pilasters, dentil cornice, frieze, and architrave. After the State of Georgia acquired the building through its 1947 purchase of Jekyll Island, the Power Plant was used as warehouse space.

The ultimate goal of the rehabilitation project was to create a new home for the Georgia Sea Turtle Center within the existing Power Plant building. Preservation

As early as 1908, the town of Fitzgerald began pursuing a Carnegie Library, led by the Fitzgerald Carnegie Library Committee and the Fitzgerald

Women's Club. After U.S. Representative Charles Crisp's official request for a Carnegie Grant in 1913, Fitzgerald hired Charles Edward Choate, an Atlanta architect from the firm Hentz, Reed, and Adler, which had previously designed Carnegie Libraries in Boston and Eatonton. The result is a two-story brick building with a vernacular mixture of Beaux Arts, Neoclassical, and Queen Anne styles. Though the library closed in 1987, the building was listed in the National Register of Historic Places in 1992 as contributing to the Fitzgerald Commercial Historic District.

In September 2005, contractor L.E. "Louie" Harper began to rehabilitate the library, following the Secretary of the Interior's Standards for Rehabilitation and design guidelines provided by project architect Roy Rankin.



Circa 1920



Winner of the Marguerite Williams Award

Trades of Virginia, the contractor for the project, replaced the entire roof, completely dismantled and reassembled sections of a failing wall, restored original doors and windows, and reproduced windows that had been previously removed from the building. All work performed on the build-

ing is reversible; all removed materials or elements of the original building have been stored and remain available if needed. With work completed in June 2007, the Power Plant now houses exhibit, hospital, classroom, office, and gift shop space.



FITZGERALD CARNEGIE LIBRARY

Fitzgerald, Ben Hill County

The project included cleaning and maintaining exterior bricks and repainting smooth stucco features. Interior work included retaining all of the building's original light fixtures, and cleaning, and refinishing all original wood finishes and bookshelves.

Where necessary, window sashes, moldings, and pine flooring were recreated by hand. It was necessary to replace some glass and doors, which were recreated based on original designs and styles. The Fitzgerald Carnegie Library remains under the ownership of the City of Fitzgerald and currently serves as exhibit and meeting space for the Fitzgerald-Ben Hill County Arts Council.



T.R.R. COBB HOUSE

Athens, Clarke County

The T.R.R. Cobb house was built in the 1830's and was given as a wedding present in 1842 by Joseph Henry Lumpkin, the first chief justice of the Georgia Supreme Court, to T.R.R. Cobb. Originally built as a simple I-house, Cobb modified the house during his first decade of ownership to produce the unusual configuration seen today.

The Catholic Bishop of Savannah purchased the T.R.R. Cobb House and a portion of its land in 1873. The house served St. Joseph's Church as a rental property until 1962 and was the church's rectory until the early 1980s. Threatened by the church's expansion plans, the house was saved by the Stone Mountain Memorial Association, which purchased and relocated the house to Stone Mountain State Park in 1984. The house remained vacant until 2004, when the Athens-Clark Heritage Foundation, the Watson Brown foundation, the Georgia Trust for Historic Preservation, and University of Georgia's graduate historic preservation program worked together to return the house to Athens, Georgia.



SBCH Architects

Excellence in Restoration

Following this move, the Watson-Brown Foundation oversaw a complete restoration, which took the house back to the 1850s's Cobb era. The project consisted of the restoration of historic window and door openings, fireplaces, wainscot and trim, stairs, and historic paint finishes.



May 2005

Additional modern mechanical, plumbing, electrical, and fire protection upgrades were made where necessary for this house to operate as a house museum.

FORT SCREVEN GUARD HOUSE

Tybee Island, Chatham County



After



Before

The 1906 Historic Fort Screven Guard House was constructed by the U.S. Army based on a design that was widely used for many U.S. and foreign army posts. Defining differences between this guard house and others include the use of locally available hard pine for horizontal lap exterior siding, and the large open porches on both the front and side of the house. The Fort Screven Guard House was used primarily as a military jail until the 1940s when the city of Tybee gained ownership of it. The guard house was used as the Tybee Jail before becoming the Tybee Island Community Center in the 1970s.

Due to the excellent stewardship of the Town of Tybee

Island, the rehabilitation sought to encapsulate, rather than remove, the house's historic fabric while making modern adjustments. Exterior rehabilitation included repainting with a historic color scheme, the restoration of the open side porch, and the installation of less obtrusive ADA access. In the interior, the wood floors, all but two original 6/6 windows, and one interior door were able to be restored. A pressed tin ceiling was discovered under a modern ceiling and restored to its historic look. Extensive paint color analysis revealed a lively original color scheme, inside and out.



Cullen Chambers

Excellence in Stewardship

The City of Roswell owns and operates three important historical and cultural resources: Barrington Hall, Bulloch Hall, and The Archibald Smith Plantation Home. Operating under the

direction of the Recreation & Parks Department, the City of Roswell purchased Bulloch Hall in 1978, Smith Plantation in 1983, and Barrington Hall in 2004.

Under the City's stewardship, each site has made significant progress in its ongoing restoration and interpretation efforts. Since the mid 1990's, Bulloch Hall has produced a Collections and Interpretations Plan, a Tree Inventory, an Historic Interior Paint Analysis Report, an Historic Landscape

Analysis and Master Plan, and an Archaeological Testing and Data Recovery Excavations Report. Additionally, several outbuildings and structures have been restored or reconstructed: a slave privy, one of two known slave cabins, a 4-hold privy, and a well.

Under the supervision of W. Lane Greene, the Smith Plantation has reconstructed a barn, the Caretakers Cottage, and a well. Smith Plantation has produced several reports and plans, such as a Space Study, a Collections Management Plan for on site artifacts, Tree Maintenance



Barrington Hall

Plans, the Smith Plantation Master Plan, an Architectural Survey & Planning Study of the Archibald Smith Plantation Home, an Archaeological Survey of the Archibald Smith Plantation Home, and a Master Plan for the Smith Plantation.

Barrington Hall, the historic residence of Barrington King, has also undergone significant restoration under the direction of Gene Surber of Surber Barber & Assoc. This site hosts numerous family artifacts as well as a formal garden restored to its 19th century appearance with traditional plantings based on family records of the time.

All three sites are currently developing Historic Structure Reports to help plan for their future maintenance and continued preservation. The City's ongoing effort to preserve, maintain, and interpret these properties demonstrates a remarkable commitment to the citizens and historic resources of Roswell.



Archibald Smith Plantation Home



Bulloch Hall



L-R Jenny Segal, Monticello historic preservation commission member; Ray Luce, Historic Preservation Division director; Rod Perry, Jasper COunty Historical Foundation member; Sage Edwards, Monticello Better Hometown director; Gordon Plummer, Monticello historic preservation commission member; and Merry Faulkner, Jasper County tax commissioner.

It's Official! Over 1,000 Orders!

The Historic Preservation Division (HPD) of the Georgia Department of Natural Resources (DNR) announced last December 1,000 orders had been made for its new specialty plate. The 1,000th order was placed in Monticello, Georgia.

\$22 from each \$25 specialty tag fee will go to HPD's Georgia Heritage Grant Program, which funds projects that help preserve significant historic buildings and sites owned by local governments and non-profit groups. These projects include a wide range of resources, such as cemeteries, courthouses, schools, lighthouses, post offices, jails, depots theaters and auditoriums.

To find out more about the license plate and the Georgia Heritage Grant program, please visit HPD's website at www.gashpo.org or contact Carole Moore, grant coordinator, at 404-463-8434; e-mail at carole.moore@dnr.state.ga.us.

Excellence in Stewardship

DR. AND MRS. SIDNEY YARBROUGH HOUSE AND GROUNDS Columbus, Muscogee County

This 1950s Modern style residence was built for Clifford Averett by Columbus architect Rozier Dedwylder. The home is surrounded by the asymmetrical landscape design of noted landscape architect James Rose. Together, the house and grounds create an integrated site which combines quality Modern-style architecture and landscape design.

The collaboration of these prominent designers exemplifies Modern style design methods. Rose, one of the leaders of the Modern Movement in American landscape architecture, created his most significant work during the 1950s, and his method of combining found materials with landscape features is illustrated in the book *Modern American Gardens*. Dedwylder, a principal of Pound, Flowers & Dedwylder, was another Modernist leader who also contributed to the rehabilitation designs of the Columbus Iron Works and

the Empire Mill.

Though a few necessary changes and modernizations have been made during the more than thirty years of ownership by Dr. and Mrs. Sidney Yarbrough III, the defining features of the house and garden remain.



Modern American Gardens

GLYNN ACADEMY CAMPUS Brunswick, Glynn County

The Glynn Academy Campus includes five historic school buildings, the oldest dating to 1889. The campus is located in Glynn County and contributes to the Old Town Brunswick Historic District. Following a master plan developed by The Glynn County Board of Education, the restoration of the Glynn Academy Campus is an excellent example of the responsible stewardship of historic school buildings and their campus.

The first major step towards reaching the goal of the Glynn Academy Campus master plan was the restoration of the 1889 Glynn Academy Annex building. The Annex building was designed by Savannah architect Albert Eichberg to be three separate two-story brick buildings connected by hallways. In 2005, the building that was once reported in the newspapers as being “fireproof” suffered severe damage from a fire that collapsed approximately 80% of its existing roof onto the second floor. The restoration of the Annex building included wall stabilization, a



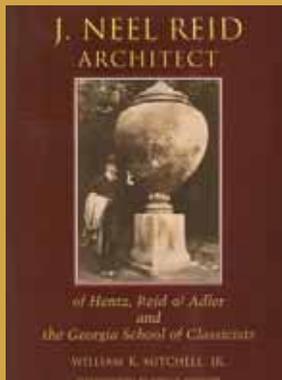
new roof, a cupola replicated from historic images,

and the restoration of interior woodwork. Through this work, the building was successfully restored to its 1930s era appearance and once again serves as classroom space.

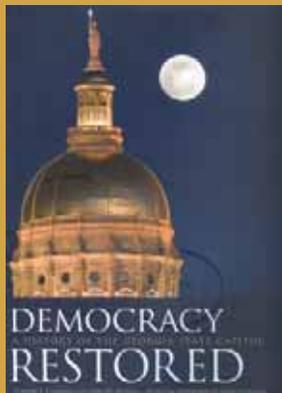
The Glynn County Board of Education’s master plan includes the restoration of all buildings on the Glynn Academy Campus. Additionally, the Board of Education intends to return the oldest existing structure from the original campus, an 1820s two-story Greek Revival that was moved to Sterling during the 1920s. Upon its return to the Glynn Academy Campus, the building will be used as an interpretive museum.

Give the Gift of History!

J. Neel Reid, Architect gives new life to Reid's rich legacy, keeping his influence fresh in the new century. Book sales fund the J. Neel Reid Prize, awarded by The Georgia Trust, ensuring the continuation of Reid's influence among a new generation of architects.

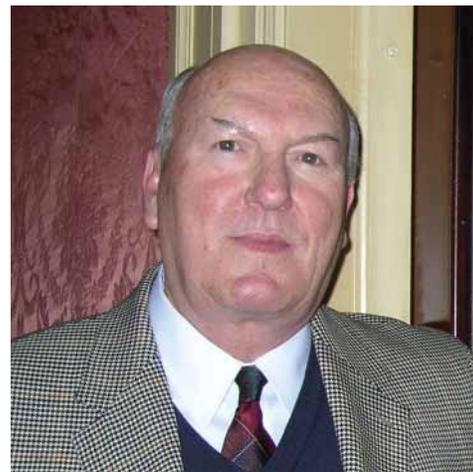


Democracy Restored is a stunning illustrated history of the Georgia Capitol that not only pays tribute to a grand old edifice, but also vividly recounts the history that was made and that continues to be made. Proceeds go to The Georgia Trust and the Capitol Restoration Fund.



Call 404-885-7802 to order your copies today!

Endangered Buildings/Revolving Fund Director **Frank White** is the new state historic preservation officer for the State of Alabama. As head of the state's Historical Commission, Frank will be overseeing all of Alabama's public preservation programs and the management of its extensive collection of historic properties. During his decade at The Georgia Trust, Frank sold 15 properties through the revolving fund, securing the future of each via a rehabilitation agreement and a preservation façade easement. Frank's long tenure of service is appreciated by everyone at The Georgia Trust.



Frank White

Patrick Haynes, Preservation Department intern, is working on the easement program, analyzing and improving easement documentation, inspecting the properties, and preparing monitoring reports. Patrick is a graduate student in the Georgia State University Heritage Preservation Program.

Laura Lambas, Main Street Design Program intern, is working with Main Street Manager Evan Thibeault to develop and test a system for recording local archival records, manuscripts and secondary sources in Main Street and Better Home Town communities in Georgia. Laura is a graduate student in the Georgia State University Heritage Preservation Program.

Next Issue: A Tribute to Greg Paxton

Harmony Grove Cemetery Comes Alive at Rhodes Hall

What do a turn of the century Buckhead landowner, Julia Roberts, Dorothy Shay (The Park Avenue Hillbilly) and an Atlanta Mayor have in common? Come find out on **May 15, 2008** as Buckhead Heritage Society President, Wright Mitchell, talks about the history and restoration of Harmony Grove Cemetery. Abandoned and neglected for decades, Harmony Grove Cemetery has recently found new life as a historic attraction and green space in Buckhead due to the efforts of the Buckhead Heritage Society.

Founded in 1870, Harmony Grove Cemetery is one of the few remaining landmarks that harken back to Buckhead's origins as a rural farming community. Come learn how Harmony Grove Cemetery and the church that once stood on the property have helped shape race and religion in Atlanta.

Light hors d'oeuvres and refreshments will be served at 6:30 p.m. followed by the program at 7:00 p.m. If you are interested in attending, please RSVP to 404-885-7800 with your name and the number of people in your party. There is no cost for this event.

For more information on Harmony Grove Cemetery, please visit www.buckheadheritage.com.

ADVERTISEMENT



Historic Richland Church

The Richland Creek Meeting House (now known as Historic Richland Church) was assembled in 1811, constructed in 1845 and functioned as a church until 1913. The building is listed on the National Register and represents one of the few surviving examples of "carpenter" Greek Revival public buildings in Middle Georgia.

Families and new friends are invited to participate in these events to celebrate Richland's rich heritage:

Annual Spring Community Living History Day ~ April

Annual Homecoming ~ 2nd Sunday in October

Old-fashioned Christmas Service ~ December

Dates for April and December events to be announced annually

Volunteers are needed to help in the restoration of Richland's interior and the early 19th-century cemetery.

As a non-profit, 501(c)(3) organization, any level of tax-deductible financial donations or gifts to the Richland Restoration League are appreciated.

You can visit our website at www.historicrichlandchurch.com or contact Glenn Faulk at faulk.glenn@gmail.com

*Celebrating 35 Years of
RECLAIMING, RESTORING & REVITALIZING
Georgia*

THE FOUNDING OF THE GEORGIA TRUST
The First of a 4-Part Anniversary Series



35 Years Ago,

The Georgia Trust was formed by a small group of individuals who were passionate about preserving the state's historic built environment and saw a need for a non-profit organization that could focus on a statewide effort to preserve it.

The organization grew out of a series of statewide annual preservation conferences held between 1969 and 1973. From the enthusiasm of these early conferences came together an effort to form the Trust.

During those five formative years between 1969 and 1973, the energy from previous statewide conferences was growing, and the Georgia Historical Commission was coming to an end due to Governor Carter's reorganization of state government.

Ultimately, at the 1973 conference held in Macon, the creation of The Georgia Trust for Historic



Historic Preservation Week Proclamation, March 28-April 3, 1971.
L to R: Mary Gregory Jewett, John Waters, Bill Mitchell, Governor Jimmy Carter, Marguerite Williams

FOUNDING TRUSTEES: 1973

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- Mrs. Gene Talmadge, Jonesboro

Preservation was announced. The theme of the Macon conference that year was "Preservation - Our Trust." The new organization was chartered on April 12, 1973. The organization's first president was Mary Gregory Jewett, an organizing force behind the

Next Issue: The Early Years
Special thanks to Bill Mitchell, Founding Trustee of The Georgia Trust; Greg Paxton, former Trust President and CEO of 27 years; and Gloria Tinsley, Executive Secretary and former Membership Director of 27 years.

founding of the Trust. The founding chairman was Bill Griffin, who secured the Trust's charter from the State of Georgia. The first vice president was Marguerite Williams, whose longtime commitment to preservation led to her receiving the National Trust for Historic Preservation's highest honor, the Louise du Pont Crowninshield Award, in 1997.

During its charter year, the young fledgling organization grew to over 1,000 dues-paying members due to a successful membership drive led by Marguerite Williams.

Thirty-five years later, the grassroots group has become one of the largest statewide, nonprofit preservation organizations in the country.

In Memoriam

E. Roy Lambert, former Trust Chairman of the Board (1984-85) and long-time Trust Advisor and State legislator, passed away February 22, 2008 at age 82.

Our thoughts and prayers are with his wife, Chris, and his family.



AMERICUS, c. 1842. This lovely Victorian, carefully restored, is the oldest surviving residence in Americus. Approx. 4100 sq. ft. with 4 bedrooms, 2 ½ baths, featuring ornate mantels, original stained glass, a large paneled library and upgrades to kitchen and baths. Additional improvements to property include pool and pool house, new garage with period door, interior and exterior paint. \$395,000. Contact Kay Pace, AHS, with Southern Land & Realty, 229.924.0189 or kaysassi@bellsouth.net.



AMERICUS, c. 1892. Splendid Queen Anne house, 4334 sq. ft. 5/6BR, 3BA. Oriel window, stained-glass, heart-pine flooring, panelled wainscot, plaster cornice & medallion. Spacious, well-lit rooms. Updated kitchen with stainless-steel appliances. Generous-sized porches & nice, fenced-in backyard. Desirable location in Americus Historic District. \$292,000. Contact Charles Crisp at Southern Land & Realty 229-924-0189 or 229-938-4127 (cell) or charlescrisp@bellsouth.net.



ATLANTA, c. 1897. The original home of the Whittier Family, Founders of Historic Whittier Mill Village. This 10-room two-story Victorian features a wraparound porch, full side and back porches, 6 fireplaces, 10' ceilings, original hardwood floors and bead board wainscot, and 5 bedrooms and 2 bathrooms. Park views; walk to the River! \$309,000. Contact Cindy L. Dennis, Dorsey Alston Realtors, 404-735-3367.



ATLANTA, 1927. Four Square House, 4 BR, 2.5 BA w/ 4 columned front porch, hardwood floors, 3 fireplaces, sunroom and large add-on family room/library and patio. 5 minutes from downtown Atlanta and across from Morehouse College. Is great investment buy with possibilities of Bed & Breakfast, Student Housing or Office fix-up. \$275,000. Contact Andrew Patterson at 404 688-4503 or p.a.patterson@tksp.com.



ATLANTA, 1930. Beautiful home by famed architect Lewis Crook in the historic Brookwood Hills swim/tennis community. This stunning four bedroom, three and one half bath treasure is in the National Register of Historic Places and has been wonderfully restored, renovated and expanded by Mark Palmer. Beautifully landscaped, this jewel is much larger than it appears. Contact Russell Gray, Jenny Pruitt & Associates, 404-814-3045.



COVINGTON, 1892. The Porter-Smith Home is a Queen Anne rehabilitation just off the Square in Historic Downtown Covington. 10-ft ceilings, 7 magnificent FP's, original heart of pine flooring, open foyer, grand staircase, servants staircase. Today's kitchen complete with granite countertops. Master on main floor. Period colors throughout. See more images at www.hometouramerica.com or www.historicproperties.com. \$499,000. For more info, dial 404-874-4663 code 6811. Contact John Fuller, Harry Norman Realtors, 678-953-0569.



GRIFFIN, c.1840. Southern Colonial home with 13 Corinthian columns originally built in the 1840's in downtown Griffin and is on the National Register of Historic Places. Relocated to its present site in 1978 - on the 3rd hole of the beautiful Griffin Country Club and consists of 8 acres. 11-foot ceilings throughout this 5 BR, 4.5 BA estate. \$950,000. Contact Wes Vawter, Founding Partner Atlanta Fine Homes Sotheby's International Realty 404-237-5000.



NEWNAN c. 1850. Historic Antebellum Greek Revival. This exceptional residence comes with history as colorful as its beautiful setting, with this 5-6 bedroom, 3.5 baths on over 2 1/2 acres located only 3 blocks from downtown Newnan Court Square. Meticulously restored with 10' and 12' ceilings, wide heart pine floors, and large windows add a feeling of spaciousness and light. \$769,900. Contact Gandy Glover 770-329-6624 or Alyson Ward 770-301-8028 with Josey, Young & Brady Realty, LLC or visit www.jybrealty.com for more photos and virtual tour.



NEWNAN, c. 1900. One of 8 historic houses on this avenue that have been completely rehabilitated while preserving their original history and charm by Salbide Restorations, a company that was formed to transform and re-claim Salbide Avenue. This 3BR/3BA home has original hardwood floors, five fireplaces, custom oak kitchen cabinetry, granite island and countertops. \$339,900. Call Randa Herring 770-309-0933 or John Young 770-863-1800 with Josey, Young and Brady Realty, LLC or visit www.jybrealty.com.



NEWMAN, c. 1925. Beautifully renovated 4BD, 3.5BA craftsman style home. This home features 9' ceilings, original & new hardwood floors, tile floors & granite countertops. Rear entry mud/laundry room, large kitchen pantry, stone fireplace, huge upper level loft area over looking great room & a large backyard or space for future carriage house. Gorgeous home right in Historic Downtown Newnan. \$361,200 John Young 404-386-1322 or Keith Brady 770-328-3659 with Josey, Young & Brady Realty or visit www.jybrealty.com



PLAINS, c. 1903. Spacious Queen Anne house in the hometown of the 39th President of the United States. 4,000 sq. ft.; 4/5 bedrooms, 2 1/2 baths. Original fireplace mantles, doors, windows, trim and heart-pine flooring. Very good condition with recent roof, wiring, plumbing, HVAC. Wrap-around porch and extra-large lot. \$239,000. Contact Charles Crisp, Southern Land & Realty, 229.924.0189 or charlescrisp@bellsouth.net.



THOMASTON, 1928. Presidents & governors have made Hotel Upson their respite over years past. Partially restored exterior, brick repointed with original mortar mix formula. The 4-story building has 54 hotel rooms on upper 3 floors. The first floor boasts a large entrance foyer, check-in area, office, shops, restaurant, kitchen & grand ballroom w/original chandeliers. Interior needs extensive rehabilitation. Much of original architectural detail still intact. \$500,000. Contact Nadine Graham, ERA Graham Realty, at 770-584-0416 or nadine.graham@ERA.com.

To advertise your historic property in the Rambler, contact Traci Clark at 404-885-7802 or tclark@georgiitrust.org

DID YOU KNOW YOU COULD VIEW RAMBLER ADS ONLINE? Go to the "Ads from The Rambler" section of Properties for Sale at www.georgiitrust.org

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 panel, graining on doors & wainscotting. Perfect for shops, offices or restaurant. New systems, roof, siding. Interior painted surfaces need restoration. \$199,000. Contact Anne Farrisee, 404-885-7804.



Cherry Cottage
Washington, c. 1818. 4BR/2BA home built by Constantine Church who bought the lot in 1784. Features include a large sitting room, parlor, formal dining room and library. Located in a beautiful historic neighborhood. \$175,000. Contact Anne Farrisee, 404-885-7804.



Stovall House
Sautee, 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. \$1,950,000. Contact Anne Farrisee, 404-885-7804.



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 Anne Farrisee, 404-885-7804.



Cowen Farmstead
Acworth, c. 1854. Plantation Plain house on .6 acre makes ideal commercial or office space. \$325,000. For more information on this property, contact Anne Farrisee, 404-885-7804.

For more information and photos of The Georgia Trust's Revolving Fund Properties, visit www.georgiitrust.org

The 24th Annual Preservation Ball: Big Band Blowout

The 24th annual Preservation Ball, benefiting The Georgia Trust for Historic Preservation, rocked the Atlanta History Center to the rhythms of the Atlanta Swing Orchestra Saturday, February 2. More than 300 guests sampled the finest creations of a variety of Atlanta's favorite caterers and took their chances at the gaming tables amidst the "Big Band Blowout" themed fundraiser

honoring President and CEO Greg Paxton's 27 years with the organization.

Ball sponsors included SunTrust; GenSpring Family Offices; Crawford & Company; Morgan Keegan, Chris Willett of The Willett Group at Morgan Keegan; Federal Home Loan Bank of Atlanta; Lanier Parking; Merrill Lynch and Tony Brewer & Company.

May 2-4, 2008
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Enjoy touring Macon's finest private gardens and grand historic homes.
Call 478-742-8155.

September 18-21, 2008
Historic Preservation Study Tour to Chicago
Discover the architectural heritage of the Windy City. 4-day, 3-night trip includes the Frank Lloyd Wright Museum and Coonley Estate, the Hancock Building, Chicago Institute of Art, and Robie House. Call Ken Ward Travel at 800-843-9839 or 404-261-1688

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



Left to right: 1. Event Chairs Allen Nelson, Amy Nelson; Honorary Chairs Mary Warren, Billy Warren 2. Greg Paxton, Lynne Werner, Elizabeth Hale, Sheffield Hale 3. Betty Hollister, Lyniece Talmadge, Sally White 4. Trust Chairman Mike Starr, Susan Starr, Eileen Christman, Trust Interim President Ray Christman 5. Bronson Smith, Dean DuBose Smith

PLACES IN PERIL

Macon Community Responds to "Places in Peril" Listing of A.L. Miller High School

Over 75 concerned citizens attended a public Town Hall Meeting at Hay House in Macon about the future of A. L. Miller High School. The goal of the Town Hall Meeting, which was co-hosted with Historic Macon Foundation and sponsored by the Knight Fund for Macon of the Community Foundation of Central Georgia, was to gauge community interest in saving this architecturally and historically significant structure.

Miller High School is strategically located on Montpelier Avenue and thus close to downtown, Interstate access, and Mercer University. If rehabilitated and appropriately utilized, the building in this prime location has the potential to catalyze revitalization efforts in the surrounding neighborhoods. Many members of the audience—representing alumnae groups, area residents and local business owners, City Council, local preservationist groups, as well as the Miller Steering Committee—offered concrete suggestions for adaptive reuse, including: administrative offices for the Board of Education, senior housing, a site for after-school or continuing education programs, a magnet school for girls, or return to its former use as a high school.

Sharon Patterson, Superintendent of the Bibb County Public Schools, offered a public statement as property owner about the

Board of Education's past and current stewardship of the property. She noted that the building had never been "surplused" or sold and stated that she remains committed to identifying the most appropriate re-use of the site. Bob Brown, architect with the firm Brittain, Thompson, Bray & Brown, referred to a feasibility study that he conducted on the site in 2003. Maryel Battin, local historian, gave a brief history of the school, which was constructed in 1930 in the Collegiate Gothic Revival style by architects Claude W. Shelverton and William F. Oliphant. Leigh Burns, representing the Historic Preservation Division of the Department of Natural Resources, offered other examples of adaptive reuse of historic schools around the state. Mitchell House, a local attorney representing the neighborhood on the panel, said: "For such a long time, it's been very distressing for us in the neighborhood to see it fall to decay as it has. Any use compatible with residential use in the area would be welcome."

For more information about Places in Peril, contact Patrick Brennan, Senior Director of Preservation, Properties, and Programs at the Georgia Trust at tpbrennan@georgiitrust.org. For more information about the Miller project, contact Katey Brown, Director, Hay House, kbrown@georgiitrust.org.

CORRECTION

2006 Places in Peril Update: Old Highway 17

Defend Downtown Brunswick is a citizens group fighting the expansion of Glynn County detention center. The jail expansion is being sought by the county, not the city.

The City of Brunswick recently passed a U.S. 17 Overlay ordinance that is intended to further regulate signage along the historic highway and to require the planting of canopy trees (or their substitutes) along the route. The City's signage code was recently amended to adopt the State regulations for multiple message signs and signs using LEDs. According to the City, Highway 17 is already "built-out in terms of billboards" and there should be no new billboards erected along the historic stretch.

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Macon Gardens
Mansions & Moonlight

May 2-4, 2008

Secret Gardens



Historic Homes



Garden Market

Macon Gardens, Mansions & Moonlight is the premier home and garden event in middle Georgia! Visitors will enjoy touring Macon's finest private gardens and grand historic homes. With three different home and garden tours to choose from, our guests will see the very best that Macon has to offer. Each tour ticket also includes a complimentary tour of the National Historic Landmark Hay House.

Don't miss the FREE Garden Market, held on the beautiful Hay House grounds and featuring a variety of specialty home and garden vendors. Listen to seminars by guest speakers *Joe Washington*, from HGTV's popular show "Ground Breakers," and *Walter Reeves*, the "Georgia Gardener."

Thank you to our generous sponsors: Riverside Ford Lincoln Mercury, Fickling & Co., Security Bank, Butler Automotive Group, State Farm - Pat Patterson, ACE, Chris R. Sheridan & Co., Cox Communications, 13-WMAZ, The Telegraph, Macon Magazine, and the Georgia Department of Economic Development.

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